

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

May 22, 2023
6:00 pm – 6:34 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 Margolle led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chair Ashok Dhingra, Vice-Chair Mary Opel, Commissioner Eric Nelson, Commissioner Abigail Margolle and Commissioner Luke Boughen.

Planning Commission Members Absent: None

Staff Present: Kurth Nelson (Principal Planner), Jessica Sanders (Deputy City Attorney), John Ciampa (Senior Planner), Danny Giometti (Senior Planner), Alyssa Gonzalez (Assistant Planner), Allison Peterson (Management Analyst), and Martha Ochoa (Senior Administrative Assistant).

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF SPECIAL PLANNING COMMISSION FROM MAY 15, 2023

ACTION: Motion made by Vice-Chair Opel seconded by Commissioner Nelson, to approve the Minutes of the Special Planning Commission Meeting of May 15, 2023. Motion carried 5-0-0.

AYES: Dhingra, Opel, Nelson, Margolle, Boughen
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.

**CITY OF DANA POINT
PLANNING COMMISSION**

May 22, 2023
6:00 pm – 6:34 pm

REGULAR MEETING ACTION MINUTES

PAGE 2

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP23-0010 TO MODIFY AN EXISTING TRELLIS FOR A HISTORIC HOUSE ON A COASTAL BLUFF LOT LOCATED AT 24422 SANTA CLARA AVENUE

Applicant: Edward Lambert

Location: 24422 Santa Clara (APN: 682-071-12)

Request: A request to modify an existing trellis to a deck for a historic house on a coastal bluff lot.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0010.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 (Class 1 – Existing Facilities) and 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines since the project consists of the modification of an attached accessory structure for an existing historic single-family residence. The design of the project complies with the Secretary of the Interior's Standards for Rehabilitation.

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

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Boughen, to approve Coastal Development Permit CDP23-0010 to modify an existing trellis to a deck for a historic house on a coastal bluff lot located at 24422 Santa Clara Avenue with the modification to Condition 10 to include "All drainage is required to be directed to Santa Clara and away from the coastal bluff edge", the additional language would also remove Conditions 19-22. Motion carried 5-0-0.

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

**CITY OF DANA POINT
PLANNING COMMISSION**

May 22, 2023
6:00 pm – 6:34 pm

REGULAR MEETING ACTION MINUTES

PAGE 3

ITEM 3: COASTAL DEVELOPMENT PERMIT CDP23-0002 TO ALLOW AN ADDITION TOTALING 291 SQUARE FEET AND REMODEL TO A SINGLE-FAMILY DWELLING LOCATED AT 23741 PERTH BAY

Applicant: Kamps Falcone Architects

Location: 23741 Perth Bay (APN: 682-131-53)

Request: Approval of a Coastal Development Permit to permit additions totaling 291 square feet and remodel to a single-story, single-family dwelling within the Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP23-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(a) (Class 1 – Existing Facilities) in that the project involves additions to an existing single-family dwelling in a residential zone.

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

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Margolle, seconded by Vice-Chair Opel, to approve Coastal Development Permit CDP23-0002 to allow an addition totaling 291 square feet and remodel to a single-family dwelling located at 23741 Perth Bay. Motion carried 5-0-0.

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

**CITY OF DANA POINT
PLANNING COMMISSION**

May 22, 2023
6:00 pm – 6:34 pm

REGULAR MEETING ACTION MINUTES

PAGE 4

ITEM 4: COASTAL DEVELOPMENT PERMIT CDP23-0023 TO CONSTRUCT AN ATTACHED 823 SQUARE FOOT ACCESSORY LIVING QUARTER (ALQ) AND REMODEL TO A SINGLE-FAMILY DWELLING LOCATED AT 189 MONARCH BAY DRIVE

- Applicant: R.D. Pinault Co.
- Location: 189 Monarch Bay Drive (APN: 670-111-49)
- Request: Approval of a Coastal Development Permit to construct an attached accessory living quarters (ALQ) and remodel to an existing single-story, single-family dwelling within the City's Coastal Zone and the Appeals Jurisdiction of the California Coastal Commission.
- Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP23-0023.
- Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(a) (Class 1 – Existing Facilities) in that the project involves an addition to an existing single-family dwelling.

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

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Margolle, to approve Coastal Development Permit CDP23-0023 to construct an attached 823 square foot Accessory Living Quarter (ALQ) and remodel to a single-family dwelling located at 189 Monarch Bay Drive with the modification raised by Vice-Chair Opel. Motion carried 5-0-0.

- AYES:** Dhingra, Opel, Nelson, Margolle, Boughen
NOES: None
ABSENT: None
ABSTAIN: None

CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING ACTION MINUTES

May 22, 2023
6:00 pm – 6:34 pm

PAGE 5

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 5: SIGN PROGRAM PERMIT SPP23-0001 FOR A SINGLE TENANT SERVICE STATION (VALERO GAS STATION) LOCATED AT 34131 DOHENY PARK ROAD

Applicant: Sign Development Inc.

Location: 34131 Doheny Park Road (APN: 121-254-14)

Request: Approval of a Sign Program for a single-tenant service station (Valero Gas Station) located at 34131 Doheny Park Road.

Recommendation: That the Planning Commission adopt the draft Resolution approving Sign Program Permit SPP23-0001 for a single tenant service station (Valero Gas Station) located at 34131 Doheny Park Road.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 (a) of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of minor alterations to an existing structure.

Alyssa Gonzalez (Assistant Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Opel, seconded by Commissioner Nelson, to approve Sign Program Permit SPP23-0001 for a single tenant service station (Valero Gas Station) located at 34131 Doheny Park Road. Motion carried 5-0-0.

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

**CITY OF DANA POINT
PLANNING COMMISSION**

May 22, 2023
6:00 pm – 6:34 pm

REGULAR MEETING ACTION MINUTES

PAGE 6

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

Chair Dhingra commented on a Washington Post “Granny flats’ article on Accessory Dwelling Units (ADU) with very good insight to where the legislators are going next.

I. ADJOURNMENT

Chair Dhingra adjourned the meeting at **6:34 pm**. The *next* Regular Meeting of the Planning Commission will be held on Monday, June 12, 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