

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

March 13, 2023
6:00 pm – 6:29 pm

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

CALL TO ORDER REGULAR MEETING

Chair Dhingra called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 pm.

PLEDGE OF ALLEGIANCE

Commissioner Dohner led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chair Ashok Dhingra, Vice-Chair Mary Opel, Commissioner Roy Dohner, and Commissioner Abigail Margolle

Planning Commission Members Absent: Commissioner Eric Nelson

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Allison Peterson (Management Analyst), and Eve Cuddihy (Administrative Assistant)

ITEM 1: Minutes of Regular Planning Commission from February 27, 2023

ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Opel, to approve the Minutes of the Regular Planning Commission Meeting of February 27, 2023. Motion carried 4-0-1.

AYES: Dhingra, Opel, Dohner, Margolle
NOES: None
ABSENT: Nelson
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 CDP22-0016 to construct a two-story single-family dwelling, with two attached garages on a vacant lot, with Administrative Modification of Standards AMS23-0001 to allow a 12-foot, eight (8) inch front yard setback for a single-car garage different than the provisions of Planned Residential Development 3 in which the site is located.

Applicant: Brandon Architects, Inc.

Location: 33 Gavina (APN: 672-401-22)

Request: A request to construct a two-story, 5,753 square foot single-family dwelling (SFD), with two attached garages totaling 754 square feet on a vacant lot, with an Administrative Modification of Standards (AMS) request to allow a 12 foot, eight (8) inch front yard setback for a single-car garage different than the provisions (five (5) feet or 20 feet) of Planned Residential Development 3 in which the site is located.

Recommendation: That the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP22-0016 and Administrative Modification of Standards AMS23-0001.

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

Kurth Nelson (Principal Planner) provided a staff report and answered questions from the Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Opel, seconded by Commissioner Dohner, to approve Coastal Development Permit CDP22-0016 to construct a two-story single-family dwelling, with two attached garages on a vacant lot, with Administrative Modification of Standards AMS23-0001 to allow a 12-foot, eight (8) inch front yard setback for a single-car garage different than the provisions of Planned Residential Development 3 in which the site is located. Motion carried 4-0-1.

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

ITEM 3: Coastal Development Permit CDP22-0028 and Minor Site Development Permit SDP22-0057(M) to demolish a single-family dwelling with an attached garage, and construct a 6,597 square foot, two-story, single-family dwelling with an attached 603 square foot garage and multiple retaining walls, located at 32511 Caribbean Drive.

Applicant: James Conrad

Location: 32511 Caribbean Drive (APN: 670-083-03)

Request: Approval of Coastal Development Permit CDP22-0028 and Minor Site Development Permit SDP22-0057(M) to demolish a single-family dwelling with an attached garage, and construct a 6,597 square foot, two-story, single-family dwelling with an attached 603 square foot garage and multiple landscape retaining walls. The project is in the Coastal Overlay District as defined by the City's Zoning Map and includes retaining walls which exceed 30-inches in height.

Recommendation: That the Planning Commission continue the item to the April 10, 2023 Planning Commission Meeting.

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 construction one single-family dwelling and retaining walls in a residential zone.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Opel, to continue the request for Coastal Development Permit CDP22-0031 and Minor Site Development Permit SDP22-0057(M) to the April 10, 2023 Planning Commission Meeting. Motion carried 4-0-1.

AYES: Dhingra, Opel, Dohner, Margolle
NOES: None
ABSENT: Nelson

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ABSTAIN: None

ITEM 4: Coastal Development Permit CDP22-0031 and Minor Site Development Permit SDP22-0048(M) to construct a 1,193 square foot addition to a single-family dwelling and a 90 square foot addition to the garage and a retaining wall over 30 inches (30”) to a maximum of four (4) feet eight (8) inches in height located within the northerly side yard at 208 Monarch Bay Drive.

Applicant: Andrade Architects, Inc.

Location: 208 Monarch Bay Drive (APN: 670-111-04)

Request: A Coastal Development Permit is requested to construct additions to an existing single-family dwelling within the Coastal Zone and the Residential Single Family 4 (RSF 4) Zone, the additions include a 770 square foot addition to the northerly side of the house, a 423 square foot addition to the southerly side of the house and a 90 square foot addition to the southerly side of the attached garage and a Minor Site Development Permit to allow a retaining wall over thirty (30) inches to a maximum of four (4) feet, eight (8) inches in height within the side yard, and a small portion within the front yard to accommodate the northerly addition. The new retaining wall would replace the existing retaining wall within the northerly side yard. The project also includes demolition of an existing 221 square foot gazebo and construction of a replacement gazebo with similar dimensions and in the same location within the rear yard.

Recommendation: That the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP22-0031 and Minor Site Development Permit SDP22-0048(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities) in that the project involves an addition to an existing single-family dwelling, a retaining wall, and demolition and construction of a gazebo.

Brenda Wisneski (Director of Community Development) provided a staff report and answered questions from the Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Vice-Chair Opel, seconded by Commissioner Margolle to approve Coastal Development Permit CDP22-0031 and Minor Site Development Permit SDP22-0048(M) to construct a 1,193 square foot addition to a single-family dwelling and a 90 square foot addition to the garage and a retaining wall over 30 inches (30") to a maximum of four (4) feet eight (8) inches in height located within the northerly side yard at 208 Monarch Bay Drive. Motion carried 4-0-1.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 5: 2022 Annual Housing Element Progress Report

Applicant: City of Dana Point

Location: Citywide

Request: To review the 2022 Annual Housing Element Progress Report, as required by State law, to show progress on the General Plan Housing Element.

Recommendation: That the Planning Commission review the 2022 Annual Housing Element Progress Report and direct Staff to forward to the City Council.

Environmental: In accordance with CEQA, the 6th Cycle 2021-2029 Housing Element was found to be categorically exempt pursuant to Section 15061(b)(3). The Annual Housing Element Progress Report does not require further CEQA action.

Brenda Wisneski (Director of Community Development) provided a staff report and answered questions from the Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Opel to review the 2022 Annual Housing Element Progress Report and direct Staff to forward to the City Council. Motion carried 4-0-1.

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

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

Commissioner Dohner stated that he attended the Festival of Whales and commented that the Dana Point Booth for the General Plan was well represented. He said he enjoyed watching the cardboard boat race and that the Clam Chowder Cook off was terrific.

I. ADJOURNMENT

Chair Dhingra adjourned the meeting at 6:29 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, March 27, 2023, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.


Ashok Dhingra, Planning Commission Chair