

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

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September 26, 2022  
6:00 pm – 6:53 pm

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 6:00 pm.

**PLEDGE OF ALLEGIANCE**

Vice-Chair Ashok Dhingra led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: None

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

**ITEM 1: Minutes of the Regular Planning Commission Meeting September 12, 2022**

**ACTION:** Motion made by Commissioner Roy Dohner, seconded by Commissioner Eric Nelson, to approve the Minutes of the Regular Planning Commission Meeting of September 12, 2022. Motion carried 4-0-1.

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

**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 CDP22-0014 to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24692 El Camino Capistrano; and**

**Coastal Development Permit CDP22-0023 to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24702 El Camino Capistrano.**

Applicant: Gregg Ramirez/ Nicholson Construction

Locations: 24692 El Camino Capistrano (APN: 682-203-06)  
24702 El Camino Capistrano (APN: 682-203-07)

Request: Coastal Development Permit requests to allow the demolition of two (2) single-family dwellings and the construction of two (2) single-family dwellings (SFD) each on their own separate Coastal Bluff Lot.

Recommendation: That the Planning Commission adopt the draft Resolutions approving:

1. Coastal Development Permit (CDP22-0014) to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24692 El Camino Capistrano; and
2. Coastal Development Permit (CDP22-0023) to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24702 El Camino Capistrano.

Environmental: The proposed projects qualify as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that each project involves the construction of a single-family dwelling (SFD), each on their own separate lot and there are no unusual circumstances present that could result in a significant environmental effect.

**Danny Giometti (Senior Planner) provided a staff report and answered questions from the Commissioners.**

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**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Roy Dohner, seconded by Vice-Chair Ashok Dhingra, to approve Coastal Development Permit CDP22-0014 to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24692 El Camino Capistrano Motion carried 5-0-0.

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

**ACTION:** Motion made by Commissioner Mary Opel, seconded by Commissioner Eric Nelson, to approve Coastal Development Permit CDP22-0023 to demolish an existing single-family dwelling and construct a new single-family dwelling on a coastal bluff lot located at 24702 El Camino Capistrano. Motion carried 5-0-0.

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

**ITEM 3:** Coastal Development Permit CDP22-0021 to demolish a single-family dwelling and construct a new single-family dwelling with an attached garage and Minor Site Development Permit SDP22-0028(M) to allow retaining walls up to a maximum of seven (7) feet in height, located at 199 Monarch Bay Drive.

Applicant: Rory Foubister, Foubister Architects

Location: 199 Monarch Bay Drive (APN: 670-111-58)

Request: A request for a Coastal Development Permit to demolish an existing single-family dwelling (SFD) and attached garage, and construct a 3,384 square foot single-story, SFD with an attached garage, and a Minor Site Development Permit to allow retaining walls up to seven (7) feet in height within the rear yard area to create additional outdoor space and to accommodate the construction of a new pool and spa.

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**Recommendation:** That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP22-0021 and Minor Site Development Permit SDP22-0028(M).

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

Justin Poley (Assistant Planner) provided a staff report and answered questions from the Commissioners.

**PUBLIC COMMENTS**

Taylor Pillsbury (Laguna Beach) spoke in opposition of the project.

John Buckingham (Laguna Beach) spoke in opposition of the project.

Vincent Perez (Laguna Beach) spoke in opposition of the project.

**ACTION:** Motion made by Commissioner Eric Nelson, seconded by Vice-Chair Ashok Dhingra, to approve Coastal Development Permit CDP22-0021 to demolish a single-family dwelling and construct a new single-family dwelling with an attached garage and Minor Site Development Permit SDP22-0028(M) to allow retaining walls up to a maximum of seven (7) feet in height, located at 199 Monarch Bay Drive. Motion carried 5-0-0.

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

**ITEM 4:** Site Development Permit SDP22-0024 approving the construction of a 797 square foot detached Accessory Dwelling Unit (ADU) with a 270 square foot deck located in the rear yard area of a residentially zoned lot with an existing non-conforming single-family dwelling, located at 27001 Calle Juanita.

**Applicant:** Sam Parsi, Domus Plans

**Location:** 27001 Calle Juanita (APN: 123-291-01)

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- Request:** A request to permit the construction of a 797 square foot detached Accessory Dwelling Unit with a 270 square foot deck located in the rear yard area of a residentially zoned lot with an existing non-conforming single-family dwelling.
- Recommendation:** That the Planning Commission adopt the draft Resolution approving Site Development Permit SDP22-0024.
- Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be categorically exempt per Section 15303 (Class 3 - Construction and Conversion of Small Structures) (a) as the project proposes to construct a detached ADU in a residential zone.

Justin Poley (Assistant Planner) provided a staff report and answered questions from the Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Vice-Chair Ashok Dhingra, seconded by Commissioner Eric Nelson, to approve Site Development Permit SDP22-0024 approving the construction of a 797 square foot detached Accessory Dwelling Unit (ADU) with a 270 square foot deck located in the rear yard area of a residentially zoned lot with an existing non-conforming single-family dwelling, located at 27001 Calle Juanita. Motion carried 5-0-0.

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

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**G. STAFF REPORTS**

**Brenda Wisneski** (Director of Community Development) welcomed and introduced Vanessa Rivera (Senior Administrative Assistant) to the City of Dana Point.

**H. COMMISSIONER COMMENTS**

**Commissioner Dohner** welcomed Vanessa Rivera to the City of Dana Point.

**Vice-Chair Dhingra** welcomed Vanessa Rivera to the City of Dana Point.

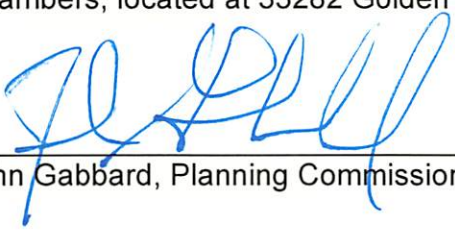
**Commissioner Opel** welcomed Vanessa Rivera to the City of Dana Point and congratulated Chair Gabbard on his election to Dana Point City Council.

**Commissioner Nelson** welcomed Vanessa Rivera to the City of Dana Point and congratulated Community Development Department on their hard work in obtaining certification of the Housing Element.

**Chair Gabbard** welcomed Vanessa Rivera to the City of Dana Point and congratulated Community Development Department on their hard work in preparing the Housing Element.

**I. ADJOURNMENT**

**Chair Gabbard** adjourned the meeting at 6:53 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, October 10, 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