

CITY OF DANA POINT

Monday
June 9, 2025
6:00 p.m.



City Hall Offices
Council Chambers (#210)
33282 Golden Lantern
Dana Point, CA 92629

PLANNING COMMISSION REGULAR MEETING AGENDA

PUBLIC COMMENT MAY BE PROVIDED IN-PERSON, ELECTRONICALLY, OR BY MAIL ATTN: PLANNING DEPARTMENT, 33282 GOLDEN LANTERN, DANA POINT, CA 92629. IN ORDER TO BE PROVIDED TO THE PLANNING COMMISSIONERS *PRIOR* TO THE MEETING, COMMENTS MUST BE RECEIVED BY 4:00P.M. ON THE DAY OF THE MEETING. ALL WRITTEN COMMENTS SHOULD INCLUDE THE DATE OF THE MEETING AS WELL AS REFERENCE TO THE AGENDA NUMBER, IF APPLICABLE. WRITTEN COMMENTS WILL NOT BE READ ALOUD DURING THE MEETING BUT WILL BE INCLUDED IN THE MEETING RECORD.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Eric Nelson, Vice-Chair Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra, Commissioner Mary Opel

A. APPROVAL OF MINUTES

ITEM 1: **MINUTES OF REGULAR PLANNING COMMISSION FROM MAY 12, 2025**

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

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C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: SITE DEVELOPMENT PERMIT SDP25-0003 TO ALLOW THE CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT ON A LOT CONTAINING A NONCONFORMING SINGLE-FAMILY DWELLING LOCATED AT 34142 BLUE LANTERN STREET

Applicant: Burke Engineering

Owner: The Shan Szu Chou Family Trust

Location: 34142 Blue Lantern Street (APN: 682-244-14)

Request: A request to allow the construction of a 1,000 square foot, two-bedroom, detached Accessory Dwelling Unit (ADU) on a lot containing an existing nonconforming single-family dwelling in the Residential Single Family 7 (RSF 7) Zoning District.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(e) (Class 3 – New Construction or conversion of small structures) since the project consists of the construction of a 1,000 square foot detached ADU.

Recommendation: This item has been pulled by staff. No action is necessary.

Staff Contact Information: Alyssa Gonzalez (Associate Planner)
Email: agonzalez@danapoint.org
Phone: (949) 248-3556

ITEM 3: SITE DEVELOPMENT PERMIT SDP25-0007 TO CONSTRUCT A 985 SQUARE FOOT SECOND STORY ATTACHED ACCESSORY DWELLING UNIT ON A LOT WITH A NONCONFORMING SINGLE-STORY, SINGLE FAMILY DWELLING LOCATED AT 34582 CALLE NARANJA

Applicant: Chris Foerstel

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Owner: Jeffrey and Deborah Neu

Location: 34582 Calle Naranja (APN: 123-303-37)

Request: Approval of a Site Development Permit to construct a 985 square foot second story attached Accessory Dwelling Unit (ADU) in association with the demolition of an existing non-conforming detached two-car garage and the construction of an attached two-car garage on a lot with a nonconforming single-story, single-family dwelling.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(2) (Class 1 – Existing Facilities) since the project consists of the construction of an attached Accessory Dwelling unit and an attached two-car garage which exceed 50% of the floor area of the structure before the addition, and that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and is not environmentally sensitive.

Recommendation: This item has been pulled by staff. No action is necessary.

Staff Contact Information: Alyssa Gonzalez (Associate Planner)
Email: agonzalez@danapoint.org
Phone: (949) 248-3556

ITEM 4: COASTAL DEVELOPMENT PERMIT CDP24-0020 TO ESTABLISH A MINOR AUTOMOTIVE USE (SERVICE STATION) CONSISTING OF 12 ELECTRICAL VEHICLE CHARGING DISPENSERS WITH SITE DEVELOPMENT PERMIT SDP24-0029 TO ALLOW DEVELOPMENT IN THE FLOODPLAIN OVERLAY DISTRICT (FP-2) ON A VACANT LOT LOCATED AT 25825 LAS VEGAS AVENUE

Applicant: Mitra Emtiazi

Owner: Equaltox Management Inc.

Location: 25825 Las Vegas Avenue (APN: 668-341-26)

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Request: Approval of a Coastal Development Permit to establish a Minor Automotive Use (Service Station) consisting of 12 electrical vehicle charging dispensers with a Site Development Permit to allow development in the Floodplain Overlay District (FP-2) on a vacant lot.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction of Conversion of Small Structures) in that the project involves the installation of small new equipment and facilities in small structures for a Minor Automotive Use (Service Station) including the installation of 12 electrical vehicle charging dispensers.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP24-0020 and Site Development Permit SDP24-0029.

Staff Contact Information: Alyssa Gonzalez (Associate Planner)
Email: agonzalez@danapoint.org
Phone: (949) 248-3556

E. OLD BUSINESS

ITEM 5: GENERAL PLAN AMENDMENT (GPA22-0001) TO UPDATE THE CIRCULATION AND ECONOMIC DEVELOPMENT ELEMENTS

Applicant: City of Dana Point

Location: Citywide

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), the proposed project is being processed as an Addendum to the City of Dana Point's 1991 General Plan Certified Environmental Impact Report (EIR), State Clearinghouse No. 1991021054. The Addendum determined that there is no substantial evidence that the proposed project would result in significant

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environmental impacts not previously studied in the Certified EIR, and accordingly, the project changes would not result in any conditions identified in CEQA Guidelines, Section 15162

Recommendation: That the Planning Commission review, discuss and provide direction regarding updates to the Circulation and Economic Development Elements of the City's General Plan, and CEQA Addendum to the City's Certified 1991 EIR.

Staff Contact Information: Chris Johnson (Principal Planner)
Email: cjohnson@danapoint.org
Phone: (949) 248-3570

F. NEW BUSINESS

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on June 23, 2025, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Brenda Wisneski, Community Development Director of the City of Dana Point, do hereby certify that on or before June 4, 2025, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



Brenda Wisneski, Director
Community Development Department

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PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH A DISABILITY WHO REQUIRE A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A MEETING, INCLUDING AUXILIARY AIDS OR SERVICES, MAY REQUEST SUCH MODIFICATION OR ACCOMMODATION FROM THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563 (TELEPHONE) OR (949) 248-9920 (FACSIMILE). NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THE MEETING.