

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

January 24, 2022
5:00pm - 6:30pm

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 5:00pm

PLEDGE OF ALLEGIANCE

Commissioner Gabbard led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), John Ciampa (Senior Planner), Justin Poley (Assistant Poley), Allison Peterson (Management Analyst), and DJ Sutorius (Senior Administrative Assistant).

CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, SIGNIFICANT EXPOSURE TO LITIGATION, Government Code 54956.9(d)(2) (1 case).

RECESS OF PLANNING COMMISSION UNTIL 6:00 PM

RECONVENE PLANNING COMMISSION

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting December 13th, 2021

ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Dhingra, to approve the Minutes of the Regular Planning Commission Meeting of December 13, 2021. Motion carried 5-0-0.

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AYES: Nelson, Opel, Gabbard, Dhingra, Dohner
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.

D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP21-0008 to demolish a single-family dwelling and construct a one-story single-family dwelling with a subterranean garage and Minor Site Development Permit SDP21-0030(M) to allow retaining walls up to a maximum of twelve (12) feet in height, located at 154 Monarch Bay Drive

Applicant: Douglas R. Mansfield, Architect

Address: 154 Monarch Bay Drive (APN 670-131-05)

Request: A request to demolish an existing single-family dwelling (SFD) and attached garage, and construct a 6,165 square foot one-story, SFD with a subterranean garage, and to allow retaining walls up to twelve (12) feet in height to create vehicular access to the subterranean garage.

Recommendation: That the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP21-0008 and Minor Site Development Permit SDP21-0030(M).

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 one-story single-family residence with a subterranean garage and retaining walls up to twelve (12) feet in height.

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

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PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Chair Nelson, seconded by Vice-Chair Dohner, to approve Coastal Development Permit CDP21-0008 to demolish a single-family dwelling and construct a one-story single-family dwelling with a subterranean garage and Minor Site Development Permit SDP21-0030(M) to allow retaining walls up to a maximum of twelve (12) feet in height, located at 154 Monarch Bay Drive. Motion carried 5-0-0.

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

ITEM 3: Zone Text Amendment ZTA21-0001 to regulate Single Family Residential Duplexes and Municipal Code Amendment to regulate Urban Lot Splits pursuant to California Senate Bill 9 (SB9)

Applicant: City of Dana Point

Address: Citywide

Request: A request to modify the Dana Point Zoning Code to establish regulations pertaining to Single Family Residential Duplexes, and the Dana Point Municipal Code Urban Lot Splits consistent with State Law.

Recommendation: That the Planning Commission adopt the Draft Resolution recommending the City Council approve Zone Text Amendment ZTA21-0001.

Environmental: The proposed amendments are to implement Senate Bill 9 and are not considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code and are categorically exempt per California Environmental Quality Act (CEQA) Guidelines Section 15303.

Brenda Wisneski (Director of Community Development) provided a presentation and answered questions from the Planning Commission.

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Commissioner Dhingra, seconded by Chair Nelson, to approve Zone Text Amendment ZTA21-0001 to regulate Single Family Residential Duplexes and Municipal Code Amendment to regulate Urban Lot Splits pursuant to California Senate Bill 9 (SB9), with an amendment to the language in Zone Text Amendment ZTA21-0001 to require that units be rented longer than 30 days. Motion carried 5-0-0.

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

ITEM 4: Short-Term Rental Subcommittee Update

Brenda Wisneski (Director of Community Development) provided an update that discussions have continued with the Subcommittee and Staff expects to present the Short-Term Rental program to the Planning Commission in February.

F. NEW BUSINESS

There were no New Business.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

Commissioner Dhingra thanked the staff and commissioners for their efforts.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at 6:30 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, February 14, 2022 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



Eric Nelson, Planning Commission