

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

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March 14, 2022  
6:00pm - 6:37pm

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

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**CALL TO ORDER REGULAR MEETING**

**Vice-Chair Dohner** called the Regular Meeting of the Dana Point Planning Commission to order at 6:00pm.

**PLEDGE OF ALLEGIANCE**

**Commissioner Gabbard** led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: Chair Eric Nelson

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

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting February 28, 2022**

**ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Opel, to approve the Minutes of the Regular Planning Commission Meeting of February 28, 2022, with an amendment pertaining to an email that noted a correction. Motion carried 4-0-1.**

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

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**There were no items on the Consent Calendar. D. PUBLIC HEARING**

**ITEM 2: Site Development Permit SDP21-0018, to permit the construction of a three-story, single-family dwelling on a hillside lot with a roof deck and retaining walls, located at 25172 Manzanita Drive.**

Applicant: Peters Architecture

Address: 25172 Manzanita Drive (APN: 682-137-08)

Request: Approval of a Site Development Permit to permit the construction of a three-story, single-family dwelling (SFD) on a hillside lot with a roof deck and retaining walls.

Recommendation: That the Planning Commission adopt the draft Resolution approving Site Development Permit SDP21-0018.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 - Construction or Conversion of Small Structures) since the project consists of the construction of a new SFD on a hillside condition lot with a roof deck and retaining walls.

**Danny Giometti** (Senior Planner) provided a presentation and answered questions from the Planning Commission.

**PUBLIC COMMENTS**

**Stephan Pride** (Dana Point) stated the need to maintain access to a storm drain located along the project property line.

**Austin Peters** (Applicant) addressed access would be maintained.

**ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Opel, to approve Site Development Permit SDP21-0018, to permit the construction of a three-story, single-family dwelling on a hillside lot with a roof deck and retaining walls, located at 25172 Manzanita Drive. Motion carried 4-0-1.**

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

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**ITEM 3:** Coastal Development Permit CDP22-0005 and Site Development Permit SDP21-0013, to permit the construction of a third story addition to an existing nonconforming, three-story, single-family dwelling located on a lot with a hillside condition and Administrative Modification of Standards AMS21-0006 to permit a reduction in the setback for a proposed third story deck associated with the proposed addition, located at 34191 Blue Lantern Street.

Applicant: Mike Carey

Location: 34191 Blue Lantern (APN: 682-245-19)

Request: Approval of a Coastal Development Permit and Site Development Permit to permit the construction of a third story addition to an existing, nonconforming, three-story, single-family dwelling located on a lot with a hillside condition, and an Administrative Modification of Standards to permit a reduction in the setback for a proposed third story deck associated with the proposed addition.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP22-0005, Site Development Permit SDP21-0013, and Administrative Modifications of Standards.

Environmental: The designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect to the environment via this designation.

**Commissioner Opel** stated she had a conflict of interest and would not participate in the item and left the Chamber at 6:16 p.m.

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

### **PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Dhingra, seconded by Commissioner Gabbard, to approve Coastal Development Permit CDP22-0005 and Site Development Permit SDP21-0013, to permit the construction of a third story addition to an existing nonconforming, three-story, single-family dwelling located on a lot with a hillside condition and

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**Administrative Modification of Standards AMS21-0006 to permit a reduction in the setback for a proposed third story deck associated with the proposed addition, located at 34191 Blue Lantern Street. Motion carried 3-0-2.**

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

Commissioner Opel returned to the Chamber at 6:32 p.m.

**E. OLD BUSINESS**

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

Brenda Wisneski (Director of Community Development) noted that there are no updates to be reported and staff is waiting to hear back from the Coastal Commission.

**F. NEW BUSINESS**

**ITEM 5: Historic Resource Application HRA22-0001, a request for Historical Resource Designation and participation in The Mills Act Program at 33812 El Encanto.**

Applicant: Victoria Pilko

Location: 33812 El Encanto (APN: 682-103-52)

Request: The applicant seeks to have a residential structure placed on the Dana Point Historic Resource Register. The applicant also requests a recommendation to enter into an agreement with the City for participation in the Mills Act Program.

Recommendation: That the Planning Commission adopt a Resolution designating the residential structure located at 33812 El Encanto as a locally significant historical structure on the City's Historic Register and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program.

Environmental: The designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect to the environment via this designation.

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**John Ciampa** (Senior 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 Historic Resource Application HRA22-0001, a request for Historical Resource Designation and participation in The Mills Act Program at 33812 El Encanto. Motion carried 4-0-1.

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

**G. STAFF REPORTS**

There were no Staff Reports.

**H. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**I. ADJOURNMENT**

Chair Nelson adjourned the meeting at 6:37 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, March 28, 2022, in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

  
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Eric Nelson, Planning Commission