

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

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October 28, 2019  
6:02 p.m. – 7:05 p.m.

Dana Point Community Center  
34052 Del Obispo Street  
Dana Point, CA 92629

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**CALL TO ORDER REGULAR MEETING**

Chair Dohner called the Regular Meeting of the Dana Point Planning Commission to order at 6:02 p.m.

**PLEDGE OF ALLEGIANCE**

**Matt Schneider** (Director of Community Development) led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Chair Roy Dohner, Vice-Chair Mary Opel, Commissioner Eric Nelson, Commissioner Danni Murphy, Commissioner Scott McKhann

Planning Commission Members Absent: None

Staff Present: Matt Schneider (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Sean Nicholas (Senior Planner), Staci Hudson (Assistant Administrative Analyst), and Eve Cuddihy (Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting October 14, 2019**

**ACTION: Motion made by Commissioner Murphy, seconded by Commissioner Nelson to approve the Minutes of the Regular Planning Commission Meeting of October 14, 2019. Motion carried 5-0-0.**

<b>AYES:</b>	Dohner, Opel, Nelson, Murphy, McKhann
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Minor Conditional Use Permit CUP18-0021(M) to install a columbarium within the existing contemplation garden at the rear of the project site. A columbarium is a conditionally permitted use in the Community Facilities (CF) zoning district. The project site is the Gloria Dei Church located at 33501 Stonehill Drive.**

Applicant: David Mattson

Address: 33501 Stonehill Drive  
(APN: 628-211-02)

Recommendation: That the Planning Commission adopt the attached draft resolution approving Minor Conditional Use Permit CUP18-0021(M) (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 – New Construction) California Code of Regulations. Class 3(c) of the CEQA Guidelines stipulates that projects that are consistent with the applicable General Plan and zoning regulations, and a non-residential development less than 10,000 square feet are categorically exempt from CEQA.

Request: A request to install a columbarium within the existing contemplation garden at the rear of the project site.

**Sean Nicholas** (Senior Planner) provided a presentation and answered questions from the Planning Commission.

**PUBLIC COMMENTS**

**Parag Gondhalekar** (Dana Point) spoke in opposition to the project, stating that the columbarium goes against his religious beliefs. He also opposed the project on grounds of social stigma and potential impacts on property values.

**Brian Bousman** (Dana Point) spoke in opposition of the project, citing religious differences and concerns that the church would be unable to keep the presence of the columbarium off of the internet.

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**Lilia Smith** (Dana Point) spoke in opposition to the project, stating that she purchased her home prior to this proposed project, and that she does not want to live next to a cemetery. She also voiced her concerns regarding religious differences, traffic, property values, and homelessness.

**Dennis Pysz** (Dana Point) spoke in favor of the project, arguing that a columbarium differs from a cemetery. He indicated that he works in real estate and there is no evidence the project would affect property values.

**Huy Dang** (Dana Point) spoke in opposition to the project, citing concerns for the neighborhood.

**Christian Asis** (Dana Point) spoke in favor of the project, indicating the church is trying to benefit the community with this project.

**Bill Ramsey** (Aliso Viejo) spoke in favor of the project as a former Dana Point resident, stating that it is common in other places such as the East Coast to have columbariums in residential areas.

**David Warneke** (Dana Point) spoke in favor of the project, stating that a columbarium is an environmentally sensitive option.

**Sam Pourbabak** (Dana Point) spoke in opposition to the project, stating that his home faces the project site and he has concerns for his young child seeing the site from their home.

**David Mattson** (Dana Point, Applicant and Pastor of Gloria Dei Church) spoke in favor of the project, speaking to the subtle appearance of the project, and indicating that impacts regarding traffic would be minimal. He stated that the church would not be advertising the columbarium online, the costs per niche will cover maintenance expenses, and that pre-school attendance is would be unaffected.

**ACTION:** Motion made by Commissioner McKhann, seconded by Commissioner Nelson, approving Resolution No. 19-10-14-24, approving Minor Conditional Use Permit CUP18-0021(M) to install a columbarium within the existing contemplation garden at the rear of the project site. A columbarium is a conditionally permitted use in the Community Facilities (CF) zoning district. The project site is the Gloria Dei Church located at 33501 Stonehill Drive. Motion carried 3-0-2.

**AYES:** Opel, Nelson, McKhann  
**NOES:** Dohner, Murphy  
**ABSENT:** None  
**ABSTAIN:** None

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**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**Matt Schneider** (Director of Community Development) indicated that the meeting scheduled for November 11, 2019 will be canceled for Veteran's Day. The next Regular Meeting of the Planning Commission will instead be held on November 18, 2019. He indicated that this will be his last meeting as Director of Community Development, with Kelly Reenders stepping in next meeting as Interim Director. He thanked staff and the Planning Commission for their hard work.

**H. COMMISSIONER COMMENTS**

**Commissioner Nelson** indicated that Matt would be missed and that he enjoyed their time working together. He thanked Matt for his hard work.

**Commissioner Murphy** stated that Matt was always available for questions, and is very kind and thoughtful.

**Vice-Chair Opel** wished Matt good luck in his new position.

**Commissioner McKhann** stated that Matt will be sorely missed but not forgotten.

**Chair Dohner** thanked Matt for the helpful orientation binders for the Planning Commissioners, and congratulated him on his new position.

**I. ADJOURNMENT**

Chair Dohner adjourned the meeting at 7:05 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, November 18, 2019 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

  
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Roy Dohner, Planning Commission