

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

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December 12, 2022  
6:00 pm – 7:05 pm

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

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**CALL TO ORDER REGULAR MEETING**

**Vice-Chair Dhingra** called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 pm.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Planning Commission Members Present: 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), Danny Giometti (Senior Planner), and Allison Peterson (Management Analyst)

**ITEM 1: Reorganization of the Planning Commission**

- a) Select nominations and vote for Chair
- b) Select nominations and vote for Vice-Chairperson

**ACTION:** Motion made by Commissioner Nelson, seconded by Commissioner Opel, to appoint Vice-Chair Dhingra to serve as Chair and Commissioner Opel to serve as Vice-Chair of the Planning Commission. Motion carried 4-0-0.

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

**ITEM 2: Minutes of Joint City Council and Planning Commission Workshop from November 16, 2022**

**ACTION:** Motion made by Commissioner Dohner, seconded by Vice-Chair Opel, to approve the Minutes of the Joint City Council and Planning Commission Workshop from November 16, 2022. Motion carried 4-0-0.

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

**ITEM 3: Minutes of the Regular Planning Commission Meeting November 28, 2022**

**ACTION:** Motion made by Commissioner Nelson, seconded by Commissioner Dohner, to approve the Minutes of the Regular Planning Commission Meeting of November 28, 2022. Motion carried 4-0-0.

**AYES:** 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**

**ITEM 4: Coastal Development Permit CDP22-0017 and Conditional Use Permit CUP22-0007 to allow the addition and remodel of an existing one (1) story, single-family dwelling, which includes the construction of a new second story which will contain a one (1) bedroom, two (2) bath, 743 square foot, second dwelling unit (referred to as an “accessory dwelling unit (ADU)” per Government Code Section 65852.2) and an expansion of the existing two (2) car garage to accommodate three (3) vehicles, located within the City’s Coastal Zone.**

Applicant: Phil Edmondson, Pacific Coast Architects

Location: 432 Monarch Bay Drive (APN: 670-151-26)

Request: A request to approve Coastal Development Permit and Conditional Use Permit to allow the addition and remodel of an existing one (1) story, single-family dwelling, which includes the construction of a new second story which will contain a one (1) bedroom, two (2) bath, 743 square foot, second dwelling unit

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(referred to as an “accessory dwelling unit (ADU)” per Government Code Section 65852.2) and an expansion of the existing two (2) car garage to accommodate three (3) vehicles, located within the City’s Coastal Zone.

Recommendation: That the Planning Commission adopt the draft Resolution denying Coastal Development Permit CDP22-0017 and Conditional Use Permit CUP22-0007.

Environmental: The California Environmental Quality Act (CEQA) does not apply to actions resulting denial of a proposed project.

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

**PUBLIC COMMENTS**

**Laura Leitner** (Irvine) spoke in opposition of the project.

**Jarod Mathis** (Dana Point) spoke in opposition of the project.

**Clyde Stauff** (Dana Point) spoke in opposition of the project.

**Donald Royer** (Dana Point) spoke in opposition of the project.

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

**Phil Edmondson** (Applicant) spoke in favor of the project.

**Lisa Klasky** (Rancho Santa Margarita) spoke in opposition of the project.

**Timothy McFadden** (Homeowner) spoke in favor of the project.

**Gary Mason** (Dana Point) spoke in opposition of the project.

**Mary McFadden** (Homeowner) spoke in favor of the project.

**ACTION:** Motion made by Commissioner Dohner, seconded by Commissioner Nelson, to deny Coastal Development Permit CDP22-0017 and Conditional Use Permit CUP22-0007 to allow the addition and remodel of an existing one (1) story, single-family dwelling, which includes the construction of a new second story which will contain a one (1) bedroom, two (2) bath, 743 square foot, second dwelling unit (referred to as an “accessory dwelling unit (ADU)” per Government Code Section 65852.2)

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and an expansion of the existing two (2) car garage to accommodate three (3) vehicles, located within the City's Coastal Zone. Motion carried 4-0-0.

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

**ITEM 5:** Coastal Development Permit CDP22-0026 to demolish a single-family dwelling and attached garage, and construct a new 4,282 square foot, two-story, single-family dwelling with attached 541 square foot garage, located at 317 Monarch Bay Drive.

Applicant: Hudgins Design Group

Location: 317 Monarch Bay Drive (APN 670-151-06)

Request: A request to approve the Coastal Development Permit to demolish a single-family dwelling with an attached garage and construct a new single-family dwelling and attached garage located within the RSF 4 District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission continue the item to the next Regular Meeting of the Planning Commission scheduled for January 9, 2023.

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 construction of one single-family dwelling in a residential zone.

**Brenda Wisneski** (Director of Community Development) requested the item be continued to the Planning Commission Meeting scheduled for January 9, 2023.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Nelson, seconded by Vice-Chair Opel, to continue the item to the next Regular Meeting of the Planning Commission Meeting scheduled for January 9, 2023. Motion carried 4-0-0.

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<b>AYES:</b>	Dhingra, Opel, Nelson, Dohner
<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**

**Brenda Wisneski** (Director of Community Development) stated that City Council is scheduled to consider new applicants for the fifth seat of the Planning Commission on January 17, 2023. She also wished the Planning Commission happy holidays.

**H. COMMISSIONER COMMENTS**

**Commissioner Nelson** asked Brenda Wisneski the number of current applicants for the Planning Commission to which she stated there are two applicants with the application window still open. Commissioner Nelson commented that he looks forward to Chair Dhingra's leadership over the next year. He also expressed gratitude for the gift he received from Dana Point City Staff and wished all happy holidays.

**Vice-Chair Opel** echoed Commissioner Nelson's comments and wished all happy and safe holidays.

**Commissioner Dohner** stated he attended the Christmas party on Del Prado and got in the Christmas spirit. He wished all happy holidays and looks forward to a new commissioner and new leadership. Commissioner Dohner also congratulated Chair Dhingra.

**Chair Dhingra** thanked the commissioners for the confidence they have shown in electing him as Chair. He also wished all a happy holiday season and looks forward to 2023.

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**I. ADJOURNMENT**

**Chair Dhingra** adjourned the meeting at 7:05 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, January 9, 2023, in the City Council Chambers, located at 33282 Golden Lantern, Suite 210, Dana Point, California.

  
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Ashok Dhingra, Planning Commission Chair