

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

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August 22, 2022  
6:00 pm – 6:18 pm

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

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**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**

**Commissioner Dohner** led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Justin Poley (Assistant Planner), Alyssa Gonzalez (Assistant Planner), and Allison Peterson (Management Analyst)

**ITEM 1: Minutes of the Regular Planning Commission Meeting August 8, 2022**

**ACTION:** Motion made by Vice-Chair Dhingra, seconded by Commissioner Nelson, to approve the Minutes of the Regular Planning Commission Meeting of August 8, 2022. Motion carried 4-0-1.

<b>AYES:</b>	Gabbard, Dhingra, Nelson, Dohner
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	Opel

**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:** Coastal Development Permit CDP21-0011 to allow an addition totaling 984 square feet to an existing single-story, single-family dwelling with an attached garage, located at 167 Monarch Bay Drive.

Applicant: Simon Hibbert, Design Ethos

Location: 167 Monarch Bay Drive (APN: 670-111-41)

Request: A Coastal Development Permit to allow an addition totaling 984 square feet to an existing single-story, single-family dwelling (SFD) with an attached garage.

Recommendation: That the Planning Commission adopt draft resolution approving Coastal Development Permit CDP21 0011.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Existing Facilities) (e)(1) in that the project involves a proposed addition which will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

**Justin Poley** (Assistant Planner) provided a staff report and answered questions from the Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Nelson, seconded by Vice-Chair Dhingra, to approve Coastal Development Permit CDP21-0011 to allow an addition totaling 984 square feet to an existing single-story, single-family dwelling with an attached garage, located at 167 Monarch Bay Drive. Motion carried 5-0-0.

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**ITEM 3:** Coastal Development Permit CDP22-0009 to allow first and second story additions to an existing single-story, single-family dwelling, located at 124 Monarch Bay Drive.

Applicant: Andrade Architects

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<u>Location:</u>	124 Monarch Bay Drive (APN: 670-151-59)
<u>Request:</u>	A request to construct first and second story additions to an existing single-story, single-family dwelling (SFD).
<u>Recommendation:</u>	That the Planning Commission adopt draft resolution approving Coastal Development Permit CDP22-0009.
<u>Environmental:</u>	This project is categorically exempt (Class 1 - Section 15301(e)(1) – Existing Facilities) from the provisions of the California Environmental Quality Act (CEQA) since the project involves additions to an existing structure that will not result in an increase of more than 50 percent of the floor area before the addition.

Alyssa Gonzalez (Assistant Planner) provided a staff report and answered questions from the Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Opel, seconded by Commissioner Dohner, to approve Coastal Development Permit CDP22-0009 to allow first and second story additions to an existing single-story, single-family dwelling, located at 124 Monarch Bay Drive. Motion carried 5-0-0.

<b>AYES:</b>	Gabbard, Dhingra, Nelson, Dohner, Opel
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**ITEM 4:** Dana Point Harbor Revitalization Project Update – Substantial Conformance Determination

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**Brenda Wisneski** (Director of Community Development) distributed a letter and site plan to Commissioners describing her decision related to minor modifications of the Dana Point Harbor Revitalization Project. She stated the item is informational only, offered to provide additional details via email at Commissioner request, and expressed the importance of this project for the community.

**H. COMMISSIONER COMMENTS**

**Chair Gabbard** commented that he attended the Wind and Sea 50<sup>th</sup> Anniversary, and stated it was a remarkable display of how wonderful the community can be when it comes together in support of what is an institution in town. He commented that the restaurant being in business that length of time with the original owner and same management staff makes it a wonderful time to be part of Dana Point.

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**I. ADJOURNMENT**

**Chair Gabbard** adjourned the meeting at 6:18 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, September 12, 2022, in the City Council Chambers, located at 33282 Golden Lantern, Suite 210, Dana Point, California.



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John Gabbard, Planning Commission Chair