

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

May 9, 2022
6:00pm - 8:17pm

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

CALL TO ORDER REGULAR MEETING

Chair Gabbard called the Regular Meeting of the Dana Point Planning Commission to order at 6:00pm.

PLEDGE OF ALLEGIANCE

Commissioner Nelson led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Jeff Rosaler (Community Development Manager), Belinda Deines (Principal Planner), John Ciampa (Senior Planner), Allison Peterson (Management Analyst), and DJ Sutorius (Senior Administrative Assistant)

ITEM 1: Minutes of the Regular Planning Commission Meeting April 25, 2022

ACTION: Motion made by Vice-Chair Dhingra, seconded by Commissioner Dohner, to approve the Minutes of the Regular Planning Commission Meeting of April 25, 2022, with an amendment to Vice-Chair Dhingra's Commissioner Comment. Motion carried 5-0-0.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Conditional Use Permit CUP21-0014 to construct a 1,168 square-foot addition and an attached three-car garage to a nonconforming duplex located in the Residential Single Family 4 (RSF 4) zoning district at 34071 Calle La Primavera.

<u>Applicant:</u>	Stan Andrade, Architect
<u>Location:</u>	34071 Calle La Primavera (APN: 682-142-04)
<u>Request:</u>	Approval of Conditional Use Permit CUP21-0014 to construct a 1,168 square-foot addition and an attached three-car garage to a nonconforming duplex located in the Residential Single Family 4 (RSF 4) zoning district.
<u>Recommendation:</u>	That the Planning Commission adopt the draft Resolution approving Conditional Use Permit CUP21-0014.
<u>Environmental:</u>	Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves additions to existing structures less than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less.

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

PUBLIC COMMENTS

Luella Townsend (Dana Point) spoke in opposition of the project.

Neal Hunstein (Dana Point) spoke in opposition of the project.

Stan Andrade (Architect) spoke in favor of the project,

ACTION: Motion made by Commissioner Nelson, seconded by Vice-Chair Dhingra, to approve Conditional Use Permit CUP21-0014 to construct a 1,168 square-foot addition and an attached three-car garage to a

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nonconforming duplex located in the Residential Single Family 4 (RSF 4) zoning district at 34071 Calle La Primavera.

AYES: Gabbard, Dhingra, Nelson, Dohner, Opel,

NOES: None

ABSENT: None

ABSTAIN: None

ITEM 3: Coastal Development Permit CDP22-0010 to establish a Short-Term Rental Program.

Applicant: City of Dana Point

Location: Citywide

Request: Approval of Coastal Development Permit CDP22-0010 to establish a Short-Term Rental Program.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP22-0010.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per State Code Sections 15162 and Categorical Exemptions Class 1 - Section 15301 – Existing Facilities.

John Ciampa (Senior Planner) provided a presentation and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

Matthew Agua (Capo Beach) spoke on behalf of Rodger Malcom who was in opposition of the Short-Term Rental Program.

Kelly Chapman (Dana Point) spoke in opposition of the Short-Term Rental Program.

Marilyn Gardner (Dana Point) spoke in favor of the Short-Term Rental Program.

Paul Wyatt (Dana Point) spoke in opposition of the Short-Term Rental Program.

Miriam Rupke (Dana Point) spoke in favor of the Short-Term Rental Program.

Yuri Cramer (Dana Point) spoke in neutrality about the Short-Term Rental Program.

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Betty Hill (Dana Point) spoke in opposition of the Short-Term Rental Program.

Patty Kindoll (Dana Point) spoke in opposition of the Short-Term Rental Program.

Charlaine Brown (Dana Point) spoke in opposition of the Short-Term Rental Program.

Barbara Wilson (Dana Point) spoke in opposition of the Short-Term Rental Program.

Ken Piloti (Dana Point) spoke for in favor of the Short-Term Rental Program.

Toni Nelson (Dana Point) spoke in opposition of the Short-Term Rental Program.

Shaun Hurley (Dana Point) spoke in neutrality about the Short-Term Rental Program.

Alyssa Hendrie (Dana Point) spoke in favor of the Short-Term Rental Program.

Doug Robinet (Dana Point) spoke in favor of the Short-Term Rental Program.

Sari Hardola (Dana Point) spoke in neutrality about the Short-Term Rental Program.

Elsa Pugarini (Dana Point) spoke in favor of the Short-Term Rental Program.

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Dohner, to approve Coastal Development Permit CDP22-0010 to establish a Short-Term Rental Program. Motion carried 4-1-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

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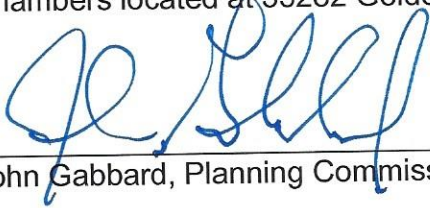
Chair Gabbard presented a plaque and award for Commissioner Nelson for his tenure as Chair for the Planning Commission.

Commissioner Nelson congratulated Chair Gabbard for taking the role as Chair. He also thanked City Staff for their hard work on the Short-Term Rental Program.

Commissioner Dohner thanked City Staff for their efforts on the Short-Term Rental Program.

I. ADJOURNMENT

Chair Gabbard adjourned the meeting at 8:17pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, May 23, 2022, in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.



John Gabbard, Planning Commission Chair