

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

---

September 13, 2021  
6:01 p.m. – 6:20 p.m.

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

---

**CALL TO ORDER REGULAR MEETING**

Vice-Chair Dohner 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: Vice-Chair Dohner, Commissioner Mary Opel, Commissioner John Gabbard

Planning Commission Members Absent: Chair Eric Nelson

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Belinda Deines (Principal Planner), and Allison Peterson (Management Analyst)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting August 9, 2021**

**ACTION: Motion made by Commissioner Opel, seconded by Commissioner Gabbard, to approve the Minutes of the Regular Planning Commission Meeting of August 9, 2021. Motion carried 3-0-1.**

**AYES:** Dohner, Opel, Gabbard  
**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.

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

September 13, 2021  
6:01 p.m. – 6:20 p.m.

**REGULAR MEETING ACTION MINUTES**

PAGE 2

---

**D. PUBLIC HEARING**

**ITEM 2: Time Extension for Coastal Development Permit CDP17-0023 and Site Development Permit SDP17-0043 for alterations to an existing commercial structure, and joint use of parking facilities within the Coastal and Floodplain Overlay (FP-2) Districts; and Conditional Use Permits CUP17-0012, CUP17-0013, CUP17-0014, and CUP18-0017 to operate major and minor automotive uses within the Community Commercial Vehicular (CC/V) Zone located at 25802 and 25831 Victoria Boulevard**

Applicant: Pickering Properties, Property Owner

Address: 25802 and 25831 Victoria Boulevard  
(APN: 668-341-45; 121-254-43)

Request: Approval of a Time Extension for a Coastal Development Permit and a Site Development Permit for alterations to an existing commercial structure, and joint use of parking facilities; and Conditional Use Permits to operate Major and Minor Automotive Uses within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission approve a one-year time extension for CDP17-0023, SDP17-0043, CUP17-0012, CUP17-0013, CUP17-0014, and CUP18-0017, subject to all conditions contained in Resolution No. 18-09-10-21.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project involves demolition of accessory (appurtenant) structures including garages, and interior and exterior alterations to an existing commercial structure in a commercial zone.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303 (Class 3 – New Construction) in that the project involves a new single-family residence and retaining walls exceeding 30 inches in height.

**Belinda Deines** (Principal Planner) provided a presentation and answered questions from the Planning Commission.

**PUBLIC COMMENTS**

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

September 13, 2021  
6:01 p.m. – 6:20 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 3

---

**Todd Skenderian** (Architect) answered questions from the Planning Commission.

**ACTION:** Motion made by Vice-Chair Dohner, seconded by Commissioner Gabbard, to approve Time Extension for Coastal Development Permit CDP17-0023 and Site Development Permit SDP17-0043 for alterations to an existing commercial structure, and joint use of parking facilities within the Coastal and Floodplain Overlay (FP-2) Districts; and Conditional Use Permits CUP17-0012, CUP17-0013, CUP17-0014, and CUP18-0017 to operate major and minor automotive uses within the Community Commercial Vehicular (CC/V) Zone located at 25802 and 25831 Victoria Boulevard. Motion carried 3-0-1.

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

**ITEM 3:** Coastal Development Permit CDP21-0005 to demolish a single-family dwelling and construct a 6,006 square-foot single-family dwelling and attached two-car garage within the Residential Single Family 4 (RSF 4) District

Applicant: Nicole and Nick Maroutsos, Property Owners

Address: 229 Monarch Bay Drive (APN 670-111-25)

Request: Approval of a Coastal Development Permit to demolish a single-family dwelling and construct a new single-family dwelling and attached two-car garage located within the RSF 4 District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP21-0005.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of one single-family dwelling in a residential zone.

**Belinda Deines** (Principal Planner) provided a presentation and answered questions from the Planning Commission.

**PUBLIC COMMENTS**

There were no Public Comments.

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

September 13, 2021  
6:01 p.m. – 6:20 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 4

---

**ACTION:** Motion made by Vice-Chair Dohner, seconded by Commissioner Gabbard, to approve Coastal Development Permit CDP21-0005 to demolish a single-family dwelling and construct a 6,006 square-foot single-family dwelling and attached two-car garage within the Residential Single Family 4 (RSF 4) District. Motion carried 3-0-1.

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

**E. OLD BUSINESS**

**ITEM 4: Short-Term Rental Subcommittee Update**

Brenda Wisneski (Director of Community Development) stated that the Subcommittee held four separate meetings in August, and the minutes and audio can be found on the City's website. She also commented that the next steps will be to hold a community meeting for the public by which the full Planning Commission will be present.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**H. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**I. ADJOURNMENT**

Vice-Chair Dohner adjourned the meeting at 6:20 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, September 27, 2021, in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

  
Eric Nelson, Planning Commission