

CITY OF DANA POINT

Monday
May 13, 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 APRIL 22, 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.

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

May 13, 2024
6:00 p.m.

PAGE 2

C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: ANTENNA USE PERMIT AUP24-0001; COASTAL DEVELOPMENT PERMIT CDP24-0007 AND MINOR CONDITIONAL USE PERMIT CUP24-0002 TO PERMIT THE INSTALLATION OF PANEL AND MICROWAVE ANTENNAS HOUSED WITHIN A FAUX MANSARD ROOFTOP ENCLOSURE, PROJECTING A MAXIMUM OF 7.29- FEET ABOVE THE TOP OF THE EXISTING ROOFLINE. THE PROJECT ALSO INCLUDES THE INSTALLATION OF WALL MOUNTED PANEL ANTENNAS HOUSED WITHIN AN ENCLOSURE ALONG THE SOUTHERN SIDE WALL OF THE EXISTING BUILDING

Applicant: Peter Blied/ Plancom Inc.

Owner: Blue Lantern Property, LLC

Location: 34085 Pacific Coast Highway (APN: 672-231-07)

Request: Approval of entitlements to permit the installation of roof and wall mounted panel and microwave antennas on an existing building located at 34085 Pacific Coast Highway.

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

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

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

May 13, 2024
6:00 p.m.

PAGE 4

Location: 24200 Dana Point Harbor Drive (APN: 682-171-05)

Request: A request to establish a café (Coffee Importers) within an existing 2,613 square foot building and the development of a 1,250 square foot outdoor dining area.

Environmental: This project is categorically exempt (Class 1 - Section 15301(a) – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) since the project involves leasing an existing building and proposes minor interior and exterior alterations to accommodate the proposed use.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Coastal Development Permit CDP24-0006 (Action Document 1).

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

ITEM 5: **GENERAL PLAN AMENDMENT GPA20-0002, ZONE CHANGE ZC24-0001, SPECIFIC PLAN SP24-0001, LOCAL COASTAL PROGRAM AMENDMENT LCPA20-0002, COASTAL DEVELOPMENT PERMIT CDP20-0005, SITE DEVELOPMENT PERMIT SDP20-0007, VESTING TENTATIVE PARCEL MAP VTPM20-0001, DEVELOPMENT AGREEMENT DA24-0001, AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT TO ALLOW THE SUBDIVISION OF THE SUBJECT SITE AND THE CONSTRUCTION OF A 306 UNIT APARTMENT COMPLEX, SIX LEVEL PARKING STRUCTURE, RECREATIONAL AMENITIES, AND SITE IMPROVEMENTS AT 26126 VICTORIA BOULEVARD**

Applicant: Toll Brothers Apartment Living

Owner: Capistrano Unified School District

Location: 26126 Victoria Boulevard (APN: 668-361-01)

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

May 13, 2024
6:00 p.m.

PAGE 5

Request: A request for a General Plan Amendment, Zone Change, Specific Plan, Local Coastal Program Amendment, Coastal Development Permit, Site Development Permit, Vesting Tentative Parcel Map and development agreement to allow a 306-unit apartment complex with a six level (one basement level) 586 space parking structure, recreational amenities, and site improvements.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH# 2021070304) has been prepared for the proposed project and the Final EIR is available on the City's website for public review.

Recommendation: That the Planning Commission:

- (1) Adopt a Resolution recommending City Council approval and adoption General Plan Amendment GPA20-0002, (Action Document 1);
- (2) Adopt a Resolution recommending City Council approval and adoption Zone Change ZC24-0001, (Action Document 2);
- (3) Adopt a Resolution recommending City Council approval and adoption Local Coastal Program Amendment LCPA20-0002, (Action Document 3);
- (4) Adopt a Resolution, recommending City Council approval and adoption certification of Final Environmental Impact Report SCH#2021070304 (Action Document 4);
- (5) Adopt a Resolution recommending the City Council enter into a Development Agreement DA24-0001 with the property owners (Action Document 5);
- (6) Adopt a Resolution recommending City Council approval of the Victoria Boulevard Specific Plan SP24-0001 (Action Document 6); and

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

May 13, 2024
6:00 p.m.

PAGE 6

- (7) Adopt a Resolution approving Coastal Development Permit CDP20-0005, Site Development Permit SDP20-0007, and Vesting Tentative Parcel Map VTPM20-0001 (Action Document 7).

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

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 May 27, 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 May 9, 2024, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



Brenda Wisneski, Director
Community Development Department

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA

May 13, 2024
6:00 p.m.

PAGE 7

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.