

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

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January 13, 2020  
6:03 p.m. – 7:17 p.m.

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
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 6:03 p.m.

**PLEDGE OF ALLEGIANCE**

**Johnathan Ciampa** (Senior Planner) 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: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Belinda Deines (Interim Principal Planner), Johnathan Ciampa (Senior Planner), Danny Giometti (Associate Planner), Staci Hudson (Assistant Administrative Analyst), and Eve Cuddihy (Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting December 9, 2019**

**ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Murphy to approve the Minutes of the Regular Planning Commission Meeting of December 9, 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: Site Development Permit SDP18-0046 to permit the construction of a three-story single-family dwelling on a hillside condition lot at 25166 Manzanita Drive.**

Applicant: Rod Jeheber

Address: 25166 Manzanita Drive  
(APN 682-137-07)

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP18-0046 (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 - Construction or Conversion of Small Structures) since the project consists of the construction of a new SFD.

Request: Approval of a Site Development Permit (SDP) to permit the construction of a three-story single-family dwelling (SFD) on a hillside condition lot with an existing foundation with partial framing and retaining walls.

**Danny Giometti** (Associate Planner) provided a presentation and answered questions from the Planning Commission.

**PUBLIC COMMENTS**

**Wayne Via** (Dana Point) spoke about the project, suggesting that a railing above the retaining wall be installed for safety purposes for surrounding neighbors and guests.

**ACTION:** Motion made by Commissioner McKhann, seconded by Commissioner Nelson approving Resolution No. 20-01-13-01 approving Site Development Permit SDP18-0046 to permit the construction of a three-story single-family dwelling on a hillside condition lot at 25166 Manzanita Drive, with the following additional conditions of approval:

1. Pursuant to Sections 9.35.80(e)(13) and 9.35.070(2)(A) of the DPZC, two (2) assigned and covered stalls within a garage, each stall with a minimum dimension of 20 feet in depth by 10 feet in width, are required

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for the subject property. Items, such as storage, shall not impede the ability for two vehicles to park in the garage.

2. A guardrail shall be placed atop the existing retaining wall on the subject lot. A separate permit, plans, and structural calculations for the guardrail shall be submitted to the Building Division subject to applicable requirements of the 2019 CBC.

**Motion carried 5-0-0.**

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

- ITEM 3: Coastal Development Permit CDP19-0018 and Site Development Permit SDP19-0030 to demolish a single-family residence and construct a 5,333 square-foot single-family residence and attached three-car garage, and allow increased retaining wall height and maximum driveway grade at 32081 Sea Island Drive.**

**Applicant:** Balakrishna Sundar

**Address:** 32081 Sea Island Drive  
(APN 670-172-05)

**Recommendation:** That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP19-0018 and Site Development Permit SDP19-0030.

**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 of one single-family dwelling in a residential zone.

**Request:** Approval of a Coastal Development Permit and Site Development Permit to allow demolition of a single-family dwelling and construction of a new single-family dwelling and attached three-car garage, and allow increased retaining wall height and maximum driveway grade located within the City's Coastal Overlay District (California Coastal Zone). The property is not located within the Appeals Jurisdiction of the California Coastal Commission.

**Belinda Deines** (Interim Principal Planner) provided a presentation and answered questions from the Planning Commission.

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**PUBLIC COMMENTS**

**Brion Jeanneatte** (Architect) answered questions from the Planning Commission regarding the driveway, and spoke to their outreach efforts with the neighbors regarding the design of the project.

**ACTION:** Motion made by Commissioner Nelson, seconded by Commissioner Murphy approving Resolution No. 20-01-13-02 approving Coastal Development Permit CDP19-0018 and Site Development Permit SDP19-0030 to demolish a single-family residence and construct a 5,333 square-foot single-family residence and attached three-car garage, and allow increased retaining wall height and maximum driveway grade at 32081 Sea Island Drive. Motion carried 5-0-0.

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

**ITEM 4:** Tentative Parcel Map TPM18-0001, Site Development Permit SDP16-0025, to permit the construction of a three-story, duplex condominium on a hillside condition lot with a request to waive the required fifth parking space, and increased height retaining walls located within the Residential Multiple-Family (RMF-14) zoning district at 34072 Colegio Drive.

**Applicant:** Khosroo Esfahani

**Address:** 34072 Colegio Drive  
(APN: 682-292-09)

**Recommendation:** That the Planning Commission adopt the attached Resolution approving Tentative Parcel Map and Site Development Permit.

**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the Project proposes the construction of a duplex condominium on a vacant lot within an urbanized area.

**Request:** Approval of a Tentative Parcel Map and Site Development Permit to allow the construction of a three-story duplex condominium on a hillside condition lot with a request to waive the required fifth parking space and increase the retaining wall heights.

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

**PUBLIC COMMENTS**

**Christopher Dutra** (Dana Point) spoke in opposition to the project, noting that the project would obstruct his ocean views and was too large for the neighborhood. He also voiced his concerns regarding parking.

**Marlene Lopez** (Dana Point) spoke in opposition to the project, stating that the parking waiver should be denied due to lack of parking in the neighborhood.

**Sara Lomonico** (Dana Point) voiced her concerns regarding parking and lack of public transportation throughout the neighborhood. She also spoke regarding privacy concerns.

**Marilyn Gardner** (Dana Point) stated she was pleased the empty lot was being built upon, and remained neutral on the project, although she did sympathize with other neighbors losing their ocean views.

**ACTION:** Motion made by Commissioner Nelson, seconded by Commissioner McKhann approving Resolution No. 20-01-13-03 approving Tentative Parcel Map TPM18-0001, Site Development Permit SDP16-0025, to permit the construction of a three-story, duplex condominium on a hillside condition lot with a request to waive the required fifth parking space, and increased height retaining walls located within the Residential Multiple-Family (RMF-14) zoning district at 34072 Colegio Drive, with the following additional condition of approval:

1. Pursuant to Sections 9.35.80(e)(13) and 9.35.070(2)(A) of the DPZC, two (2) assigned and covered stalls within each garage are required for the subject property. Each stall shall have a minimum dimension of 20 feet in depth by 10 feet in width. Items, such as storage, shall not impede the ability for two vehicles to park in the garage.

**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

**E. OLD BUSINESS**

There was no Old Business.

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**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**Brenda Wisneski** (Director of Community Development) introduced herself as the new Director of Community Development, and said she was excited to work with everyone.


**H. COMMISSIONER COMMENTS**

**Commissioner McKhann** hoped everyone had a happy New Year, and requested to change the water carafes to water bottles.

**Commissioner Nelson** agreed with Commissioner McKhann and suggested the use of reusable water bottles over the current carafes.

**I. ADJOURNMENT**

Chair Dohner adjourned the meeting at 7:17 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, January 27, 2020 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



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Roy Dohner, Planning Commission