

CITY OF DANA POINT

Monday
July 8, 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 24, 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: COASTAL DEVELOPMENT PERMIT CDP23-0028 TO ALLOW THE INSTALLATION OF AN ENGINEERED MESH ROCKFALL BARRIER NEAR THE BASE OF THE COASTAL BLUFFS ALONG DANA POINT HARBOR DRIVE, AND INSTALLATION OF DROUGHT TOLERANT LANDSCAPING BETWEEN THE BASE OF THE BLUFFS AND THE ENGINEERED MESH BARRIER AT THE PARCEL IDENTIFIED BY APN: 682-071-26 AND PORTIONS OF THE ADJACENT THE RIGHT-OF-WAY

Applicant: County of Orange: OC Public Works and OC Parks

Owner: County of Orange: OC Parks

Location: No situs address: parcel identified by Assessor's Parcel No. 682 071-26 and portions of the adjacent right-of-way.

Request: A request to install an engineered mesh rockfall barrier near the base of the coastal bluffs along Dana Point Harbor Drive and installation of drought tolerant landscaping between the base of the bluffs and the engineered mesh barrier.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the project consists of an accessory engineered mesh rockfall barrier (fence), and associated fencing.

Recommendation: That the Planning Commission adopt a Resolution approving Coastal Development Permit CDP23-0028.

Staff Contact Information: Kurth B. Nelson III (Principal Planner)
Email: knelson@danapoint.org
Phone: (949) 248-3572

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ITEM 3: [CONDITIONAL USE PERMIT CUP23-0004 TO ALLOW A SHARED PARKING PROGRAM TO SATISFY PARKING REQUIREMENTS FOR COMMERCIAL USES AT AN EXISTING MIXED-USE DEVELOPMENT COMPRISING THREE \(3\) BUILDINGS IN THE TOWN CENTER DISTRICT \(TC-MU\) LOCATED AT 34135 PACIFIC COAST HIGHWAY \(BUILDING 1\); 34137 PACIFIC COAST HIGHWAY AND 24501 DEL PRADO AVENUE \(BUILDING 2\); AND 34155 PACIFIC COAST HIGHWAY, 24591 DEL PRADO AVENUE \(BUILDING 3\)](#)

Applicant: Allen Chuang, Raintree Partners

Owner: Raintree Del Prado, LLC

Location: Building 1: 34135 Pacific Coast Highway (PCH)
(Assessor's Parcel No. (APN): 682-232-12)
Building 2: 34137 PCH (APN: 682-321-01) and 24501
Del Prado Avenue (APN: 682-321-14)
Building 3: 34155 PCH (APN: 682-321-07) and 24591
Del Prado Avenue (APN: 682-321-08)

Request: A request to allow a shared parking program pursuant to Section 9.35.060(c)(4)(A) of the City's Zoning Ordinance to satisfy parking requirements for commercial uses at an existing mixed-use development comprising three (3) buildings (Prado West) located in the Town Center District (TC-MU).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15301 (Class 1 – Existing Facilities) since the project consists of the permitting of a shared parking program for existing private structures involving negligible expansion of uses on the sites.

Recommendation: That the Planning Commission adopt a Resolution approving Conditional Use Permit CUP23-0004.

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ITEM 4: 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

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

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I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on July 22, 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 July 3, 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.