

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

February 8, 2021
6:00 p.m. – 7:54 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 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner McKhann led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chair Mary Opel, Commissioner 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), Matt Kunk (Principal Engineer), Johnathan Ciampa (Senior Planner), Allison Peterson (Senior Administrative Assistant), and Eve Cuddihy (Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting January 25, 2021

ACTION: Motion made by Commissioner McKhann, seconded by Commissioner Dohner, to approve the Minutes of the Regular Planning Commission Meeting of January 25, 2021. Motion carried 5-0-0.

AYES: Opel, Dohner, Nelson, Murphy, McKhann
NOES: None
ABSENT: None
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: Tentative Parcel Map TPM20-0002, Variance V20-0003, Minor Site Development Permit SDP20-0014(M), and Administrative Modifications of the Standards AMS21-0001 for a triplex condominium that proposes to exceed the maximum height for the zoning district, retaining walls with increased height, and a reduction in the required common open space at 25022 Selva Road

Applicant: Robert Williams, Studio 6 Architects

Address: 25022 Selva Road (APN: 682-123-38)

Request: Approval of a Tentative Parcel Map, Variance, Minor Site Development Permit, and an Administrative Modification of Standards to construct a triplex condominium which would exceed the maximum building height, site retaining walls with increased height, and a reduction in the required common area open space.

Recommendation: That the Planning Commission adopt the attached resolution approving Tentative Parcel Map, Variance, Minor Site Development Permit, and Administrative Modifications of Standards.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a triplex condominium with accessory site improvements.

Johnathan Ciampa (Senior Planner) provided a presentation and answered questions from the Planning Commission.

Matt Kunk (Principal Engineer) answered questions from the Planning Commission.

PUBLIC COMMENTS

Sharla Pitzen (Dana Point) spoke in opposition of the project.

John Pitzen (Dana Point) spoke in opposition of the project.

Gale Lorton (Dana Point) spoke in opposition of the project.

Bret Lindstrom (Dana Point) spoke in opposition of the project.

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Donald White (Dana Point) spoke in opposition of the project.

Cam Myers (Dana Point) spoke in opposition of the project.

Kimberly Larson (Dana Point) spoke in opposition of the project.

Tim Wolford (Dana Point) spoke in opposition of the project.

Torey Wolford (Dana Point) spoke in opposition of the project.

Robert Williams (Applicant) answered questions from the Planning Commission.

ACTION: Motion made by Commissioner McKhann seconded by Chair Opel, to approve Tentative Parcel Map TPM20-0002, Variance V20-0003, Minor Site Development Permit SDP20-0014(M), and Administrative Modifications of the Standards AMS21-0001 for a triplex condominium that proposes to exceed the maximum height for the zoning district, retaining walls with increased height, and a reduction in the required common open space at 25022 Selva Road with the following conditions.

1. The site must be built using temporary power, and no generator.
2. No roof decks shall be constructed on buildings.

Vice-Chair Nelson requested a postponement of a decision. Discussion ensued.

ACTION: Substitute Motion made by Vice-Chair Nelson seconded by Commissioner Dohner, to continue the Item to Planning Commission Meeting set for March 22, 2021 with the condition that the Applicant meet with neighbors, specifically on Copper Lantern, to describe details of proposed project. Motion carried 5-0-0.

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

E. OLD BUSINESS

ITEM 3: Short-Term Rental Subcommittee Update

Brenda Wisneski (Director of Community Development) stated that there will be a Short-Term Rental Workshop at the February 22, 2021 Planning Commission Meeting. She stated that the meeting will take place electronically via Zoom for the public to join, as well as limited capacity for the public to attend in person.

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F. NEW BUSINESS

There was no New Business

G. RECOGNITION OF OUTGOING COMMISSIONER

Presentation to Commissioner Scott McKhann

Chair Opel presented an engraved tile plaque to Commissioner McKhann and thanked him for his service.

H. STAFF REPORTS

There were no Staff Reports.

I. COMMISSIONER COMMENTS

Commissioner McKhann said that it is with sadness he is leaving the Planning Commission. He stated he is only leaving because he is moving. Commissioner McKhann said it has been a privilege.

Commissioner Murphy commented that she came into the Commission together with Commissioner McKhann and Vice-Chair Nelson. She said that Commissioner McKhann is a fine, wonderful person. She commented that his family is a great example for everyone.

Vice-Chair Nelson said he is going to miss Commissioner McKhann. He stated that Commissioner McKhann has been an anchor to the Commission and looked to him for guidance. Vice-Chair Nelson thanked him for what he has done for the community.

Commissioner Dohner stated that Commissioner McKhann has been beneficial to him. He said he appreciates their friendship, Commissioner McKhann's knowledge, and will seriously be missed.

Chair Opel stated she was going to miss Commissioner McKhann as well as growing and learning from him.

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J. ADJOURNMENT

Chair Opel adjourned the meeting at 7:54 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, February 22nd, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



Mary Opel, Planning Commission