

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

---

April 26, 2021  
6:00 p.m. – 6:37 p.m.

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

---

**CALL TO ORDER REGULAR MEETING**

Chair Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Planning Commission Members Present: Chair Eric Nelson, Commissioner Mary Opel, Commissioner Danni Murphy, Commissioner John Gabbard

Planning Commission Members Absent: Vice-Chair Roy Dohner

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Belinda Deines (Principal 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 April 12, 2021**

**ACTION:** Motion made by Commissioner Gabbard, seconded by Commissioner Murphy, to approve the Minutes of the Regular Planning Commission Meeting of April 12, 2021. Motion carried 3-0-2.

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

April 26, 2021  
6:00 p.m. – 6:37 p.m.

**REGULAR MEETING ACTION MINUTES**

PAGE 2

---

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP20-0027 to demolish a single family residence and construct a one-story single family residence located at 200 Monarch Bay Drive**

Applicant: Eric Olsen, Architect

Address: 200 Monarch Bay Drive (APN 670-111-30)

Request: A request to demolish a single family residence and construct a one-story single family residence.

Recommendation: That the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP20-0027.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction) in that the project involves a new one-story single-family residence.

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

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Opel, seconded by Commissioner Gabbard, to approve Coastal Development Permit CDP20-0027 to demolish a single family residence and construct a one-story single family residence located at 200 Monarch Bay Drive with the correction to Conditions 33 and 34 to be revised to reflect proper Coastal Development Permit, CDP20-0027. Motion carried 4-1-0.

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

**E. OLD BUSINESS**

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

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

April 26, 2021  
6:00 p.m. – 6:37 p.m.

**REGULAR MEETING ACTION MINUTES**

PAGE 3

---

**Brenda Wisneski** (Director of Community Development) commented that next Tuesday, May 4<sup>th</sup>, the City Council will be considering the Short-Term Rental Business Regulations that the Planning Commission is forwarding on.

**F. NEW BUSINESS**

**ITEM 4: Doheny Village Plan Study Session**

Applicant: City of Dana Point

Address: Doheny Village

Recommendation: That the Planning Commission review the proposed project, receive public comments, and provide feedback on the Doheny Village Plan.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15306 (Class 6 – Information Collection) in that the project involves basic data collection, research, and information gathering purposes leading to an action which a public agency has not yet approved or adopted.

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

The Planning Commission expressed general support and enthusiasm for the Plan, including appreciation for the robust outreach program.

**G. STAFF REPORTS**

There were no Staff Reports.

**H. COMMISSIONER COMMENTS**

**Chair Nelson** presented Commissioner Opel with a plaque to commemorate her tenure as Chairperson and thanked her for her service.

**Commissioner Opel** stated that she truly enjoys serving the Commission and looks forward to another four years.

---

CITY OF DANA POINT  
**PLANNING COMMISSION**

April 26, 2021  
6:00 p.m. – 6:37 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 4

---

**I. ADJOURNMENT**

Chair Nelson adjourned the meeting at 6:37 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, May 10, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



---

Eric Nelson, Planning Commission