

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

September 27, 2021
6:03 p.m. – 6:26 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 6:03 p.m.

PLEDGE OF ALLEGIANCE

Vice-Chair Dohner 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: 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 September 13, 2021

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Gabbard, to approve the Minutes of the Regular Planning Commission Meeting of September 13, 2021. Motion carried 3-0-1.

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

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: Appeal of the Community Development Director's approval of Minor Site Development Permit SDP21-0009(M) to construct a 739 square foot living area addition to a nonconforming single-family dwelling in the Residential Single Family 7 (RSF 7) Zoning District located at 34732 Calle Fortuna.

Appellant: Shelly and Gerald Egner, 34722 Calle Fortuna

Property Owners: Debbie and Jeremy Culp

Representative: Rob Williams, Architect

Address: 34732 Calle Fortuna (APN 123-225-19)

Recommendation: That the Planning Commission adopt the draft resolution upholding the Community Development Director's approval of Minor Site Development Permit SDP20-0009(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves additions to existing structures less than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less.

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

PUBLIC COMMENTS

Gerald Egner (Appellant) spoke in opposition of the project.

Rob Williams (Architect) answered questions from the Planning Commission and addressed appellant's concerns.

ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Opel, to deny appeal and to approve Minor Site Development Permit SDP21-0009(M) to construct a 739 square foot living area addition to a nonconforming single-family dwelling in the Residential Single Family 7 (RSF 7) Zoning District located at 34732 Calle Fortuna. Motion carried 4-0-0.

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

E. OLD BUSINESS

ITEM 3: Short-Term Rental Subcommittee Update

Brenda Wisneski (Director of Community Development) stated the next milestone in the process is a community workshop that will be held at the end of October or early November. Property owners and tenants will receive a postcard inviting them to the event. She also commented that City Council is scheduled to consider applicants for a new Planning Commissioner at the first meeting in October.

F. NEW BUSINESS

There was no new business.

G. STAFF REPORTS

There were no staff reports.

H. COMMISSIONER COMMENTS

There were no Commissioner comments.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at 6:26 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, October 11, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



Eric Nelson, Planning Commission