

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

May 27, 2020
6:01 p.m. – 7:10 p.m.

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

CALL TO ORDER REGULAR MEETING

Chair Opel called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Sean Nicholas (Senior Planner) led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney) (teleconference), Sean Nicholas (Senior Planner), Kurth Nelson (Principal Planner), Staci Sheaks (Management Analyst), and Allison Peterson (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting May 11, 2020

ACTION: Motion made by Commissioner McKhann, seconded by Vice-Chair Nelson to approve the Minutes of the Regular Planning Commission Meeting of May 11, 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.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: Local Coastal Program Amendment LCPA19-0002/Zone Text Amendment ZTA19-0002, related to accessory dwelling units, joint parking and public notification.

Applicant: City of Dana Point

Address: Citywide

Recommendation: That the Planning Commission adopt the attached draft resolution recommending the City Council approve Local Coastal Program Amendment LCPA19-0002/Zone Text Amendment ZTA19-0002

Environmental: Pursuant to the California Environmental Quality Act (CEQA) staff has determined that the project is exempt from CEQA pursuant to Section 15265 as CEQA does not apply to a local government's preparation of a local coastal program amendment.

Request: A request for modifications to the Dana Point Zoning Code including the local Accessory Dwelling Unit requirements consistent with State Law.

Sean Nicholas (Senior 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 Local Coastal Program Amendment LCPA19-0002/Zone Text Amendment ZTA19-0002, related to accessory dwelling units, joint parking and public notification with the following conditions of approval; 1) No language modification in Section 4B relating to the proposed change from "structure" to "development", 2) Staff will review ordinances, and ensure clean version of Resolution is consistent with strike out version, 3) Staff will amend Sections 6 and 8 back to the

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original language approved on April 13, 2020 by the Planning Commission. Motion carried 5-0-0.

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

ITEM 3: Local Coastal Program Amendment LCPA19-0003/Zone Text Amendment ZTA19-0003, Amending Dana Point Harbor Revitalization Plan and District Regulations for Planning Area 3.

Applicant: R.D. Olson Development

Address: Orange County Dana Point Harbor

Recommendation: That the Planning Commission adopt the attached draft resolution recommending the City Council approve Local Coastal Program Amendment LCPA19-0003/Zone Text Amendment ZTA19-0003.

Environmental: Pursuant to the California Environmental Quality Act (CEQA) staff has determined that the project is exempt from CEQA pursuant to Section 15265 as CEQA does not apply to a local government's preparation of a local coastal program amendment.

Request: A request to modify the Dana Point Harbor Revitalization Plan & District Regulations for Planning Area (PA 3), associated with the proposed hotel development.

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

PUBLIC COMMENTS

Sherman Stacey (Applicant, R.D. Olson Development) provided a presentation to the Commission and was available for any questions. Copies of the presentation were provided to the Commissioners prior to the meeting.

ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner McKhann, approving Local Coastal Program Amendment LCPA19-0003/Zone Text Amendment ZTA19-0003, Amending Dana Point Harbor

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Revitalization Plan and District Regulations for Planning Area 3. Motion carried 5-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Brenda Wisneski (Director of Community Development) informed the Commissioners that there are no items for the Planning Commission meeting on June 8, 2020, thus the meeting would be canceled. The next meeting will be held on Monday, June 22, 2020, with the option for the Commissioners to attend in-person, with additional safety modifications in place to protect against COVID-19.

H. COMMISSIONER COMMENTS

Vice-Chair Nelson stated he is excited for the doors to open and looks forward to seeing everyone.

Chair Opel stated she will be happy to have her fellow Commissioners join her in-person next meeting.

I. ADJOURNMENT

Chair Opel adjourned the meeting at 7:10 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, June 22nd, 2020 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.