

CITY OF DANA POINT

Monday
June 10, 2024
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 Mary Opel, Vice-Chair Eric Nelson, Commissioner Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra

A. APPROVAL OF MINUTES

ITEM 1: [MINUTES OF REGULAR PLANNING COMMISSION FROM MAY 13, 2024](#)

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 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 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 and the construction of a 300 square foot roof deck.

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

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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)).

Staff Contact Information: Danny Giometti (Senior Planner)
Email: dgiometti@danapoint.org
Phone: (949) 248-3569

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.

Staff Contact Information: Danny Giometti (Senior Planner)
Email: dgiometti@danapoint.org
Phone: (949) 248-3569

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)

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 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.

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

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Email: agonzalez@danapoint.org
Phone: (949) 248-3556

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)

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.

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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)

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.

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

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

Status of the General Plan Update process (Brenda Wisneski, Director of Community Development)

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H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on 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.

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 6, 2024, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



Brenda Wisneski, Director
Community Development Department

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.