

CITY OF DANA POINT

Monday
June 24, 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 JUNE 10, 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

ITEM 2: SIGN PROGRAM PERMIT SPP24-0001 FOR AN EXISTING TWO-STORY MIXED-USE STRUCTURE (WINKLER DEVELOPMENT) LOCATED AT 24452 DEL PRADO AVENUE

Applicant: Ohan Filhanessian

Owner: Lantern District, LLC

Location: 24452 Del Prado Avenue (APN: 682-234-06)

Request: Approval of a Sign Program Permit for an existing two-story mixed-use structure (Winkler Development) located at 24452 Del Prado Avenue.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 (a) of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of minor alterations to an existing two-story mixed-use structure.

Recommendation: That the Planning Commission adopt the draft Resolution approving Sign Program Permit SPP24-0001 for a two-story mixed-use structure (Winkler Development) located at 24452 Del Prado Avenue.

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

D. PUBLIC HEARING

ITEM 3: MINOR CONDITIONAL USE PERMIT CUP24-0003 TO ALLOW A ONE-TIME ADDITION OF LESS THAN 10% OF THE GROSS FLOOR AREA OF A STRUCTURE CONTAINING A NONCONFORMING RESIDENTIAL USE AND SITE DEVELOPMENT PERMIT SDP23-0003 TO CONVERT AN EXISTING ONE-CAR GARAGE INTO A 292 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT AND THE CONSTRUCTION OF A ROOF DECK LOCATED AT LOCATED AT 34572 CAMINO CAPISTRANO

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Applicant: Michael Fox

Owner: Pankaj and Sonal Kadakia

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

Request: Approval of a Minor Conditional Use Permit to allow a one-time addition of less than ten (10) percent to a structure containing a nonconforming residential use and Site Development Permit to allow the conversion of an existing one (1) car garage to a 292 square-foot, Accessory Dwelling Unit (ADU) and the construction of a 300 square foot roof deck 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) and Section 15301(e)(1) (Class 1 – Existing Facilities) since the project consists of converting existing garage space into an ADU, the construction of a 300 square foot roof deck, and an addition that is less than 50 percent of the floor area of the structure before the addition.

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: TENTATIVE PARCEL MAP TPM22-0001 AND MINOR SITE DEVELOPMENT PERMIT SDP24-0009(M) TO SUBDIVIDE ONE LOT INTO THREE RESIDENTIAL LOTS AND ONE LETTER LOT, CONSTRUCT ONE SINGLE-FAMILY RESIDENCE ON EACH LOT, AND A RETAINING WALL UP TO 6-FEET IN HEIGHT, AT 35372 DEL REY UNIT C

Applicant: Capo Beach Development LLC

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Owner: Capo Beach Development LLC

Location: 35372 Del Rey, Unit C (APN: 691-441-20)

Request: Approval of a Tentative Parcel Map to subdivide one lot in the Residential Single Family 7 (RSF 7) zoning district into three residential lots and one lettered lot and a Minor Site Development Permit for the approval of three single-family residential structures and a retaining wall up to six feet in height.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15315 (Class 15 – Minor Land Divisions) and Section 15332 (Class 32 – In-Fill Development Projects) in that the project involves the subdivision of one lot, which is less than 5 acres in size, into three number lots and one lettered lot, three single-family residences, and an over height retaining wall.

Recommendation: That the Planning Commission adopt the Resolution approving Tentative Parcel Map and Minor Site Development Permit.

Staff Contact Information: John Ciampa (Principal Planner)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

ITEM 5: COASTAL DEVELOPMENT PERMIT CDP24-0010 AND SITE DEVELOPMENT PERMIT SDP24-0017 TO ALLOW THE DEMOLITION OF EXISTING IMPROVEMENTS AND CONSTRUCTION OF TWO THREE-STORY SELF-STORAGE BUILDINGS LOCATED AT 25802 AND 25831 VICTORIA BOULEVARD

Applicant: LaTerra Development

Owner: Pickering Properties, LLC

Location: 25802 and 25831 Victoria Boulevard (APN: 668-341-45 and APN: 121-254-43)

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Request: A request to allow the demolition of existing improvements and the construction of two three-story, self-storage buildings with parking, hardscaping and landscaping.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15332 (Class 32-In-Fill Development Projects) in that Class 32 exemptions provides for in-fill development projects on project sites that are five acres or less, are surrounded by urban uses, are consistent with all applicable General Plan designations and policies and all Zoning designations and regulations, do not have a significant effects relating to Land Uses, Habitat, Traffic, Noise, Air Quality or Water Quality, can be adequately served by all required utilities and public resources, and there are no unusual circumstances associated with the project site.

Recommendation: That the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP24-0010 and Site Development Permit SDP24-0017.

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

ITEM 6: SITE DEVELOPMENT PERMIT SDP24-0008 TO ALLOW THE CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT ON A LOT CONTAINING A NONCONFORMING DUPLEX DWELLING LOCATED AT 34101 CALLE LA PRIMAVERA

Applicant: Keith Lee

Owner: Joyce Altman Interpreters INC

Location: 34101 Calle La Primavera (APN: 682-142-07)

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Request: A request to allow the construction of a 996 square foot, two-bedroom, detached Accessory Dwelling Unit (ADU) on a lot containing an existing nonconforming duplex dwelling in the Residential Single Family 4 (RSF 4) 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 996 square foot ADU.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP24-0008.

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)

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on July 8, 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.

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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 20, 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.