

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

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June 14, 2021  
6:04 p.m. – 6:33 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 Nelson 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 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), Kurth Nelson (Principal Planner), Danny Giometti (Interim 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 24, 2021**

**ACTION:** Motion made by Vice-Chair Dohner, seconded by Commissioner Opel, to approve the Minutes of the Regular Planning Commission Meeting of May 24, 2021. Motion carried 5-0-0.

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

**ITEM 2: Coastal Development Permit CDP20-0025 approving an addition and remodel to a single-family dwelling on a coastal bluff lot, with Administrative Modification of Standards AMS21-0004 to enclose a portion of an existing courtyard located within the required front yard setback, and Minor Site Development Permit SDP20-0029(M) to allow the expansion of a nonconforming structure.**

Applicant: Rios Architects

Address: 61 Monarch Bay Drive (APN 670-121-73)

Request: A request to permit an addition and remodel to a single-family dwelling (SFD) on a coastal bluff lot, with an Administrative Modification of Standards to enclose a portion of an existing courtyard located within the 20-foot front yard setback (FYSB), with a Minor Site Development Permit to allow the expansion of a nonconforming structure.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP20-0025; Administrative Modification of Standards AMS21-0004, and Minor Site Development Permit SDP20-0029(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) because the remodel and addition of a SFD in a residential zone.

**Danny Giometti** (Interim 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 Dohner, seconded by Commissioner Opel, to approve an addition and remodel to a single-family dwelling on a coastal bluff**

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**lot, with Administrative Modification of Standards AMS21-0004 to enclose a portion of an existing courtyard located within the required front yard setback, and Minor Site Development Permit SDP20-0029(M) to allow the expansion of a nonconforming structure. Motion carried 5-0-0.**

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

**ITEM 3: Coastal Development Permit CDP20-0026 to demolish an existing single-family dwelling and construct a new two-story single-family dwelling located at 198 Monarch Bay**

Applicant: Eric Olsen, Architect

Address: 198 Monarch Bay (APN 670-111-31)

Request: A request for Coastal Development Permit CDP20-0026 to demolish an existing single-family dwelling and construct a new two-story single-family dwelling located at 198 Monarch Bay

Recommendation: No action required. This item requires re-noticing as necessitated by the need to include entitlements related to over height retaining walls.

**E. OLD BUSINESS**

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

**Brenda Wisneski** (Director of Community Development) stated that a meeting with the Subcommittee will take place of the next few weeks continue with Phase Two of the Short-Term Rental Program.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

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There were no Staff Reports.

**H. COMMISSIONER COMMENTS**

**Commissioner Murphy** commented that it has been a good summer in Dana Point.

**Chair Nelson** agreed with Commissioner Murphy and mentioned that the Dana Point Trolley is now running.

**I. ADJOURNMENT**

Chair Nelson adjourned the meeting at 6:33 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, June 28, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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Eric Nelson, Planning Commission