

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

October 24, 2022
6:00 pm – 6:42 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

Danny Giometti (Senior Planner) led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

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

ITEM 1: Minutes of the Regular Planning Commission Meeting October 10, 2022

ACTION: Motion made by Commissioner Nelson, seconded by Vice-Chair Dhingra, to approve the Minutes of the Regular Planning Commission Meeting of October 10, 2022. Motion carried 5-0-0.

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

D. PUBLIC HEARING

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ITEM 2: Coastal Development Permit CDP22-0006 and Minor Site Development Permit SDP22-0047(M) to construct a 364 square foot addition to a legal non-conforming single-family residence, spa, retaining walls, stairs, and decks over a slope located within the City's Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission, located at 8 Breakers Isle.

Applicant: Roland Sansone

Locations: 8 Breakers Isle (APN: 672-071-39)

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to construct a 364 square foot addition to a legal non-conforming single-family residence, spa, retaining walls, stairs, and decks over a slope 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 CDP22-0006 and Minor Site Development Permit SDP22-0047(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(a) (e) (Class 1 – Existing Facilities) and 15303 (e) (Class 3 – New Construction or Conversion of Small Structures) in that the project involves a remodel, 364 square foot addition, spa, stairs, deck extensions, and retaining walls.

John Ciampa (Senior 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 Commissioner Dohner, to approve Coastal Development Permit CDP22-0006 and Minor Site Development Permit SDP22-0047(M) to construct a 364 square foot addition to a legal non-conforming single-family residence, spa, retaining walls, stairs, and decks over a slope located within the City's Coastal Overlay District, and the Appeals Jurisdiction

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of the California Coastal Commission, located at 8 Breakers Isle. Motion carried 5-0-0.

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

ITEM 3: Site Development Permit SDP22-0039 to construct a 779 square foot, attached accessory dwelling unit (ADU) on the second floor of an existing one-story, non-conforming single-family dwelling, located at 34501 Calle Monte.

Applicant: Rob Williams / Studio 6 Architects

Location: 34501 Calle Monte (APN: 123-422-13)

Request: Site Development Permit SDP22-0039 to construct a 779 square foot, attached accessory dwelling unit (ADU) on the second floor of an existing one-story, non-conforming single-family dwelling.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP22-0039.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be categorically exempt per Section 15301 (Class 1 – Existing Facilities) since the project consists of additions to an existing SFD.

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

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Dhingra, to approve Site Development Permit SDP22-0039 to construct a 779 square foot, attached accessory dwelling unit (ADU) on the second floor of an existing one-story, non-conforming single-family dwelling, located at 34501 Calle Monte. Motion carried 5-0-0.

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

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ABSTAIN: None

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 4: A request for historical resource designation (HRA22-0002) of Palisades Gazebo Park, located at 24601 Palisades Drive, and Pines Park, located at 34941 Camino Capistrano.

Applicant: City of Dana Point

Location: 34941 Camino Capistrano (APN: 123-401-03) Pines Park and 26401 Palisades Drive (APN: 123-081-39) Palisades Gazebo Park.

Request: Approval to designate Palisades Gazebo Park and Pines Park, as historical resources and placed on the Dana Point Historic Resources Register.

Recommendation: That the Planning Commission adopt a Resolution for HRA22-0002 designating the Palisades Gazebo Park and Pines Park as a historical resource in the City of Dana Point's Historic Resources Register.

Environmental: The designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect to the environment via this designation.

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

PUBLIC COMMENTS

Keith Johannes (Dana Point) spoke in favor of the item.

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ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Dohner, to approve to designate Palisades Gazebo Park and Pines Park as historical resources and placed on the Dana Point Historic Resources Register. Motion carried 5-0-0.

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

G. STAFF REPORTS

Brenda Wisneski (Director of Community Development) provided an update on the Victoria Apartment Project. The draft Environmental Impact Report (EIR) is close to being completed. The Applicant will hold a public meeting, at the City's request, most likely on November 17 and prior to releasing the EIR. The City will be noticing the meeting and the Commissioners may attend. Prior to the public meeting, staff is offer to meet with each of the Commissioners to brief them on the project.

H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Gabbard adjourned the meeting at 6:42 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, November 14, 2022, in the City Council Chambers, located at 33282 Golden Lantern, Suite 210, Dana Point, California.



John Gabbard, Planning Commission Chair