

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

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

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 6:00pm.

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.

**CITY OF DANA POINT
PLANNING COMMISSION**

February 28, 2022
6:00pm – 6:18pm

REGULAR MEETING ACTION MINUTES

PAGE 2

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

**CITY OF DANA POINT
PLANNING COMMISSION**

February 28, 2022
6:00pm – 6:18pm

REGULAR MEETING ACTION MINUTES

PAGE 3

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.

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

**CITY OF DANA POINT
PLANNING COMMISSION**

February 28, 2022
6:00pm – 6:18pm

REGULAR MEETING ACTION MINUTES

PAGE 4

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 6th 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.


Eric Nelson, Planning Commission