

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

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July 13, 2020  
6:02 p.m. – 6:33 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, Commissioner Roy Dohner, Commissioner Danni Murphy, Commissioner Scott McKhann

Planning Commission Members Absent: Vice-Chair Eric Nelson

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Danny Giometti (Associate Planner), and Staci Sheaks (Management Analyst)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting June 22, 2020**

**ACTION:** Motion made by Commissioner Dohner, seconded by Commissioner Murphy to approve the Minutes of the Regular Planning Commission Meeting of June 22, 2020. Motion carried 4-1-0.

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**D. PUBLIC HEARING**

**ITEM 2: Applicant formally withdrew application for Major Antenna Use Permit requests to allow light standard right-of-way installations of commercial wireless telecommunication antennas on San Diego Gas and Electric utility poles, located within 100 feet of residential property lines at 27093CS Calle Real (AUP20-0001) and 34113CS Camino El Molino (AUP20-0002).**

**PUBLIC COMMENTS**

There were no Public Comments.

**ITEM 3: Coastal Development Permit CDP20-0004 to demolish an existing single-family dwelling, and construct a new single-family dwelling and Minor Site Development Permit SDP20-0006(M) for freestanding and retaining walls to exceed maximum height limits, and a deck extension over a slope.**

Applicant: d'Arcy and Associates (Chad Peterson)

Address: 32451 Caribbean Drive (APN 670-092-09)

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP20-0004 and Minor Site Development Permit SDP20-0006(M) (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 - Construction or Conversion of Small Structures) since the project consists of the construction of a new SFD with multiple walls and a deck.

Request: Approval of Coastal Development Permit CDP20-0004 to demolish an existing single-family dwelling (SFD), and to construct a new SFD, with a Minor Site Development Permit SDP20-0006(M) to allow the construction of freestanding and retaining walls exceeding 42-inches and 30-inches in height, respectively, and a deck to extend beyond the top of a slope.

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

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**PUBLIC COMMENTS**

**Tim Whetsell** (Property Owner, Dana Point) answered questions from the Commissioners regarding the retaining wall.

**ACTION:** Motion made by Commissioner Dohner, seconded by Commissioner McKhann, approving Coastal Development Permit CDP20-0004 to demolish an existing single-family dwelling, and construct a new single-family dwelling and Minor Site Development Permit SDP20-0006(M) for freestanding and retaining walls to exceed maximum height limits, and a deck extension over a slope with the additional conditions of approval:

1. If any guard railing is required on the retaining walls, the railing shall be a type of low visual-impact material; and
2. Grammatical edits shall be made to Finding C2 and Condition 18 of the Resolution.

Motion carried 4-1-0.

**AYES:** Opel, Dohner, Murphy, McKhann  
**NOES:** None  
**ABSENT:** Nelson  
**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) stated that the Planning Commission meeting scheduled for July 27<sup>th</sup> has been canceled as there are no items on the agenda.

**H. COMMISSIONER COMMENTS**

**Commissioner McKhann** asked Brenda Wisneski (Director of Community Development) how the workflow has been for permitting and if staff is working in the office, to which she replied that the building permitting is very active with a little slowdown on the discretionary permitting, and that staff is currently working in the office. She mentioned the counter is

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open to the public from 8:00 am to noon and by appointment in the afternoons. **Commissioner McKhann** stated that it is a privilege to live in Dana Point with the great surf and weather and a privilege to serve the community.

**Commissioner Dohner** commented that he misses going out to dinner in Dana Point, and that Dana Point is a pretty great place to be quarantined.

**Commissioner Murphy** concurred with the comments about living in Dana Point.

**Chair Opel** concurred with fellow Commissioners that Dana Point is not a bad place to work from home, stating the only downside is hearing the traffic on PCH during Zoom meetings.

**I. ADJOURNMENT**

Chair Opel adjourned the meeting at 6:33 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, August 10th, 2020 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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Mary Opel, Planning Commission