

CITY OF DANA POINT

Monday
July 22, 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 JULY 8, 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: ONE-YEAR EXTENSION OF TENTATIVE PARCEL MAP TPM19-0003, CONDITIONAL USE PERMIT CUP19-0005, SITE DEVELOPMENT PERMIT SDP19-0014, AND ADMINISTRATIVE MODIFICATION OF STANDARDS AMS19-0005 TO ALLOW A CONDOMINIUM CONVERSION FOR THREE DETACHED UNITS AND THE ADDITION OF UNCOVERED PARKING

Applicant: Robert Williams, Studio 6 Architects

Owner: 33952 Copper LLC

Location: 33950 & 33952 Copper Lantern Street and 33961 Mariana Drive (APN: 682-123-18)

Request: A one-year time extension of Tentative Parcel Map, Conditional Use Permit, Site Development Permit, and Administrative Modifications of the Standards to allow a condominium conversion, provide additional uncovered parking in the required setback for three residential units located at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive.

Recommendation: That the Planning Commission approve a one-year time extension for Tentative Parcel Map, Conditional Use Permit, Site Development Permit, and Administrative Modifications of Standards.

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

D. PUBLIC HEARING

ITEM 3: COASTAL DEVELOPMENT PERMITS TO ALLOW THE LANTERN BAY VILLAS HOMEOWNER ASSOCIATION (HOA) TO PROHIBIT SHORT-TERM RENTALS IN THEIR COMMUNITY

Applicant/: Lantern Bay Villas – Near the intersection of Golden
Location Lantern St. and Starboard Lantern St.

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Request: Approval of Coastal Development Permits to prohibit STRs from operating within the Lantern Bay Villas Homeowner Association.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the prohibition of short-term rentals in a Homeowners Association does not result in a change of use or intensification of the Property. Alternatively, the prohibition of STRs in the HOA does not qualify as a “project” because it does not authorize any new construction or development in the City. Further, in the event the actions in adopting the CDPs are not exempt, the City has satisfied its CEQA obligations and no additional review is required pursuant 14 CCR 15162, as the City has previously adopted a Mitigated Negative Declaration by Resolution 13-12-03-08 relating to short term rentals.

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

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

ITEM 4: COASTAL DEVELOPMENT PERMIT CDP23-0040 AND CONDITIONAL USE PERMIT CUP23-0007 TO ALLOW THE DEMOLITION OF AN EXISTING DETACHED GARAGE AND CONSTRUCTION OF A TWO (2) STORY DETACHED STRUCTURE THAT INCLUDES A FIRST STORY THREE CAR GARAGE AND BATHROOM, AND A SECOND STORY 732 SQUARE FOOT SECOND DWELLING UNIT, AND MINOR SITE DEVELOPMENT PERMIT SDP24-0006(M) TO CONSTRUCT A WOODEN FENCE EXCEEDING 42 INCHES IN THE FRONT YARD SETBACK

Applicant/Owner: Tracy Ellis

Location: 34541 Camino Capistrano (APN: 123-381-01)

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Request: A request to allow the demolition of an existing detached three (3) car garage and construction of a two (2) story detached structure that includes a first story three (3) car garage and half bathroom, and a second story 732 square foot Second Dwelling Unit (SDU), and other improvements associated with the existing single-family dwelling on a coastal bluff lot, with a request to construct a wooden fence exceeding the maximum height limit in the front yard setback area.

Environmental: This project is categorically exempt (Class 1 - Section 15301 – Existing Facilities and Class 3 - Section 15303(e) – New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA) since the project consists of the construction of a two-story detached structure with a three (3) car garage on the first story and a Secondary Dwelling Unit on the second story, exterior and interior improvements to the existing single family dwelling, a new wooden fence, and new pool.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP23-0040, Conditional Use Permit CUP23-0007, and Minor Site Development Permit SDP24-0006(M).

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 August 12, 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 18, 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.