

# CITY OF DANA POINT

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Monday  
February 26, 2024  
6:00 p.m.



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

## **PLANNING COMMISSION REGULAR MEETING AGENDA**

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PUBLIC COMMENT MAY BE PROVIDED IN-PERSON, ELECTRONICALLY, OR BY MAIL ATTN: PLANNING DEPARTMENT, 33282 GOLDEN LANTERN, DANA POINT, CA 92629. IN ORDER TO BE PROVIDED TO THE PLANNING COMMISSIONERS *PRIOR* TO THE MEETING, COMMENTS MUST BE RECEIVED BY 4:00P.M. ON THE DAY OF THE MEETING. ALL WRITTEN COMMENTS SHOULD INCLUDE THE DATE OF THE MEETING AS WELL AS REFERENCE TO THE AGENDA NUMBER, IF APPLICABLE. WRITTEN COMMENTS WILL NOT BE READ ALOUD DURING THE MEETING BUT WILL BE INCLUDED IN THE MEETING RECORD.

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL** Chair Ashok Dhingra, Vice-Chair Mary Opel, Commissioner Luke Boughen, Commissioner Deana Christakes, Commissioner Eric Nelson

### **A. APPROVAL OF MINUTES**

**ITEM 1:** [MINUTES OF REGULAR PLANNING COMMISSION FROM JANUARY 22, 2024](#)

### **B. PUBLIC COMMENTS**

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

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**C. CONSENT CALENDAR**

**D. PUBLIC HEARING**

**ITEM 2: COASTAL DEVELOPMENT PERMIT CDP24-0001 TO ALLOW THE MONARCH BAY HOMEOWNER ASSOCIATION (HOA) TO PROHIBIT SHORT-TERM RENTALS IN THEIR COMMUNITY**

Applicant: Elizabeth Reed

Location: Near the intersection of Pacific Coast Hwy and Monarch Bay Drive

Request: Approval of Coastal Development Permit to prohibit Short Term Rentals from operating within the Monarch Bay Homeowner Association.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP24-0001.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the prohibition of short-term rentals in the Monarch Bay Homeowners Association does not result in a change of use or intensification of the Property. Alternatively, the prohibition of STRs in the HOA does not qualify as a “project” because it does not authorize any new construction or development in the City. Further, in the event the actions in adopting the CDPs are not exempt, the City has satisfied its CEQA obligations and no additional review is required pursuant 14 CCR 15162, as the City has previously adopted a Mitigated Negative Declaration by Resolution 13-12-03-08 relating to short term rentals.

Staff Contact Information: John Ciampa (Principal Planner)  
Email: [jciampa@danapoint.org](mailto:jciampa@danapoint.org)  
Phone: (949) 248-3591

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**E. OLD BUSINESS**

**F. NEW BUSINESS**

**ITEM 3: 2023 ANNUAL HOUSING ELEMENT PROGRESS REPORT**

Applicant: City of Dana Point

Location: Citywide

Request: To review the 2023 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 2023 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.

Staff Contact Information: Natalie Tran (Assistant Planner)  
Email: [ntran@danapoint.org](mailto:ntran@danapoint.org)  
Phone: (949) 248-3549

**G. STAFF REPORTS**

**Status of the General Plan Update process** (Brenda Wisneski, Director of Community Development)

**H. COMMISSIONER COMMENTS**

**I. ADJOURNMENT**

The *next* Regular Meeting of the Planning Commission will be held on March 11, 2024, 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.

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**CERTIFICATION**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )  
CITY OF DANA POINT )

**AFFIDAVIT OF POSTING**

I, Brenda Wisneski, Community Development Director of the City of Dana Point, do hereby certify that on or before February 23, 2024, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.

  
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Brenda Wisneski, Director  
Community Development Department

PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH A DISABILITY WHO REQUIRE A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A MEETING, INCLUDING AUXILIARY AIDS OR SERVICES, MAY REQUEST SUCH MODIFICATION OR ACCOMMODATION FROM THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563 (TELEPHONE) OR (949) 248-9920 (FACSIMILE). NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THE MEETING.