

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

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June 22, 2020  
6:05 p.m. – 6:20 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 6:05 p.m.

**PLEDGE OF ALLEGIANCE**

**Vice-Chair Nelson** 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), Belinda Deines (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 27, 2020**

**ACTION: Motion made by Commissioner Dohner, seconded by Commissioner Murphy to approve the Minutes of the Regular Planning Commission Meeting of May 27, 2020. Motion carried 5-0-0.**

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

**B. PUBLIC COMMENTS**

**Staci Sheaks** (Management Analyst) stated that non-agenda related public comments were received via email and were provided to Commissioners prior to meeting.

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP20-0008 for environmental remediation to remove potentially hazardous material and demolition of structures within the Community Facilities (CF) Zoning District and Coastal Overlay District located at 26126 Victoria Boulevard.**

Applicant: Capistrano Unified School District

Address: Chris Larson, Project Dimensions

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP20-0008.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15330 (Class 30 – Minor Actions) in that the project consists of minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of hazardous waste or substance which are small or medium removal actions costing \$1 million or less. Proposed minor cleanup actions include removal of sealed, non-leaking drums or barrels of hazardous waste or substances that have been stabilized, containerized and are designated for a lawfully permitted destination, and excavation with offsite disposal of contaminated soils in regulated units, pursuant to Sections 15330(b)(1) and 15330(b)(2). Phase I and Limited Phase II Environmental Site Assessment reports have been reviewed by City staff.

Request: Approval of a Coastal Development Permit for environmental remediation to remove potentially hazardous material on a 0.72-acre portion of the Capistrano Unified School District Bus Yard site. The project includes demolition of a 3,658 square-foot mechanic shop, 714 square-foot tire storage building, 1,075 square-foot wood shed, and gas islands, and removal of 38,000 square feet of asphalt pavement, two underground storage tanks (10,000 and 20,000 gallons), four hydraulic lifts, one bus was clarifier, fuel piping, and approximately 1,800 cubic yards of potentially contaminated soil located within the

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Coastal Overlay District. The property is not located within the Appeals Jurisdiction of the California Coastal Commission.

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

**PUBLIC COMMENTS**

**Chris Larson** (Applicant) answered questions from the Commissioners.

**ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner McKhann, approving Coastal Development Permit CDP20-0008 for environmental remediation to remove potentially hazardous material and demolition of structures within the Community Facilities (CF) Zoning District and Coastal Overlay District located at 26126 Victoria Boulevard. 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) introduced Allison Peterson as the Senior Administrative Assistant and Planning Commission Secretary. She also announced that this will be the last live-broadcasted meeting. Our next meeting would follow normal procedures where the public is invited to attend, and social distancing measures would be in place.

**H. COMMISSIONER COMMENTS**

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**Vice-Chair Nelson** welcomed Allison Peterson. He stated, with regards to the public comments, he voted in opposition of supporting the tax measure. The outcome of the vote was that the League decided to take no position at all.

**Commissioner Dohner** congratulated Belinda Deines on her promotion to Principal Planner and welcomed Allison Peterson as Secretary.

**Commissioner McKhann** congratulated Belinda Deines and welcomed Allison Peterson. He suggested that the artwork on the wall next to the Cashier in the Community Development building be replaced with a picture of the Dana Point Harbor or other Dana Point imagery.

**Chair Opel** congratulated Belinda Deines on her promotion.

## **I. ADJOURNMENT**

Chair Opel adjourned the meeting at 6:20 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, July 13th, 2020 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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Mary Opel, Planning Commission