

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

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February 28, 2022  
6:00pm - 6:18pm

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

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**CALL TO ORDER REGULAR MEETING**

Chair Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 6:00pm.

**PLEDGE OF ALLEGIANCE**

Commissioner Dhingra 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), Belinda Deines (Principal Planner), Allison Peterson (Management Analyst), and DJ Sutorius (Senior Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting January 24, 2022**

**ACTION: Motion made by Commissioner Opel, seconded by Commissioner Dhingra, to approve the Minutes of the Regular Planning Commission Meeting of January 24, 2022. Motion carried 5-0-0.**

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

**B. PUBLIC COMMENTS**

**Scott McKhann** (San Clemente) suggested the Planning Commission have training in conjunction with other cities, as he is now a Planning Commissioner for the City of San Clemente.

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**C. CONSENT CALENDAR**

**ITEM 2: Director Interpretation – Town Center Outdoor Dining**

Applicant: City of Dana Point

Location: Town Center

Recommendation: That the Planning Commission receive and file the Director Interpretation.

**ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Gabbard, to approve the Consent Calendar. Motion carried 5-0-0.**

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**D. PUBLIC HEARING**

**ITEM 3: Coastal Development Permit CDP21-0009 to construct a 406 square-foot addition, 215 square-foot balcony, and roof deck to an existing single-family dwelling located in the Dana Point Specific Plan (DPSP) Coastal Medium Density Residential (C-RMD) Zoning District at 24412 Santa Clara Avenue.**

Applicant: Kevin and Jan Doud, Property Owners

Address: 24412 Santa Clara Avenue (APN 682-071-11)

Request: Approval of a Coastal Development Permit to construct a 406 square-foot addition, 215 square-foot balcony, and roof deck to an existing single-family dwelling located within the DPSP, C-RMD Zoning District, Coastal Development (CD) District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP21-0009.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project

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involves an addition to an existing structure provided that the addition will not result in an increase of more than 50 percent

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

### **PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Gabbard, seconded by Commissioner Dhingra, to approve Coastal Development Permit CDP21-0009 to construct a 406 square-foot addition, 215 square-foot balcony, and roof deck to an existing single-family dwelling located within the DPSP, C-RMD Zoning District, Coastal Development (CD) District, and the Appeals Jurisdiction of the California Coastal Commission, located at 24412 Santa Clara Avenue. Motion carried 5-0-0.

<b>AYES:</b>	Nelson, Dohner, Opel, Gabbard, Dhingra
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

### **E. OLD BUSINESS**

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

**Brenda Wisneski** (Director of Community Development) provided an update that the Subcommittee finalized the initial draft. Upon receiving feedback from the Coastal Commission staff, a workshop will be held at a Planning Commission meeting. Following, the goal is to hold a Public Hearing in April 2022.

### **F. NEW BUSINESS**

#### **ITEM 5: 2021 Annual Housing Element Progress Report**

<u>Applicant:</u>	City of Dana Point
<u>Location:</u>	Citywide
<u>Request:</u>	To review the 2021 Annual Housing Element Progress Report, as required by State law, to show progress on the General Plan Housing Element.

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Recommendation: That the Planning Commission review the 2021 Annual Housing Element Progress Report and forward to the City Council.

Environmental: In accordance with CEQA, the 6<sup>th</sup> Cycle 2021-2029 Housing Element was found to be categorically exempt pursuant to Section 15061(b)(3). The Annual Housing Element Progress Report does not require further CEQA action.

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

## **PUBLIC COMMENTS**

There were no Public Comments.

**ACTION: No action needed. Received and filed.**

## **G. STAFF REPORTS**

There were no Staff Reports.

## **H. COMMISSIONER COMMENTS**

Commissioner Gabbard stated he is looking forward to the Dana Point Festival of Whales on March 5-6.

Vice-Chair Dohner stated one can see the boat building information for the Whale Festival in the *Dana Point Times* as well as *San Clemente Times*.

## **I. ADJOURNMENT**

Chair Nelson adjourned the meeting at 6:18 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, March 14, 2022, in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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Eric Nelson, Planning Commission