

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

June 28, 2021
6:01 p.m. – 6:54 p.m.

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

CALL TO ORDER REGULAR MEETING

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

PLEDGE OF ALLEGIANCE

Commissioner Gabbard led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chair Eric Nelson, Commissioner Mary Opel, Commissioner Danni Murphy, Commissioner John Gabbard

Planning Commission Members Absent: Vice-Chair Roy Dohner

Staff Present: Brenda Wisneski (Director of Community Development), Patrick Munoz (City Attorney), Kurth Nelson (Principal Planner), Danny Giometti (Interim Senior Planner), and Allison Peterson (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting June 14, 2021

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Murphy, to approve the Minutes of the Regular Planning Commission Meeting of June 14, 2021. Motion carried 4-0-1.

AYES: Nelson, Opel, Murphy, Gabbard
NOES: None
ABSENT: Dohner
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: Minor Conditional Use Permit CUP21-0006(M) establishing a shared parking program at 24422 Del Prado Avenue; and Coastal Development Permit CDP21-0001; Site Development Permit SDP21-0004 and Minor Conditional Use Permit CUP21-0004(M) to demolish a two-story commercial building and construct a two-story commercial building to be used as a restaurant offering the sale of alcoholic beverages for on-site consumption, located at 24402 Del Prado Avenue. A Site Development Permit is also requested for the joint use of parking facilities with the neighboring parcel (24422 Del Prado Avenue).

Applicant: Andrade Architects & Powerstrip Studio

Address: 24402 Del Prado Avenue & 24422 Del Prado Avenue
(APN's 682-234-03 & -04)

Request: A request to approve a shared parking program to satisfy parking requirements for the existing commercial uses located onsite, as well as allocate additional parking stalls for the proposed restaurant by enacting the abovementioned "Joint Use of Parking Facilities" located at 24402 Del Prado; and

A request to allow the demolition of an existing two-story commercial building and the construction of a new two-story commercial building to be used as a restaurant offering the sale of alcoholic beverages for on-site consumption, located within the Dana Point Town Center Plan area. The application also requests to approve the Joint Use of Parking Facilities with the neighboring parcel (24422 Del Prado Avenue).

Recommendation: That the Planning Commission adopt the Resolutions approving: Action Document 1. CUP21-0006(M), and Action Document 2. CDP21-0001; SDP21-0004; CUP21-0004(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), these projects are found to be Categorically Exempt pursuant to Sections 15301 & 15303 – Existing Facilities and New Construction and Conversion of Small Structures.

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

PUBLIC COMMENTS

Robert Williams (Dana Point) expressed concern with restaurant operations.

Steve Kerry (Dana Point) expressed concern with restaurant operations.

Cindy Fleming (Dana Point) expressed concern with restaurant operations.

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Gabbard, to approve Minor Conditional Use Permit CUP21-0006(M) establishing a shared parking program at 24422 Del Prado Avenue; and Coastal Development Permit CDP21-0001; Site Development Permit SDP21-0004 and Minor Conditional Use Permit CUP21-0004(M) to demolish a two-story commercial building and construct a two-story commercial building to be used as a restaurant offering the sale of alcoholic beverages for on-site consumption, located at 24402 Del Prado Avenue, with removal of Condition 23. A Site Development Permit is also approved for the joint use of parking facilities with the neighboring parcel (24422 Del Prado Avenue). Motion carried 4-0-1.

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

E. OLD BUSINESS

ITEM 3: Short-Term Rental Subcommittee Update

Brenda Wisneski (Director of Community Development) stated the next Subcommittee meeting will be held Wednesday, June 30th.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

There were no Staff Reports.

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H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at 6:54 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, July 12, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

Eric Nelson, Planning Commission

DRAFT