

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

July 11, 2022
6:02 pm – 6:53 pm

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 6:02 pm.

PLEDGE OF ALLEGIANCE

Commissioner Opel 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), John Ciampa (Senior Planner), and Staci Sheaks (Deputy City Clerk)

ITEM 1: Minutes of the Regular Planning Commission Meeting June 27, 2022

ACTION: Motion made by Vice-Chair Dhingra, seconded by Commissioner Dohner to approve the Minutes of the Regular Planning Commission Meeting of June 27, 2022. 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

ITEM 2: Administrative Coastal Development Permit CDP22-0007(A) approving demolition beyond 50% of the total linear length of all walls and the subsequent addition and remodel of an existing single-family dwelling located within the Coastal Overlay District at 32062 Sea Island Drive.

Applicant: Mark Pekarek Architects, Inc.

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Location: 32062 Sea Island Drive (670-171-01)

Request: A request to permit the remodel and addition of an existing Single-Family Dwelling.

Recommendation: That the Planning Commission receive and file Administrative Coastal Development Permit CDP22-0007(A) (Supporting Document 1).

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 the remodel and addition of an existing SFD.

ACTION: Motion made by Vice-Chair Dhingra, seconded by Commissioner Dohner to approve the Consent Calendar. Motion carried 5-0-0.

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

D. PUBLIC HEARINGS

ITEM 3: Appeal of the Community Development Director's approval of Conditional Use Permit CUP22-0004(M) to permit the establishment of a combined clinical services and recreation use business within a suite on the ground floor of a mixed-use building (Prado West Development) fronting the street of Violet Lantern within the Dana Point Town Center Plan, located at 24591 Del Prado Avenue.

Appellant: Naomi Yang and Bill McCormack

Applicant: Spine and Sport Physical Therapy

Location: 24591 Del Prado Avenue (APN 682-321-08)

Recommendation: That the Planning Commission adopt the draft resolution upholding the Community Development Director's approval of Minor Conditional Use Permit CUP22-0004(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt

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per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves the establishment of a new business within an existing suite.

Johnathan Ciampa (Senior Planner) provided a brief staff report and answered questions from the Commissioners.

Brenda Wisneski (Director of Community Development) discussed public comments received prior to the meeting.

Kyle O'Kelly (Dana Point) spoke on behalf of the appellant, Bill McCormack, who is in opposition of the project due to parking concerns.

Naomi Yang (Owner of Harbor House Café) co-appellant spoke in opposition of the project due to parking concerns.

Jason Check (Prado West) spoke on behalf of the applicant, Spine and Sport Physical Therapy, and addressed parking concerns.

Sharon Scherer (Spine and Sport Therapy Staff) spoke on behalf of the applicant regarding parking.

Dana Yarger (Dana Point) expressed desire for convenient parking.

Kyle O'Kelly (Dana Point) appellant rebuttal, asked additional parking questions.

Jason Check (Prado West) applicant rebuttal, answered additional parking questions.

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Opel to adopt Resolution No. 22-07-11-15 upholding the Community Development Director's approval of Minor Conditional Use Permit CUP22-0004(M). Motion carried 5-0-0.

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

ITEM 4: Coastal Development Permit CDP22-0018 and Minor Site Development Permit SDP22-0026(M) to construct an in-ground pool and a carport/roof deck, located at 34862 Coast Highway.

Applicant: Jeff Finn

Location: 34862 Coast Highway (APN: 691-441-44)

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Request: Approval of a Coastal Development Permit and Site Development Permit to construct an in-ground pool and carport/roof deck located within the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP22-0018 and Minor Site Development Permit SDP22-0026.

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 a pool and carport/roof deck.

Johnathan Ciampa (Senior Planner) provided a presentation.

PUBLIC COMMENT

There were no Public Comments.

ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Dhingra to adopt Resolution No. 22-07-11-16 to construct an in-ground pool and a carport/roof deck at 34862 Coast Highway. Motion carried 5-0-0.

AYES: Gabbard, Dhingra, Nelson, Dohner, Opel
NOES: None
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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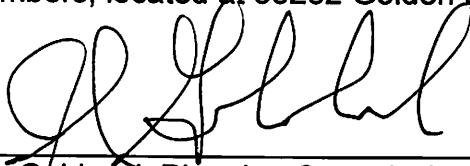
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Commissioner Nelson stated Dana Point had a great firework show.

Vice-Chair Dhingra stated his appreciation for the City using recycled water cartons.

I. ADJOURNMENT

Chair Gabbard adjourned the meeting at 6:53 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, July 25, 2022, in the City Council Chambers, located at 33282 Golden Lantern, Suite 210, Dana Point, California.



John Gabbard, Planning Commission Chair