

**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING ACTION MINUTES**

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March 9, 2020  
6:02 p.m. – 7:25 p.m.

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER REGULAR MEETING**

Chair Opel called the Regular Meeting of the Dana Point Planning Commission to order at 6:02 p.m.

**PLEDGE OF ALLEGIANCE**

**Commissioner Dohner** led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Chair Mary Opel, Vice-Chair Eric Nelson, Commissioner Roy Dohner, Commissioner Danni Murphy, Commissioner Scott McKhann

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Belinda Deines (Interim Principal Planner), Sean Nicholas (Senior Planner), Danny Giometti (Associate Planner), Staci Sheaks (Assistant Administrative Analyst), and Eve Cuddihy (Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting February 24, 2020**

**ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Dohner to approve the Minutes of the Regular Planning Commission Meeting of February 24, 2020. Motion carried 5-0-0.**

**AYES:** Opel, Nelson, Dohner, Murphy, McKhann  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

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There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP20-0001 to allow additions totaling 859 square feet to an existing single-story, single-family dwelling located at 169 Monarch Bay Drive.**

Applicant: Eyoh Design/Dustin Morris

Address: 169 Monarch Bay Drive  
(APN 670-111-42)

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP20-0001 (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of additions to an existing SFD.

Request: Approval of coastal development permit to allow additions totaling 859 square feet to an existing single-story, single-family dwelling (SFD).

**Danny Giometti** (Associate Planner) provided a presentation and answered questions from the Planning Commission.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner McKhann approving Resolution No. 20-03-09-07, approving Coastal Development Permit CDP20-0001 to allow additions totaling 859 square feet to an existing single-story, single-family dwelling located at 169 Monarch Bay Drive. Motion carried 5-0-0.**

**AYES:** Opel, Nelson, Dohner, Murphy, McKhann  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**E. OLD BUSINESS**

**ITEM 3: 2019 Annual Housing Element Progress Report**

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Applicant: City of Dana Point

Address: Citywide

Recommendation: That the Planning Commission review the 2019 Annual Housing Element Progress Report, and receive and file the report.

Environmental: In accordance with CEQA, a Negative Declaration was prepared as required for adoption of the Housing Element. The Annual Housing Element Progress Report does not require further CEQA action.

Request: To review the 2019 Annual Housing Element Progress Report as required by State law to show progress on the General Plan Housing Element.

**Belinda Deines** (Interim Principal Planner) provided a presentation and answered questions from the Planning Commission.

The Planning Commission received and filed the report.

**ITEM 4: Workshop on Local Coastal Plan Amendment LCPA19-0002/Zoning Text Amendment ZTA19-0002, related to accessory dwelling units, parking, and public notification.**

Applicant: City of Dana Point

Address: Citywide

Recommendation: That the Planning Commission receive a workshop presentation and provide feedback to staff.

**Sean Nicholas** (Senior Planner) provided a presentation and answered questions from the Planning Commission.

The Planning Commission provided their feedback on public notification, accessory dwelling units, and parking requirements within the City.

**PUBLIC COMMENTS**

There were no Public Comments.

**F. NEW BUSINESS**

There was no New Business.

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**G. STAFF REPORTS**

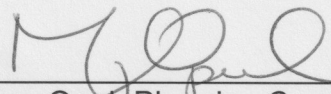
There were no Staff Reports.

**H. COMMISSIONER COMMENTS**

**Commissioner McKhann** complimented Staff on their professionalism at tonight's meeting.

**I. ADJOURNMENT**

Chair Opel adjourned the meeting at 7:25 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, March 23, 2020 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

  
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Mary Opel, Planning Commission