

CITY OF DANA POINT

Monday
October 14, 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 SEPTEMBER 23, 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 CDP24-0016 TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND ATTACHED GARAGE, AND CONSTRUCT A NEW ONE-STORY, SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE

Applicant: Andrade Architects Inc.

Owner: Robert and Jane Harvey

Location: 132 Monarch Bay Drive (APN: 670-121-10)

Request: Approval of a Coastal Development Permit to demolish an existing single-family dwelling and attached garage, and construct a new 4,282 square foot, one-story, single-family dwelling with attached 722 square foot garage, pool and spa, low planter and retaining walls, and hardscape and landscape improvements throughout the site, located within the RSF 4 District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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 one single-family dwelling in a residential zone.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP24-0016.

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

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Owner: Bradford F. Freer and Lisa Smith Freer

Location: 345 Monarch Bay Drive (APN: 670-151-44)

Request: A Coastal Development to demolish an existing two-story, single-family dwelling and construct a new 8,443-square-foot, two-story, single-family dwelling with a basement and an attached, two-car garage, and a Minor Site Development Permit to construct a retaining wall over 30 inches in height in the required front yard setback, within 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(a) and (e) (Class 1 – New Construction or Conversion of Small Structures) since the project consists of one single-family residence and accessory structures.

Recommendation: That the Planning Commission adopt the Draft Resolution approving Coastal Development Permit CDP23-0048 and Minor Site Development Permit SDP24-0027(M).

Staff Contact Information: Natalie Tran (Assistant Planner)
Email: ntran@danapoint.org
Phone: (949) 248-3549

ITEM 5: MINOR CONDITIONAL USE PERMIT CUP23-0009(M) ALLOWING THE OPTIONAL DUPLEX PARKING ARRANGEMENT PERMITTED FOR DUPLEXES ON LOTS LESS THAN 50 FEET WIDE, AND MINOR SITE DEVELOPMENT PERMIT SDP23-0032(M) PERMITTING TWO (2) ROOF DECKS IN ASSOCIATION WITH AN ADDITION AND REMODEL OF AN EXISTING DUPLEX

Applicant: Hallie L. LeCompte

Owner: Hallie L. LeCompte

Location: 34622 Camino Capistrano (APN: 691-382-18)

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Request: Approval of a Minor Conditional Use Permit allowing the optional duplex parking arrangement permitted for duplexes on lots less than 50 feet wide, and a Minor Site Development Permit allowing two (2) roof decks in association with an 859-square-foot addition and a full remodel to an existing duplex in 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)(1) (Class 1 – Existing Facilities) since the project consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

Recommendation: That the Planning Commission adopt the draft Resolution approving Minor Conditional Use Permit CUP23 0009(M) and Minor Site Development Permit SDP23 0032(M).

Staff Contact Information: Natalie Tran (Assistant Planner)
Email: ntran@danapoint.org
Phone: (949) 248-3549

E. OLD BUSINESS

F. NEW BUSINESS

ITEM 6: PRELIMINARY REVIEW TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A TWO-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED ACCESSORY DWELLING UNIT, A TWO VEHICLE CARPORT (WHICH WOULD RESULT IN THE LOSS OF ONE ON-STREET, PUBLIC PARKING SPACE), AND MULTIPLE RETAINING WALLS, WHICH WOULD REQUIRE THE ISSUANCE OF FOUR VARIANCES AND TWO SITE DEVELOPMENT PERMITS

Applicant: David Bailey, Architect, Inc.

Owner: John and Lori Wright

Location: 34041 Blue Lantern (APN: 123-233-01)

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Request: Preliminary Review to demolish an existing single-family home and build a 2,395 sq. ft. two-story single-family dwelling with a 576 sq. ft. attached accessory dwelling unit. The existing two-car garage at the front will be retained. The project includes retaining walls and a 23'-10" wide two-vehicle carport next to the garage within the front yard setback, which will result in the loss of one, public on-street parking space. As proposed, the project will require the issuance of four variances and two site development permits.

Recommendation: That the Planning Commission review the proposed project design and provide feedback to the applicant focusing on potential issues which may be raised during consideration of the project.

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

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 October 28, 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 October 10, 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.