

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

September 12, 2022
6:00 pm – 7:59 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

Kurth Nelson (Principal Planner) led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: Commissioner Mary Opel

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), John Ciampa (Senior Planner), and Allison Peterson (Management Analyst)

ITEM 1: Minutes of the Regular Planning Commission Meeting August 22, 2022

ACTION: Motion made by Vice-Chair Dhingra, seconded by Commissioner Dohner, to approve the Minutes of the Regular Planning Commission Meeting of August 22, 2022. Motion carried 4-0-1.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP21-0022, Variance V22-0002, and Site Development Permit SDP22-0041 to allow the construction of a two-

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story, single-family dwelling and attached garage that exceeds the maximum allowable building height, and increased retaining wall and fencing heights in the Residential Single Family 7 (RSF 7) Zoning District, located at 34152 Chula Vista.

Applicant: Anders Lasater Architects, Inc.

Location: 34152 Chula Vista (APN: 682-245-34)

Request: A request for a Coastal Development Permit, Variance, and Site Development Permit to allow the development of a two-story, single-family dwelling and attached garage to exceed the maximum allowable building height, and increased retaining wall and fencing heights in Residential Single Family 7 (RSF 7) Zoning District.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP22-0022, Variance V22-0002, and Site Development Permit SDP22-0041.

Environmental: The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a single-family residence, pool/spa, mechanical room, and other site improvements.

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

PUBLIC COMMENTS

Raj Idnani (Dana Point) provided documentation to Commissioners and Staff and presented slides in opposition of the project.

Usha Idnani (Dana Point) spoke in opposition of the project.

Raman Sidhar (Dana Point) stated he was neutral to the project and requested his allotted time to speak be given to Raj Idnani.

Russ Chilton (Dana Point) spoke in favor of the project.

Anders Lasater (Project Architect) spoke in favor of the project.

Jim De Carli (Dana Point) spoke in favor of the project.

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Gary Fitzpatrick (Dana Point) spoke in favor of the project.

Vice-Chair Dhingra asked clarifying questions to Raj Idnani.

ACTION: Motion made by Commissioner Dohner, seconded by Commissioner Nelson, to approve Coastal Development Permit CDP21-0022, Variance V22-0002, and Site Development Permit SDP22-0041 to allow the construction of a two-story, single-family dwelling and attached garage that exceeds the maximum allowable building height, and increased retaining wall and fencing heights in the Residential Single Family 7 (RSF 7) Zoning District, located at 34152 Chula Vista, with the addition of the proposed condition to indicate that any additions or landscape would not be above the roof height as viewed from Chula Vista. Motion carried 3-1-1.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 3: Sign Program Permit SPP20-0002 for the South Cove mixed-use development located at 100-3500 Doheny Way.

Applicant: Andrew Batson

Location: 100–3500 Doheny Way (APN's: 668-271-18)

Request: Approval of a Sign Program for a mixed-use development (South Cove) located at 100–3500 Doheny Way.

Recommendation: That the Planning Commission adopt the draft Resolution approving Sign Program Permit SPP20-0002 for the South Cove mixed-use development located at 100–3500 Doheny Way.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15311 (a) of the CEQA Guidelines (Class 11 – Accessory Structures) in that the project consists of a

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placement of minor structures accessory to existing
commercial facilities that include on-premise signs.

Kurth Nelson (Principal Planner) provided a staff report and answered questions from the Commissioners.

PUBLIC COMMENTS

Scott Holland (Dana Point) spoke in opposition of the project.

Thy Thy Becker (Dana Point) spoke in opposition of the project.

Richard Oliver (Dana Point) spoke in opposition of the project.

Kristian Kingly (Dana Point) spoke in opposition of the project.

Christine Shortt (Dana Point) spoke in opposition of the project.

Junelle Swan (Dana Point) spoke in opposition of the project.

Leon Brown (Dana Point) spoke in opposition of the project.

Melissa Stillman (Dana Point) spoke in opposition of the project.

Amy Perez (Dana Point) spoke in opposition of the project.

Edward Thangarutham (Dana Point) spoke in opposition of the project.

Stafford Northcote (Dana Point) spoke in opposition of the project.

Brenda Wisneski (Director of Community Development) provided clarification to conditions on which the South Cove project was built and the scope of the recommended action.

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Dohner, to approve Sign Program Permit SPP20-0002 for the South Cove mixed-use development located at 100-3500 Doheny Way. Motion carried 4-0-1.

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

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G. STAFF REPORTS

Brenda Wisneski (Director of Community Development) congratulated Chair Gabbard on his election to Dana Point City Council.

H. COMMISSIONER COMMENTS

Commissioner Nelson congratulated Chair Gabbard on his election to Dana Point City Council.

Vice-Chair Dhingra congratulated Chair Gabbard on his election to Dana Point City Council.

Commissioner Dohner congratulated Chair Gabbard on his election to Dana Point City Council.

I. ADJOURNMENT

Chair Gabbard adjourned the meeting at 7:59 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, September 26, 2022, in the City Council Chambers, located at 33282 Golden Lantern, Suite 210, Dana Point, California.



John Gabbard, Planning Commission Chair