

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

June 14, 2021
6:04 p.m. – 6:33 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 6:04 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 lot, with Administrative Modification of Standards AMS21-0004 to enclose a portion

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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 over 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

There were no Staff Reports.

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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.



Eric Nelson, Planning Commission