

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

August 8, 2022
6:00 pm – 6:41 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 6:00 pm.

PLEDGE OF ALLEGIANCE

Vice-Chair Dhingra led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: Commissioner Mary Opel

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Danny Giometti (Senior Planner), and Allison Peterson (Management Analyst)

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

ACTION: Motion made by Commissioner Nelson, seconded by Vice-Chair Dhingra, to approve the Minutes of the Regular Planning Commission Meeting of July 25, 2022. Motion carried 3-0-2.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

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ITEM 2: **Variance V20-0002 and Minor Site Development Permit SDP22-0011(M) to construct a single-family dwelling which exceeds the maximum allowable building height by 8'-4" and a roof deck, located at 34456 Via Gomez, Lot 30; and**

Variance V22-0001 and Minor Site Development Permit SDP22-0012(M) to construct a single-family dwelling which exceeds the maximum allowable building height by 8'-10" and a roof deck, located at 34456 Via Gomez, Lot 31.

Applicant: Mike Ghalbi & John Salat

Location: 34456 Via Gomez (APN: 123-152-48)

Request: Variance requests to allow the construction of two (2) Single Family Dwellings (SFD) to exceed the maximum allowable building height limit by 8'-4" and 8'-10", respectively, and Site Development Permit requests to include a roof deck on each SFD, located at 34456 Via Gomez, Lot 30 and Lot 31.

Recommendation: That the Planning Commission adopt the resolutions approving:

- 1) Variance V20-0002 and Minor Site Development Permit SDP22-0011(M) to construct a single-family dwelling which exceeds the maximum allowable building height by 8'-4" and a roof deck, located at 34456 Via Gomez, Lot 30; and
- 2) Variance V22-0001 and Minor Site Development Permit SDP22-0012(M) to construct a single-family dwelling which exceeds the maximum allowable building height by 8'-10" and a roof deck, located at 34456 Via Gomez, Lot 31.

Environmental: The proposed projects qualify as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that each project involves the construction of a single-family dwelling (SFD) with a roof deck, and there are no unusual circumstances present that could result in a significant environmental effect.

Danny Giometti (Senior Planner) provided a staff report and answered questions from the Commissioners.

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PUBLIC COMMENTS

Ricardo Garcia (Dana Point) spoke in opposition of the project.

Mike Ghalbi (Applicant) addressed drainage concerns.

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Dohner, to approve Variance V20-0002 and Minor Site Development Permit SDP22-0011(M) to construct a single-family dwelling which exceeds the maximum allowable building height by 8'-4" and a roof deck, located at 34456 Via Gomez, Lot 30; and to approve Variance V22-0001 and Minor Site Development Permit SDP22-0012(M) to construct a single-family dwelling which exceeds the maximum allowable building height by 8'-10" and a roof deck, located at 34456 Via Gomez, Lot 31. Motion carried 4-0-1.

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

There were no Commissioner Comments.

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I. ADJOURNMENT

Chair Gabbard adjourned the meeting at 6:41 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, August 22, 2022, in the City Council Chambers, located at 33282 Golden Lantern, Suite 210, Dana Point, California.



John Gabbard, Planning Commission Chair