

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

August 9, 2021
6:02 p.m. – 6:46 p.m.

City Hall Offices
Public Works Conference Room
33282 Golden Lantern, Suite 212
Dana Point, CA 92629

CALL TO ORDER REGULAR MEETING

Chair Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

Justin Poley led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chair Eric Nelson, Vice-Chair Dohner, Commissioner Mary Opel, Commissioner John Gabbard

Planning Commission Members Absent: None

Staff Present: Kurth Nelson (Principal Planner), Justin Poley (Assistant Planner), and Allison Peterson (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting July 12, 2021

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Gabbard, to approve the Minutes of the Regular Planning Commission Meeting of June 28, 2021. Motion carried 4-0-0.

AYES: Nelson, Dohner, Opel, Gabbard
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 TPM2021-107 and Minor Conditional Use Permit CUP21-0007(M) to convert an attached duplex to condominiums on a single lot at 34621 Via Catalina

Applicant: Bryan Price, Architect

Address: 34621 Via Catalina (APN: 691-382-28)

Request: Approval of a Tentative Parcel Map and Minor Conditional Use Permit to allow the conversion of an attached duplex dwelling to condominiums on a single lot.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Tentative Parcel Map TPM2021-107 and Minor Conditional Use Permit CUP21-0007(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that project involves the division of an attached duplex into a common interest ownership subdivision where no physical changes are occurring that are otherwise exempt.

Justin Poley (Assistant Planner) provided a presentation and answered questions from the Planning Commission.

Kurth Nelson (Principal Planner) answered questions from the Planning Commission.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Opel, to approve Tentative Parcel Map TPM2021-107 and Minor Conditional Use Permit CUP21-0007(M) to convert an attached duplex to condominiums on a single lot at 34621 Via Catalina. Motion carried 4-0-0.

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

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E. OLD BUSINESS

ITEM 3: Short-Term Rental Subcommittee Update

Chair Nelson stated that stakeholder meetings will be held next week, Monday through Thursday. The stakeholders include property management companies, permit holders, STR neighbors, and community groups.

F. NEW BUSINESS

ITEM 4: Introduction of the public art component for the Prado West Mixed Use project

Applicant: Raintree Del Prado LLC

Address: 34135 Pacific Coast Highway/34201 Amber Lantern/24471 Del Prado (Building 1);
34137 Pacific Coast Highway/34200 Amber Lantern/24501 Del Prado (Building 2); and
34155 Pacific Coast Highway/34185 Violet Lantern/24591 Del Prado (Building 3).

Request: That the Planning Commission review the proposed the "Art in Public Places" component of the Prado West Mixed Use project and provide feedback as deemed necessary.

Recommendation: That the Planning Commission receive a presentation introducing the "Art in Public Places" component of the Prado West Mixed Use project.

Environmental: Not applicable at this time.

Kurth Nelson (Principal Planner) provided a brief introduction for the item, and **Jason Check** (Raintree Partners) provided a presentation. Both Jason Check and Principal Planner Nelson answered questions from the Planning Commission.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

Vice-Chair Dohner visited the Doheny Café and said it was excellent. He hopes to keep the café instead of a snack bar.

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Chair Nelson mentioned the resignation of Commissioner Murphy. He said he spent his whole time on Planning Commission with her, he is sad to see her go, and she will be missed. He appreciates the effort she put in over the years and the contributions she has made to the City.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at 6:46 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, September 13, 2021, in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

for 

Eric Nelson, Planning Commission