

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

March 28, 2022
6:02pm - 7:11pm

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 6:02pm.

PLEDGE OF ALLEGIANCE

Commissioner Gabbard led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: Commissioner Ashok Dhingra

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

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting March 14, 2022

ACTION: Motion made by Commissioner Opel, seconded by Vice-Chair Dohner, to approve the Minutes of the Regular Planning Commission Meeting of March 14, 2022, with the title correction of Chair Opel to Commissioner Opel on page 4. Motion carried 4-0-1.

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

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: Coastal Development Permit CDP21-0002, Site Development Permit SDP21-0006, Vesting Tentative Tract Map VTTM21-0001, and Variance V21-0001 (for reduced ground floor-to-floor height), for the development of a three story, 39,000 square foot mixed-use structure comprised of eighteen (18) residential condominium units and 4,963 square feet of commercial space located at 24722 Del Prado Avenue.

Applicant: Brattle Street Ventures, LLC

Address: 24722 Del Prado Avenue (APN: 682-182-07)

Request: A request to develop a mixed-use structure comprised of eighteen (18) residential condominium units and 4,963 square feet of commercial space with reduced ground floor-to-floor heights, comprised of one restaurant with outdoor dining, a retail suite and two art gallery/furniture stores within the Town Center Plan area. Although the applicant is requesting a variance for a reduction in the ground floor-to-floor height, the total height of project will not exceed the forty (40) height limitation contained in the TCP.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP21-0002, Site Development Permit SDP21-0006, Vesting Tentative Tract Map VTTM21-0001, and Variance V21-0001.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15332 (Class 32-In-Fill Development Projects) in that Class 32 exemptions provides for in-fill development projects on project sites that are five acres or less, are surrounded by urban uses, are consistent with all applicable General Plan designations and policies and all Zoning designations and regulations, do not have a significant effects relating to Land Uses, Habitat, Traffic, Noise, Air Quality or Water Quality, can be adequately served by all required utilities and public resources, and there are no unusual circumstances associated with the project site, are Categorically Exempt from the provisions of CEQA.

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

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PUBLIC COMMENTS

Karen Martin (Spoke on the behalf of Applicant) referenced steps taken to involve community and receive feedback.

Robert Theel (Applicant) answered questions from the Planning Commissioners that arose from the presentation.

Paul Wyatt (Dana Point) spoke in support of the project.

Jim Miller (Dana Point) spoke in support of the project.

Wik Mueller (Capistrano Beach) spoke in support of the project

Terry Hirschag (Dana Point) spoke in support of the project.

Patrick Prendivilly (Dana Point) spoke in support of the project.

Mary Gieselman (Dana Point) expressed potential noise concerns related to the project.

ACTION: Motion made by Commissioner Opel, seconded by Vice-Chair Dohner, to approve Coastal Development Permit CDP21-0002, Site Development Permit SDP21-0006, Vesting Tentative Tract Map VTTM21-0001, and Variance V21-0001 (for reduced ground floor-to-floor height), for the development of a three story, 39,000 square foot mixed-use structure comprised of eighteen (18) residential condominium units and 4,963 square feet of commercial space located at 24722 Del Prado Avenue. Motion carried 4-0-1.

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

E. OLD BUSINESS

ITEM 3: Short-Term Rental Subcommittee Update

Brenda Wisneski (Director of Community Development) updated the Planning Commissioners that the STR subcommittee would meet on Tuesday, March 29, 2022. She noted that there a public workshop tentatively scheduled for the Planning Commission meeting on April 11, 2022 to review the draft STR Program.

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F. NEW BUSINESS

Chair Nelson motioned for Item 4 to be held prior to Item 2.

ITEM 4: Public Art for the St. Edward Church Project.

Applicant: St. Edward the Confessor Church

Location: 33926 Calle La Primavera (APN: 682-361-01)

Request: That the Planning Commission approve the public art for the St. Edward Church project.

Recommendation: That the Planning Commission adopt the Resolution approving the proposed public art components of the St. Edward Church Project.

Environmental: Pursuant to Section 15061 (b)(3) the proposed activity will cause no significant effect on the environment and is therefore not subject to the California Environmental Quality Act (CEQA).

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 Chair Nelson, to approve the proposed public art components of the St. Edward Church project located at, 33926 Calle La Primavera. Motion carried 4-0-1.

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

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

Vice-Chair Dohner stated how well everything went tonight.

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Chair Nelson stated how great it was to see the fellow Planning Commissioners at the Planning Commission Academy held in Northern California last week.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at 7:11 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, April 11, 2022, in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.



Eric Nelson, Planning Commission