

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

July 12, 2021
6:00 p.m. – 7:41 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, Vice-Chair Dohner, Commissioner Mary Opel, Commissioner John Gabbard

Planning Commission Members Absent: Commissioner Danni Murphy

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Matt Kunk (Principal Engineer), Belinda Deines (Principal Planner), Johnathan Ciampa (Senior Planner), Danny Giometti (Interim Senior Planner), Justin Poley (Assistant Planner), and Staci Sheaks (Management Analyst)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Regular Planning Commission Meeting June 28, 2021

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Gabbard, to approve the Minutes of the Regular Planning Commission Meeting of June 28, 2021. Motion carried 4-1-0.

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

B. PUBLIC COMMENTS

Lynn Smith (Dana Point) spoke regarding art in public places.

C. CONSENT CALENDAR

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There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP20-0026 to demolish a single-family dwelling and construct a two-story single-family dwelling and Minor Site Development Permit SDP21-0003(M) to allow retaining walls exceeding 30 inches in height

Applicant: Eric Olsen, Architect

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

Request: A request to demolish an existing single-family dwelling (SFD) and attached garage, and construct a new 5,516 square foot two-story, SFD with a 2,053 square foot, subterranean garage, and to allow retaining walls exceeding 30 inches in height to create driveway access to the subterranean garage.

Recommendation: That the Planning Commission adopt Draft Resolution approving Coastal Development Permit CDP20-0026 and Minor Site Development Permit SDP21-0003(M).

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 single-family residence and retaining walls exceeding 30 inches in height.

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 Chair Nelson, seconded by Vice-Chair Dohner, to approve Coastal Development Permit CDP20-0026 to demolish a single-family dwelling and construct a two-story single-family dwelling and Minor Site Development Permit SDP21-0003(M) to allow retaining walls exceeding 30 inches in height Motion carried 4-1-0.

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

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ABSTAIN: None

ITEM 3: Coastal Development Permit CDP21-0003 approving an addition and remodel of a single-family dwelling, with a Minor Site Development Permit SDP21-0011(M) to allow the expansion of a nonconforming structure

Applicant: Ron Witteveen, AIA

Address: 33971 Nauticus Isle (APN 672-191-11)

Request: A request to permit an addition and remodel of a single-family dwelling, as well as connect an existing legal non-conforming detached garage to the main dwelling and allow the expansion of a nonconforming structure.

Recommendation: That the Planning Commission adopt Resolution approving Coastal Development Permit CDP21-0003, and Minor Site Development Permit SDP21-0011(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) due to the fact that the project consists of an addition to an existing single family developed lot.

Danny Giometti (Interim Senior Planner) provided a presentation and answered questions from the Planning Commission.

PUBLIC COMMENTS

Theodore Smith (Dana Point) spoke in favor of the project but expressed concerns regarding potential additional residential units being created in the future.

ACTION: Motion made by Commissioner Gabbard, seconded by Chair Nelson, to approve Coastal Development Permit CDP21-0003 approving an addition and remodel of a single-family dwelling, with a Minor Site Development Permit SDP21-0011(M) to allow the expansion of a nonconforming structure. Motion carried 4-1-0.

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

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ITEM 4: Coastal Development Permit CDP20-0024 and, Site Development Permit SDP21-0014, and Administrative Modification of Standards AMS21-0005 to demolish a single-family residence and construct a new 3,488 square-foot single-family residence and attached two-car garage

Applicant: Vicki and Mike Meursing

Address: 35275 Beach Road (APN 691-151-07)

Request: Approval of a Coastal Development Permit, Site Development Permit, and Administrative Modification of Standards to construct a new single-family dwelling and attached two-car garage with stairs that project beyond the structure stringline located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP20-0024, Site Development Permit SDP21-0014, and Administrative Modifications of Standards AMS21-0005.

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

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

PUBLIC COMMENTS

Debbie Crottenden (Capistrano Beach) expressed concern with her loss of privacy and view impacts resulting from the project.

Ernest Klein (Capistrano Beach) spoke in opposition to the project.

ACTION: Motion made by Vice-Chair Dohner, seconded by Chair Nelson to approve Coastal Development Permit CDP20-0024 and, Site Development Permit SDP21-0014, and Administrative Modification of Standards AMS21-0005 to demolish a single-family residence and construct a new 3,488 square-foot single-family residence and attached two-car garage; with the added condition allowing the project design to be modified by staff to address the neighbors request to maximize the amount of light and air. Motion carried 4-1-0.

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

ITEM 5: Doheny Village Zoning District Update General Plan Amendment GPA20-0001, Zone Text Amendment ZTA20-0001, Zone Change ZC20-0001, Local Coastal Plan Amendment LCPA20-0001, and Final Environmental Impact Report SCH# 2020030429

Applicant: City of Dana Point

Address: Doheny Village

Request: Request for GPA20-0001 and LCPA20-0001 to amend the land use designation of “Commercial/Residential” and create new land use designations of “Commercial/Industrial” and “Commercial/Main Street” with changes to development intensity and residential density standards in the General Plan Land Use Element; ZTA20-0001, ZC20-0001, and LCPA20-0001 to establish “Chapter 9.14 Doheny Village Districts” in the Dana Point Zoning Code; and certification of Final Environmental Impact Report SCH# 2020030428.

Recommendation: That the Planning Commission approve the draft resolutions recommending to the City Council approval of General Plan Amendment GPA20-0001, Zone Text Amendment ZTA20-0001, Zone Change ZC20-0001, Local Coastal Plan Amendment LCPA20-0001, and certification of Final Environmental Impact Report SCH# 2020030428 as the supporting environmental documentation for the Doheny Village Zoning District Update.

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH# 2020030428) was prepared for the proposed project.

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

PUBLIC COMMENTS

Eddie Torres (Michael Baker International) answered questions from the Planning Commission.

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Larry Robinson (Capistrano Beach) spoke in favor of the project.

Jerry Hester (San Clemente) expressed concern that the new regulations may impact business located in his building in Doheny Village.

ACTION: Motion made by Vice-Chair Dohner, seconded by Commissioner Opel, to approve Doheny Village Zoning District Update General Plan Amendment GPA20-0001, Zone Text Amendment ZTA20-0001, Zone Change ZC20-0001, Local Coastal Plan Amendment LCPA20-0001, and Final Environmental Impact Report SCH# 2020030429. Motion carried 4-1-0.

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

E. OLD BUSINESS

ITEM 6: Short-Term Rental Subcommittee Update

Director Wisneski stated that the Subcommittee recently met to discuss the STR program components.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

Commissioner Gabbard thanked the community for their support and involvement with the Doheny Village Zoning District Update.

Vice-Chair Nelson rode the trolley over the weekend and said he would love to see this great amenity expand to Doheny Village.

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I. ADJOURNMENT

Chair Nelson adjourned the meeting at 7:41 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, August 9, 2021 in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

Eric Nelson, Planning Commission