

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

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January 25, 2021  
6:00 p.m. – 6:20 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 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**Sean Nicholas** 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)(Teleconference), Sean Nicholas (Senior Planner) (Teleconference), Allison Peterson (Senior Administrative Assistant), and Eve Cuddihy (Administrative Assistant)

**A: APPROVAL OF MINUTES**

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

**ACTION: Motion made by Commissioner McKhann, seconded by Commissioner Dohner, to approve the Minutes of the Regular Planning Commission Meeting of December 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.

**C. CONSENT CALENDAR**

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There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Time extension for Site Development Permit SDP17-0013 and Minor Conditional Use Permit CUP17-0005(M) for a new 57 room hotel, 4,000 square foot restaurant space with outdoor dining, 52-bed hostel, visitor center, retaining walls greater than 30 inches in height visible from the public right-of-way, and tandem parking for employees/valet, Wave Resort (Headlands Commercial site) located at 34075 Pacific Coast Highway within the coastal zone.**

Applicant: Headlands Investments, LLC (Owner)/Stoutenborough Inc. (Applicant/Architect)

Address: 34075 Pacific Coast Highway (APNs: 672-592-13, 672-592-14, and 672-592-15)

Request: A request for a Time Extension for the Site Development Permit and Minor Conditional Use Permit for a new 57 room hotel, 4,000 square foot restaurant space with outdoor dining, 52-bed hostel, visitor center, retaining walls greater than 30 inches in height visible from the public right-of-way, and tandem parking for employees/valet at 34075 Pacific Coast Highway (Headlands Commercial Site).

Recommendation: That the Planning Commission approve a Resolution for the time extension for twelve (12) months for Site Development Permit SDP17-0013 and Minor Conditional Use Permit CUP17-0005(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds there has been no physical change to the project site, thus the CEQA determination of a Class 32 exemption and the findings made in the Master Environmental Impact Report (EIR) prepared for the Headlands Development and Conservation Plan (HDCP) are still applicable.

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

**PUBLIC COMMENTS**

There were no Public Comments

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**ACTION:** Motion made by Commissioner McKhann, seconded by Vice-Chair Nelson, to approve time extension for Site Development Permit SDP17-0013 and Minor Conditional Use Permit CUP17-0005(M) for a new 57 room hotel, 4,000 square foot restaurant space with outdoor dining, 52-bed hostel, visitor center, retaining walls greater than 30 inches in height visible from the public right-of-way, and tandem parking for employees/valet, Wave Resort (Headlands Commercial site) located at 34075 Pacific Coast Highway within the coastal zone.. Motion carried 5-0-0.

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

**ITEM 3:** Tentative Parcel Map TPM20-0002, Variance V20-0003, Minor Site Development Permit SDP20-0014(M), and Administrative Modifications of Standards AMS 21-0001 to permit a triplex condominium that would exceed the maximum allowable height for the zoning district, guest uncovered parking, a reduction in the required common open space, and retaining walls with increased height. The project site is located in the Residential Multi-Family 14 (RMF-14) Zoning District at 25022 Selva Road.

Applicant: Robert Williams

Address: 25022 Selva Road (APN 682-123-38)

Request: A request to permit a triplex condominium that would exceed the maximum allowable height for the zoning district, guest uncovered parking, a reduction in the required common open space, and retaining walls with increased height. The project site is located in the Residential Multi-Family 14 (RMF-14) Zoning District at 25022 Selva Road.

Recommendation: That the Planning Commission continue this item to February 8, 2021, at the request of the applicant.

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

## **PUBLIC COMMENTS**

There were no Public Comments

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**ACTION:** This item was continued to February 8, 2021, at the request of the applicant.

**E. OLD BUSINESS**

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

**Brenda Wisneski** (Director of Community Development) summarized subcommittee progress and discussed the recent STR stakeholder meetings. Brenda mentioned that there was good input on improving regulations, and there will be a public workshop via Zoom on February 22, 2021.

**Commissioner Nelson** encouraged residents to go onto the City's YouTube page to watch the meeting recordings. He said there was great, heartfelt feedback from the community.

**Commissioner Dohner** mentioned that the STR Pilot Program will come in two phases, and the first was discussed during the recent STR meetings. He informed that the first phase is intended to beef up enforcement and the second phase is intended to identify qualifications for getting permits.

**F. NEW BUSINESS**

There was no New Business

**G. STAFF REPORTS**

There were no Staff Reports

**H. COMMISSIONER COMMENTS**

**Commissioner McKhann** thanked the members of the STR Subcommittee for volunteering their efforts. He also said the next Planning Commission meeting on February 8, 2021 will be his last meeting as he is moving to San Clemente.

**Vice-Chair Nelson** said that Commissioner McKhann will be missed.

**Commissioner Dohner** stated that he appreciates Commissioner McKhann's guidance and hints over the years.

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**I. ADJOURNMENT**

Chair Opel adjourned the meeting at 6:20 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, February 8th, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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Mary Opel, Planning Commission