

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

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December 14, 2020  
6:01 p.m. – 7:20 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 Opel called the Regular Meeting of the Dana Point Planning Commission to order at 6:01 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), Johnathan Ciampa (Senior Planner), Sean Nicholas (Senior Planner) (Teleconference), Danny Giometti (Associate Planner), Staci Sheaks (Management Analyst), and Eve Cuddihy (Administrative Assistant)

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Regular Planning Commission Meeting November 9, 2020**

**ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Murphy, to approve the Minutes of the Regular Planning Commission Meeting of November 9, 2020. Motion carried 5-0-0.**

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP20-0011 to permit a remodel, 1,322 square foot addition, and minor site improvements to a single-family dwelling on a coastal bluff lot at 37 Monarch Bay Drive**

Applicant: Danahy Architects

Address: 37 Monarch Bay (APN 670-141-35)

Request: A request to permit a remodel, 1,322 square foot addition, and minor site improvements to an existing single-family dwelling (SFD) on a coastal bluff lot.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP20-0011.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 of the CEQA Guidelines (Classes 1 – Existing Facilities) since the project consists of an addition and minor site improvements for an existing SFD.

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

**PUBLIC COMMENTS**

There were no Public Comments

**ACTION: Motion made by Commissioner Dohner, seconded by Commissioner McKhann, to approve Coastal Development Permit CDP20-0011 to permit a remodel, 1,322 square foot addition, and minor site improvements to a single-family dwelling on a coastal bluff lot at 37 Monarch Bay Drive. Motion carried 5-0-0.**

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

**ITEM 3: Coastal Development Permit CDP20-0016 to permit the reconstruction and expansion of an outdoor patio cover, deck, and minor site**

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**improvements for a single-family residence on a coastal bluff lot at 34781  
Doheny Place**

Applicant: Robert Williams

Address: 34781 Doheny Place (APN 123-233-06)

Request: A request for the reconstruction and expansion of an outdoor patio cover, deck, and minor site improvements for a single-family residence on a coastal bluff lot.

Recommendation: That the Planning Commission adopt the attached Resolution approving Coastal Development Permit CDP20-0016.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15303 of the CEQA Guidelines (Classes 3 – New Construction or Conversion of Small Structures) since the project consists of the reconstruction of the patio cover, deck, and minor site improvements.

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

**PUBLIC COMMENTS**

There were no Public Comments

**ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner McKhann, to approve Coastal Development Permit CDP20-0016 to permit the reconstruction and expansion of an outdoor patio cover, deck, and minor site improvements for a single-family residence on a coastal bluff lot at 34781 Doheny Place. Motion carried 5-0-0.**

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

**ITEM 4: Coastal Development Permit CDP20-0020/Minor Site Development Permit SDP20-0027(M) to demolish a single-family residence and construct a two-story single-family residence with a retaining wall greater than 30 inches in height located at 429 Monarch Bay Drive**

Applicant: Morris Skenderian, Architect

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Address: 429 Monarch Bay Drive (APN 670-151-21)

Request: A request to demolish a single-family residence, and construct a new two-story single-family residence with exterior improvements including a retaining wall greater than 30 inches in height.

Recommendation: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP20-0020/Minor Site Development Permit SDP20-0027(M) (Action Document 1).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303 (Class 3 – New Construction) in that the project involves a new two-story single-family residence and retaining walls over 30 inches in height.

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

**PUBLIC COMMENTS**

There were no Public Comments

**ACTION:** Motion made by Commissioner Dohner, seconded by Commissioner McKhann, to approve Coastal Development Permit CDP20-0020/Minor Site Development Permit SDP20-0027(M) to demolish a single-family residence and construct a two-story single-family residence with a retaining wall greater than 30 inches in height located at 429 Monarch Bay Drive. Motion carried 5-0-0.

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

**ITEM 5:** Site Development Permit SDP20-0002 to permit a duplex dwelling on a hillside condition to have three stories, and retaining walls exceeding 30 inches in height, with Variance V20-0001 to (1) exceed the maximum 29-foot height limit, (2) allow a reduced front yard setback, and (3) reduced driveway length, and Minor Conditional Use Permit CUP20-0002(M) to allow the optional duplex parking arrangement located at 26252 Via Canon

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Applicant: Mark Brooklyn

Address: 26252 Via Canon (APN 691-401-22)

Request: A request to construct a duplex dwelling on a steeply sloping, vacant lot with variance requests to (1) allow less than the required 20-foot front yard setback of the Residential Duplex (RD 14) Zoning District, (2) allow a reduction in the required 20-foot driveway length and (3) exceed the maximum 29-foot height limit for residential structures with roof pitches of less than 3:12 on a hillside condition lot. Site Development Permits are requested to allow the residential structure in a hillside condition to have three stories, and for retaining walls visible from the public right-of-way to exceed 30-inches in height. A minor Conditional Use Permit is also requested to allow the optional duplex parking arrangement for duplexes on lots less than 50-feet wide.

Recommendation: That the Planning Commission adopt the draft Resolution approving Variance V20-0001, Site Development Permit SDP20-0002 and minor Conditional Use Permit CUP20-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – Construction or Conversion of Small Structures).

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

## **PUBLIC COMMENTS**

**Mark Brooklyn** (Applicant) answered questions from the Commissioners regarding construction, landscaping, and drainage.

**ACTION:** Motion made by Commissioner McKhann, seconded by Vice-Chair Nelson, to approve Site Development Permit SDP20-0002 to permit a duplex dwelling on a hillside condition to have three stories, and retaining walls exceeding 30 inches in height, with Variance V20-0001 to (1) exceed the maximum 29-foot height limit, (2) allow a reduced front yard setback, and (3) reduced driveway length, and Minor Conditional Use Permit CUP20-0002(M) to allow the optional duplex parking arrangement located at 26252 Via Canon with the condition that the

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**the drainage outflow be fully scrutinized to ensure it is well connected to the neighbor. 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

**E. OLD BUSINESS**

**ITEM 4: Short-Term Rental Subcommittee Update**

**Vice-Chair Nelson** summarized subcommittee progress and provided a presentation.

**F. NEW BUSINESS**

There was no New Business

**G. STAFF REPORTS**

**Brenda Wisneski** (Director of Community Development) informed that the next Planning Commission Meeting will be held January 25, 2021.

**H. COMMISSIONER COMMENTS**

**Commissioner McKhann** stated that he is excited for Dana Point Paint. He commented that it looks fantastic, and he wished everyone a merry Christmas.

**Vice-Chair Nelson** wished all a merry Christmas, health, wealth, and happiness.

**Chair Opel** wished all a merry Christmas.

**Commissioner Murphy** commented to be careful and stay safe.

**Commissioner Dohner** wished a happy holiday.

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**I. ADJOURNMENT**

Chair Opel adjourned the meeting at 7:20 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, January 25th, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



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Mary Opel, Planning Commission