

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

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April 25, 2022  
6:00pm - 6:28pm

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**

**John Ciampa** (Senior Planner) led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Chair Eric Nelson, Vice-Chair Roy 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), and DJ Sutorius (Senior Administrative Assistant)

**ITEM 1: Reorganization of the Planning Commission**

- a) Select nominations and vote for Chairperson

**ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Dhingra, to appoint Commissioner Gabbard to serve as Chair of the Planning Commission. Motion carried 5-0-0.**

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

- b) Select nominations and vote for Vice-Chairperson

**ACTION: Motion made by Chair Nelson, seconded by Commissioner Opel, to appoint Commissioner Dhingra to serve as Vice-Chair of the Planning Commission. Motion carried 5-0-0.**

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

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**A: APPROVAL OF MINUTES**

**ITEM 2: Minutes of the Regular Planning Commission Meeting April 11, 2022**

**ACTION:** Motion made by Vice-Chair Dohner, seconded by Commissioner Gabbard, to approve the Minutes of the Regular Planning Commission Meeting of April 11, 2022 with the condition that Vice-Chair Dohner's comment reflects him solely thanking City Staff for their efforts. Motion carried 5-0-0.

**AYES:** Nelson, Dohner, Opel, Gabbard, Dhingra  
**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 3: Local Coastal Program Amendment LCPA22-0002 and Zone Text Amendment ZTA22-0001 to reapprove amendments to various portions of the Zoning Code.**

Applicant: City of Dana Point

Location: Citywide

Request: A request to reapprove various modifications to the Zoning Code and submit to the California Coastal Commission for certification.

Recommendation: That the Planning Commission adopt the draft Resolution recommending the City Council approve Local Coastal Program Amendment LCPA22-0002 and Zone Text Amendment ZTA22-0001.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), this project is exempt per State Code Sections 15162, 15061(b)(3), 21065, and Categorical Exemptions Class 5 - Section 15305 – Minor Alterations to Land Use

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Limitations, Class 7 – Section 15307 – Actions by  
Regulatory Agencies for Protection of Natural Resources

**John Ciampa** (Senior Planner) provided a presentation and answered questions from the Planning Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Gabbard, to approve Local Coastal Program Amendment LCPA22-0002 and Zone Text Amendment ZTA22-0001 to reapprove amendments to various portions of the Zoning Code. 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 Program Subcommittee Update**

Chair Nelson stated that the Subcommittee had met to review revisions to the proposed STR program based on input from the Planning Commission and public. Brenda Wisneski (Director of Community Development) stated the Planning Commission is scheduled to consider the STR Pilot Program on May 9<sup>th</sup>, 2022. Interested parties and permit holders will be notified.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

There were no Staff Reports.

**H. COMMISSIONER COMMENTS**

**Commissioner Opel** thanked Chair Nelson for his hard work as Chair.

**Commissioner Dhingra** echoed Commissioner Opel's statement. He also expressed he would like to hold a Commissioner Workshop pertaining to integrating planning process following his trip to Singapore.

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**Commissioner Gabbard** stated Chair Nelson did a great job as Chair for the Planning Commission.

**Vice-Chair Dohner** congratulated Commissioner Gabbard and Commissioner Dhingra for their new roles as Chair and Vice-Chair for the Planning Commission.

**I. ADJOURNMENT**

**Chair Nelson** adjourned the meeting at 6:28pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, May 9, 2022, in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.



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John Gabbard, Planning Commission