

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING ACTION MINUTES**

June 10, 2024
6:01 p.m. – 6:42 p.m.

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

CALL TO ORDER

Chair Opel called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Vice-Chair Nelson led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chair Mary Opel, Vice-Chair Eric Nelson, Commissioner Ashok Dhingra

Planning Commission Members Absent: Commissioner Luke Boughen, Commissioner Deana Christakes

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth B. Nelson III (Principal Planner), Danny Giometti (Senior Planner), Alyssa Gonzalez (Associate Planner) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: **MINUTES OF REGULAR PLANNING COMMISSION FROM MAY 13, 2024**

ACTION: **Motion made by Vice-Chair Nelson, seconded Commissioner Dhingra to approve the Minutes of the Regular Planning Commission Meeting of May 13, 2024. Motion carried 3-0-0.**

AYES: Opel, Nelson, Dhingra
NOES: None
ABSENT: Boughen, Christakes
ABSTAIN: None

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: SITE DEVELOPMENT PERMIT SDP23-0033 TO CONVERT AN EXISTING ONE-CAR GARAGE INTO A 292 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT, THE CONSTRUCTION OF A ROOF DECK, AND ASSOCIATED IMPROVEMENTS IN CONJUNCTION WITH AN EXISTING NONCONFORMING TWO-STORY, MULTIFAMILY DWELLING LOCATED AT 34572 CAMINO CAPISTRANO

Applicant: Michael Fox

Owner: Pankaj and Sonal Kadakia

Location: 34572 Camino Capistrano (APN: 691-382-06)

Request: Approval of a Site Development Permit to allow the conversion of an existing one (1) car garage to a 292 square-foot, one-bedroom, Accessory Dwelling Unit (ADU), the construction of a 300 square foot roof deck and associated improvements on a lot with an existing nonconforming Multiple Family Dwelling in the Residential Duplex 14 Zoning District.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303(e) (Class 3 – New Construction or conversion of small structures) since the project consists of converting existing garage space into an ADU and the construction of a 300 square foot roof deck.

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

PUBLIC COMMENTS

There were no Public Comments.

ACTION: No action taken. This item was pulled by staff.

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ITEM 3: ANTENNA USE PERMIT AUP24-0001; COASTAL DEVELOPMENT PERMIT CDP24-0007 AND MINOR CONDITIONAL USE PERMIT CUP24-0002(M) TO INSTALL PANEL AND MICROWAVE ANTENNAS HOUSED WITHIN TWO, INDIVIDUAL, FAUX MANSARD ROOFTOP ENCLOSURES, EACH PROJECTING A MAXIMUM OF 7'-3" ABOVE THE TOP OF THE EXISTING GABLE ROOFLINE

Applicant: Peter Blied/Plancom Inc. on behalf of Verizon Wireless

Owner: Blue Lantern Property, LLC

Location: 34085 Pacific Coast Highway (APN: 672-231-07)

Request: Approval of entitlements to permit the installation of roof mounted panel and microwave antennas on an existing building.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility) since the project consists of a minor alteration to an existing structure.

Recommendation: That the Planning Commission adopt the draft Resolution approving Antenna Use Permit (AUP24-0001); Coastal Development Permit (CDP24-0007) and Minor Conditional Use Permit (CUP24-0002(M)).

PUBLIC COMMENTS

There were no Public Comments.

ACTION: No action taken. This item was pulled by staff.

ITEM 4: COASTAL DEVELOPMENT PERMIT CDP24-0003 TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW, TWO-STORY, 6,320 SQUARE FOOT DWELLING WITH A 2,291 SQUARE FOOT, OVERSIZED GARAGE

Applicant: James Conrad, Architect

Owner: Sam and Sheila Schmidt

Location: 25 Monarch Bay Drive (APN: 670-131-20)

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Request: Approval of a Coastal Development Permit to demolish an existing single-family dwelling and construct a new 6,320 square foot, two-story, single-family dwelling with a 2,291 square foot, oversized garage.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of a single-family dwelling.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP24-0003.

Danny Giometti (Senior Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to adopt the Resolution approving Coastal Development Permit CDP24-0003. Motion carried 3-0-0.

AYES: Opel, Nelson, Dhingra

NOES: None

ABSENT: Boughen, Christakes

ABSTAIN: None

ITEM 5: **SITE DEVELOPMENT PERMIT SDP24-0004 TO CONVERT AN EXISTING TWO-CAR GARAGE INTO A 388 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT IN CONJUNCTION WITH AN EXISTING NONCONFORMING TWO-STORY, DUPLEX DWELLING LOCATED AT 34386 VIA SAN JUAN**

Applicant: Corey Donaldson

Owner: SCDP Holdings LLC

Location: 34386 Via San Juan (APN: 123-312-08)

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Request: Approval of a Site Development Permit to convert an existing two-car garage into a 388 square foot studio attached Accessory Dwelling Unit (ADU) at an existing two-story, duplex dwelling located within the Residential Duplex 14 (RD 14) Zoning District.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303(e) (Class 3 – New Construction or conversion of small structures) since the project consists of converting existing garage space into an ADU.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP24-0004.

Alyssa Gonzalez (Associate Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

Kenna Stone (Dana Point) spoke in opposition of the item.

ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to adopt the Resolution approving Site Development Permit SDP24-0004. Motion carried 3-0-0.

AYES: Opel, Nelson, Dhingra
NOES: None
ABSENT: Boughen, Christakes
ABSTAIN: None

ITEM 6: **SITE DEVELOPMENT PERMIT SDP24-0003 TO CONVERT AN EXISTING TWO-CAR GARAGE INTO A 450 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT IN CONJUNCTION WITH AN EXISTING NONCONFORMING TWO-STORY, DUPLEX DWELLING LOCATED AT 26362 VIA CALIFORNIA**

Applicant: Corey Donaldson

Owner: SCDP Holdings LLC

Location: 26362 Via California (APN: 123-152-39)

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Request: Approval of a Site Development Permit to convert an existing two-car garage into a 450 square foot one-bedroom attached Accessory Dwelling Unit (ADU) at an existing two-story, duplex dwelling located within the Residential Duplex 14 (RD 14) 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 converting existing garage space into an ADU.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP24-0003.

Alyssa Gonzalez (Associate Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Dhingra, seconded by Vice-Chair Nelson to adopt the Resolution approving Site Development Permit SDP24-0003. Motion carried 3-0-0.

AYES: Opel, Nelson, Dhingra

NOES: None

ABSENT: Boughen, Christakes

ABSTAIN: None

ITEM 7: **SITE DEVELOPMENT PERMIT SDP24-0005 TO CONVERT AN EXISTING DETACHED THREE-CAR GARAGE INTO A 694 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT IN CONJUNCTION WITH AN EXISTING NONCONFORMING SINGLE-STORY, DUPLEX DWELLING LOCATED AT 26356 VIA CALIFORNIA**

Applicant: Corey Donaldson

Owner: SCDP Holdings LLC

Location: 26356 Via California (APN: 123-152-38)

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Request: Approval of a Site Development Permit to convert an existing detached three-car garage into a 694 square foot two-bedroom attached Accessory Dwelling Unit (ADU) at an existing single-story, Duplex Dwelling located within the Residential Duplex 14 (RD 14) 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 converting existing garage space into an ADU.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP24-0005.

Alyssa Gonzalez (Associate Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to adopt the Resolution approving Site Development Permit SDP24-0005. Motion carried 3-0-0.

AYES: Opel, Nelson, Dhingra
NOES: None
ABSENT: Boughen, Christakes
ABSTAIN: None

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

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G. STAFF REPORTS

Brenda Wisneski (Community Development Director) commented on the General Plan Advisory Committee Community Open House which took place on June 5, 2024 at the Dana Point Community Center. She shared that great feedback was received by members of the community and all the information will be posted on the website. Next GPAC meeting is scheduled for June 25, 2024 at 6:00 p.m. at the Dana Point Community Center.

H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Opel adjourned the meeting at **6:42 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, June 24, 2024, 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.



Mary Opel, Planning Commission Chair