

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

January 9, 2023
6:00 pm – 6:32 pm

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

CALL TO ORDER REGULAR MEETING

Chair Dhingra 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 Ashok Dhingra, Vice-Chair Mary Opel, and Commissioner Roy Dohner

Planning Commission Members Absent: Commissioner Eric Nelson

Staff Present: Brenda Wisneski (Director of Community Development), Jessica Sanders (Deputy City Attorney), John Ciampa (Senior Planner), Danny Giometti (Senior Planner), Allison Peterson (Management Analyst), and Eve Cuddihy (Administrative Assistant)

ITEM 1: Minutes of the Regular Planning Commission Meeting December 12, 2022

ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Opel, to approve the Minutes of the Regular Planning Commission Meeting of December 12, 2022 with the correction of Chair Dhingra's title in the Adjournment. Motion carried 3-0-1.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARING

ITEM 2: Coastal Development Permit CDP20-0006, Site Development Permit SDP20-0009, and Administrative Modification of Standards AMS22-0002 to demolish the existing residence and construct a 2,710 square foot single-family residence and lower-level 1,258 square foot garage, located at 35697 Beach Road.

Applicant: John and Marcella Seidensticker

Location: 35697 Beach Road (APN: 691-162-25)

Request: Approval of Coastal Development Permit CDP20-0006, Site Development Permit SDP20-0009, and Administrative Modification of Standards AMS22-0002 to demolish the existing residence and construct a new 2,710 square foot single-family dwelling and a 1,258 square foot lower-level garage with stairs that project beyond the structure stringline located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP20-0006, Site Development Permit SDP20-0009, and Administrative Modification of Standards AMS22-0002.

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 the demolition of an existing residence and the construction of a single-family dwelling in a residential zone.

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

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Opel, to approve Coastal Development Permit CDP20-0006, Site Development Permit SDP20-0009, and Administrative Modification of Standards AMS22-0002 to demolish the existing residence and construct a 2,710 square foot single-family residence and lower-level 1,258 square foot garage, located at 35697 Beach Road. Motion carried 3-0-1.

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

ITEM 3: 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 CDP22-0026 to demolish a single-family dwelling with an attached garage and construct a 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 adopt the attached resolution approving Coastal Development Permit CDP22-0026.

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 a single-family dwelling in a residential zone.

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

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Opel, to approve 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. Motion carried 3-0-1.

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

ITEM 4: Coastal Development Permit CDP22-0028 and Minor Site Development Permit SDP22-0057(M) to demolish a single-family dwelling with an attached garage, and construct a 6,597 square foot, two-story, single-family dwelling with an attached 603 square foot garage and multiple retaining walls, located at 32511 Caribbean Drive.

Applicant: James Conrad

Location: 32511 Caribbean Drive (APN: 670-083-03)

Request: A request to approve Coastal Development Permit CDP22-0028 and Minor Site Development Permit SDP22-0057(M) to demolish a single-family dwelling with an attached garage, and construct a 6,597 square foot, two-story, single-family dwelling with an attached 603 square foot garage and multiple landscape retaining walls. The project is in the Coastal Overlay District as defined by the City's Zoning Map and includes retaining walls which exceed 30-inches in height.

Recommendation: That the Planning Commission table the item per request of the Applicant. The item will be re-noticed for a future meeting.

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 and retaining walls in a residential zone.

Brenda Wisneski (Director of Community Development) requested the Planning Commission table the item to a date uncertain per request of the Applicant.

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PUBLIC COMMENTS

There were no Public Comments.

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.

I. ADJOURNMENT

Vice-Chair Dhingra adjourned the meeting at 6:32 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, January 23, 2023, in the City Council Chambers, located at 33282 Golden Lantern, Suite 210, Dana Point, California.


Ashok Dhingra, Planning Commission Chair