

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

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April 12, 2021  
6:00 p.m. – 8:39 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 Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

Vice-Chair Dohner led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Chair Eric Nelson, Vice-Chair Roy Dohner, Commissioner Danni Murphy, Commissioner John Gabbard

Planning Commission Members Absent: Commissioner Opel

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Jeff Rosaler (Community Development Manager), 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 March 22, 2021**

**ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Gabbard, to approve the Minutes of the Regular Planning Commission Meeting of March 22, 2021. Motion carried 4-1-0.**

<b>AYES:</b>	Nelson, Dohner, Murphy, Gabbard
<b>NOES:</b>	None
<b>ABSENT:</b>	Opel
<b>ABSTAIN:</b>	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: Coastal Development Permit CDP20-0028 and Site Development Permit SDP20-0030 for a 68 square-foot addition and remodel to a single-family residence located at 35537 Beach Road**

Applicant: Lori Torres

Address: 35537 Beach Road (APN 691-161-09)

Request: Approval of a Coastal Development Permit and Site Development Permit for a 68 square-foot addition, remodel, new roof, resurface the existing deck, and new second story balcony for a single-family residence located in the Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP20-0028 and Site Development Permit SDP20-0030.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves the addition, remodel and new roof to a single-family residence in an urbanized residential area.

**Johnathan Ciampa** (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 Dohner, seconded by Commissioner Murphy, to approve Coastal Development Permit CDP20-0028 and Site Development Permit SDP20-0030 for a 68 square-foot addition and remodel to a single-family residence located at 35537 Beach Road. Motion carried 4-1-0.

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

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**ITEM 3: Tentative Parcel Map TPM19-0004 for the subdivision of one lot into two lots at 35356 Del Rey**

Applicant: Robert D'Amaro

Address: 35356 Del Rey (APN:691-441-17)

Request: Approval of a Tentative Parcel Map to allow the subdivision of one lot into two lots

Recommendation: That the Planning Commission adopt the attached resolution approving Tentative Parcel Map TPM19-0004

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15315 (Class 15 - Minor Land Divisions).

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

**PUBLIC COMMENTS**

**Robert Demaro** (Civil Engineer) stated that there is understanding of the compliance needs and steps will be taken to achieve compliance.

**ACTION:** Motion made by Commissioner Gabbard, seconded by Vice-Chair Dohner, to approve Tentative Parcel Map TPM19-0004 for the subdivision of one lot into two lots at 35356 Del Rey. Motion carried 4-1-0.

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

**E. OLD BUSINESS**

**ITEM 4: Enhanced Regulations Affecting Short-Term Rentals**

Request: Discuss enhanced regulations affected Short-Term Rentals and consider forwarding to the City Council for an amendment to Municipal Code Section 5.38

Recommendation: That the Planning Commission forward recommendations to the City Council for enhanced regulations affecting Short-Term Rentals addressed within Municipal Code Section 5.38

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**Johnathan Ciampa** (Senior Planner) and **Jeff Rosaler** (Community Development Manager) provided a presentation and answered questions from the Planning Commission.

**PUBLIC COMMENTS**

**Paul Wyatt** (Dana Point) presented suggestions for STR solutions.

**Gregg Linn** (Dana Point) spoke in opposition.

**Jose Preciado** (San Juan Capistrano) spoke in opposition.

**Kevin Williams** (Costa Mesa) spoke in opposition.

**Wayne Via** (Dana Point) spoke in opposition.

**Toni Nelson** (Capo Beach) spoke in opposition.

**Nancy Hanna** (Pomona) spoke in opposition.

**Kim Tarantino** (Capo Beach) spoke in opposition.

**Araceli Diaz Carbajal** (Dana Point) spoke in opposition.

**Lucina Castro Jularez** (Dana Point) spoke in opposition.

**Andrea Rodriguez** (San Juan Capistrano) spoke in opposition.

**Barbara Wilson** (Dana Point) spoke in opposition.

Following public comment, questions of staff, and Commissioner discussion, the Planning Commission modified the regulations and directed staff to present the recommended business regulations to the City Council.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**Brenda Wisneski** (Director of Community Development) stated that the Selva Triplex project has been appealed and is expected to go to City Council at the second meeting in May 2021.

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**H. COMMISSIONER COMMENTS**

**Chair Nelson** thanked the STR committee for their efforts and commitment.

**I. ADJOURNMENT**

Chair Nelson adjourned the meeting at 8:39 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, April 26, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



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Eric Nelson, Planning Commission