

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

May 24, 2021
5:32 p.m. – 6:51 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 5:32 p.m.

Chair Nelson recessed the meeting into a Closed Session at 5:33 p.m.

RECESS OF PLANNING COMMISSION MEETING UNTIL 6:00 P.M.

RECONVENE OF PLANNING COMMISSION MEETING

Chair Nelson reconvened the meeting at 6:02 p.m. All Planning Commissioners were present.

PLEDGE OF ALLEGIANCE

Vice-Chair Dohner led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Belinda Deines (Principal Planner), Johnathan Ciampa (Senior Planner), Allison Peterson (Senior Administrative Assistant), and Eve Cuddihy (Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting May 10, 2021

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Gabbard, to approve the Minutes of the Regular Planning Commission Meeting of May 10, 2021. Motion carried 5-0-0.

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

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ABSTAIN: None

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP20-0010 for a 717 square foot addition and remodel to the main residence and a 1,339 square foot addition and new 519 square foot two-car garage for the guest house, and site improvements within the Coastal High-Density Residential (C-RHD) zone of the Dana Point Specific Plan located at 34312 Starboard Lantern

Applicant: Jon and Ashley Pharris, Property Owner

Address: 34312 Starboard Lantern (APN 682-331-53)

Request: Approval of a Coastal Development Permit to permit the 717 square foot addition and remodel to the main residence and the 1,339 square foot addition, remodel, new balcony, and new 519 square foot two-car garage for the pool house. Site improvements include a pool, fireplace, outdoor bar area, and hardscape improvements located within the Coastal High-Density Residential (C-RHD) zone of the Dana Point Specific Plan, Coastal Overlay District.

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP20-0010.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(2) (Class 1 – Existing Facility) in that the project involves the addition to a primary residence and pool house in a residential zone where public services and facilities are provided.

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

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PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Gabbard, to approve Coastal Development Permit to permit the 717 square foot addition and remodel to the main residence and the 1,339 square foot addition, remodel, new balcony, and new 519 square foot two-car garage for the pool house. Site improvements include a pool, fireplace, outdoor bar area, and hardscape improvements located within the Coastal High-Density Residential (C-RHD) zone of the Dana Point Specific Plan, Coastal Overlay District, with the addition of condition #38. Motion carried 5-0-0.

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

E. OLD BUSINESS

ITEM 3: Short-Term Rental Subcommittee Update

There were no Updates.

ITEM 4: 2021-2029 Housing Element Update

Applicant: City of Dana Point

Address: Citywide

Recommendation: That the Planning Commission receive a presentation introducing the draft Housing Element sections, receive public comments and provide feedback for consideration.

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.

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Belinda Deines (Principal Planner) and **Colin Drakker** (Placeworks Consultant) provided a presentation and answered questions from the Planning Commission. No formal action was required.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

Chair Nelson mentioned that the City of Dana Point sponsors the 5th Marine Regiment, and they will be holding a golf tournament on Monday, June 14th with which they need volunteers the day of the tournament. Chair Nelson stated it would be a great way to give back.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at 6:51 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, June 14, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



Eric Nelson, Planning Commission