

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

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June 27, 2022  
6:01pm - 6:37pm

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

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**CALL TO ORDER REGULAR MEETING**

**Chair Gabbard** called the Regular Meeting of the Dana Point Planning Commission to order at 6:01pm.

**PLEDGE OF ALLEGIANCE**

**Vice-Chair Dhingra** led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: None

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

**ITEM 1: Minutes of the Regular Planning Commission Meeting May 9, 2022**

**ACTION:** Motion made by Commissioner Opel, seconded by Vice-Chair Dhingra, to approve the Minutes of the Regular Planning Commission Meeting of May 9, 2022. Motion carried 5-0-0.

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

**ITEM 2: Coastal Development Permit CDP20-0007, Site Development Permit SDP20-0010, and Administrative Modifications of Standards AMS22-0001 to construct a new 4,132 square-foot single-family residence, roof deck, and attached two-car garage at 35525 Beach Road.**

Applicant: Ladan and Babak Fallahzadeh

Location: 35525 Beach Road (APN: 691-161-05)

Request: Approval of a Coastal Development Permit, Site Development Permit, and Administrative Modification of Standards to construct a new single-family dwelling, roof deck, and attached two-car garage with stairs that project beyond the structure stringline located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP20-0007, Site Development Permit SDP20-0007, and Administrative Modifications of Standards AMS22-0001.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves the construction of one single-family dwelling in a residential zone.

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

**PUBLIC COMMENTS**

**Dave Gutierrez** (Applicant's Representative) requested a change to deck and made himself available for questions.

**ACTION:** Motion made by Commissioner Dohner, seconded by Vice-Chair Dhingra, to approve Coastal Development Permit CDP20-0007, Site Development Permit SDP20-0010, and Administrative Modifications of Standards AMS22-0001 to construct a new 4,132 square-foot single-

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family residence, roof deck, and attached two-car garage at 35525 Beach Road. Motion carried 5-0-0.

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

**ITEM 3:** Coastal Development Permit CDP21-0004 to demolish a single-family dwelling and construct a new single-family dwelling with an attached garage and Minor Site Development Permit SDP22-0015(M) to allow retaining walls up to a maximum of six (6) feet in height, located at 214 Monarch Bay Drive.

Applicant: Andrade Architects, Inc.

Location: 214 Monarch Bay Drive (APN: 670-111-01)

Request: A Coastal Development Permit to demolish an existing single-family dwelling (SFD) and attached garage, and construct a 5,257 square foot two-story, SFD with an attached garage, and a Minor Site Development Permit to allow retaining walls up to six (6) feet in height within the rear and side yards to create additional outdoor space.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP21-0004 and Minor Site Development Permit SDP22-0015(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction) in that the project involves a new two-story single-family residence with an attached garage and retaining walls up to six (6) feet in height.

Justin Poley (Assistant Planner) provided a presentation.

### **PUBLIC COMMENTS**

Jared Mathis (Owner) introduced himself and made himself available for questions.

**ACTION:** Motion made by Commissioner Nelson, seconded by Commissioner Opel, to approve Coastal Development Permit CDP21-0004 to demolish a single-family dwelling and construct a new single-family dwelling with

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an attached garage and Minor Site Development Permit SDP22-0015(M) to allow retaining walls up to a maximum of six (6) feet in height, located at 214 Monarch Bay Drive. Motion carried 5-0-0.

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

**ITEM 4:** Coastal Development Permit CDP22-0003 to demolish an existing single-family dwelling and detached garage and construct a single-family dwelling with an attached garage and associated exterior improvements within the Coastal Overlay District and Minor Site Development Permit SDP22-0003(M) to allow increased height for retaining walls, located at 408 Monarch Bay.

Applicant: Anders Lasater Architects

Location: 408 Monarch Bay (APN: 670-151-10)

Request: A request to demolish an existing single-family dwelling (SFD) and detached garage and construct a 2,527 square-foot, single-story, SFD with attached garage and associated exterior improvements including a request to allow retaining walls to exceed 30 inches in height in the required front yard and on other areas of the site.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP22-0003 and Minor Site Development Permit SDP22-0003(M).

Environmental: This project is categorically exempt (Class 3 - Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) since the project involves the construction of a single-family residence in a residential zone.

Alyssa Gonzalez (Assistant Planner) provided a presentation.

**PUBLIC COMMENTS**

Anders Lasater (Architect) introduced himself and made himself available for questions.

**ACTION:** Motion made by Vice-Chair Dhingra, seconded by Commissioner Dohner, to approve Coastal Development Permit CDP22-0003 to

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demolish an existing single-family dwelling and detached garage and construct a single-family dwelling with an attached garage and associated exterior improvements within the Coastal Overlay District and Minor Site Development Permit SDP22-0003(M) to allow increased height for retaining walls, located at 408 Monarch Bay. Motion carried 5-0-0.

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**Brenda Wisneski** (Director of Community Development) stated the Planning Commission's action on the Short-Term Rental Program was appealed to City Council. She stated the item has been continued to July 12, 2022, at 6:00 pm. Second, she made mention of an award given by American Planning Association to the City of Dana Point recognizing project manager, Belinda Deines, for the Doheny Village Plan Outreach Program.

**H. COMMISSIONER COMMENTS**

**Commissioner Nelson** acknowledged the City working with the community to come together to find a solution that works for Doheny Village.

**Vice-Chair Dhingra** welcomed Alyssa Gonzalez to the City.

**Commissioner Dohner** welcomed Alyssa Gonzalez to the City.

**Chair Gabbard** welcomed Alyssa Gonzalez to the City. He also stated that the Trolley Hop is Sunday, July 3, 2022. Chair Gabbard commented on the applicant's request on Item 2 to change the design, and he requested that planners speak with applicants to ensure they know not to request changes to plans during the Planning Commission meetings.

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**I. ADJOURNMENT**

**Chair Gabbard** adjourned the meeting at 6:37pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, July 11, 2022, in the City Council Chambers, located at 33282 Golden Lantern, Suite 210, Dana Point, California.



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John Gabbard, Planning Commission Chair