

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

---

September 28, 2020  
6:04 p.m. – 7:42 p.m.

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

---

**CALL TO ORDER REGULAR MEETING**

Chair Opel called the Regular Meeting of the Dana Point Planning Commission to order at 6:04 p.m.

**PLEDGE OF ALLEGIANCE**

**Commissioner Murphy** led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Jeff Rosaler (Community Development Manager), Johnathan Ciampa (Senior Planner), Justin Poley (Assistant Planner), Allison Peterson (Senior Administrative Assistant), and Eve Cuddihy (Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting September 14, 2020**

**ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner McKhann, to approve the Minutes of the Regular Planning Commission Meeting of September 14, 2020. Motion carried 5-0-0.**

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

September 28, 2020  
6:04 p.m. – 7:42 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 2

---

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP20-0012 a request to permit the demolition and reconstruction of a freestanding block wall and associated structures and Minor Site Development Permit SDP20-0015(M) for the wall to exceed maximum height limits located near the southeast corner of Pacific Coast Highway and Monarch Bay Drive/Crown Valley Parkway**

Applicant: Summers/Murphy & Partners, Inc.

Address: Near the southeast corner of the intersection of Pacific Coast Highway and Monarch Bay Drive/Crown Valley Parkway, (APN(s): 670-131-16, 670-151-01, 670-151-29 and 670-131-15) and the adjacent PCH right-of-way.

Request: A request to permit the demolition and reconstruction of a freestanding masonry block wall which exceeds the maximum height limit. Associated improvements include landscape and hardscape rehabilitation on both sides of the wall, including a new irrigation system, and amenities including a bench, picnic table and trash receptacle on the Monarch Bay community's side of the wall.

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP20-0012 and Minor Site Development Permit SDP20-0015(M) (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 freestanding wall and associated appurtenant structures.

**Justin Poley** (Assistant Planner) provided a presentation and answered questions from the Planning Commission.

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

September 28, 2020  
6:04 p.m. – 7:42 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 3

---

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner McKhann, seconded by Commissioner Dohner, approving Coastal Development Permit CDP20-0012 a request to permit the demolition and reconstruction of a freestanding block wall and associated structures and Minor Site Development Permit SDP20-0015(M) for the wall to exceed maximum height limits located near the southeast corner of Pacific Coast Highway and Monarch Bay Drive/Crown Valley Parkway. Motion carried 5-0-0.

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

**ITEM 3: Planning Commission Workshop on the development of a Short-Term Rental Pilot Program and enhanced regulations**

Applicant: City of Dana Point

Address: Citywide

Recommendation: That the Planning Commission:

- 1) conduct the initial workshop to discuss: the existing Short Term Rental program, additional best management practices and enhanced regulations for the development of a Short-Term Rental Pilot Program, and
- 2) consider establishing a Planning Commission Subcommittee to assist in development of the Pilot Program and obtaining stakeholder input.

**Johnathan Ciampa** (Senior Planner) and **Jeff Rosaler** (Community Development Manager) provided a presentation and answered questions from the Planning Commission.

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

September 28, 2020  
6:04 p.m. – 7:42 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 4

---

**PUBLIC COMMENTS**

**George Ray** (Dana Point) spoke in favor of a short-term rental pilot program.

**Deana Slocum** (Dana Point) spoke in favor of a short-term rental pilot program.

**Miriam Rupke** (Dana Point) spoke in favor of a short-term rental pilot program.

**Joe McNulty** (Dana Point) spoke in favor of a short-term rental pilot program.

**Jeff Perry** (Dana Point) spoke in favor of a short-term rental pilot program.

**ACTION:** Motion made by Vice-Chair Nelson, seconded by McKhann, to form a subcommittee that will work closely with Staff and Stakeholders to gather community input on short-term rentals and return to the Planning Commission for a drafting of a short-term pilot program. Motion carried 5-0-0.

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

Following the motion, Vice-Chair Nelson and Commissioner Dohner volunteered to be on the subcommittee.

**G. STAFF REPORTS**

**Brenda Wisneski** (Director of Community Development) thanked the Commissioners for the discussion and future efforts to making the short-term rental pilot program part of the community.

**H. COMMISSIONER COMMENTS**

**Commissioner McKhann** inquired about the status of the Wave Hotel. He also commented that the short-term rental program seems to be on a good path and he is optimistic.

**Brenda Wisneski** (Director of Community Development) responded to Commissioner McKhann's inquiry and stated that the Wave Hotel submitted an extension to the California Coastal Commission for their Coastal Development Permit.

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

September 28, 2020  
6:04 p.m. – 7:42 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 5

---

**I. ADJOURNMENT**

Chair Opel adjourned the meeting at 7:42 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, October 12th, 2020 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

---

Mary Opel, Planning Commission