

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

February 13, 2023
6:00 pm – 6:51 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 Nelson led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

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

ITEM 1: Minutes of Regular Planning Commission from January 9, 2023

ACTION: Motion made by Vice-Chair Opel, seconded by Commissioner Dohner, to approve the Minutes of the Regular Planning Commission Meeting of January 9, 2023. Motion carried 3-0-2.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

ITEM 2: One-year extension of the Tentative Tract Map TTM 18164 to consolidate the underlying legal lots associated with the demolition of an existing restaurant and construction of a new 100-room resort hotel

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with a restaurant, café, spa, and associated parking, at 34344 Green Lantern.

Applicant: David Davutoglu, Managing Member Berk Workshop, LLC

Location: 34344 Green Lantern (APN: 672-232-06)

Request: A one-year time extension of Tentative Tract Map TTM 18164 to consolidate the underlying legal lots associated with the demolition of an existing restaurant and construction of a new 100-room resort hotel, with a restaurant, café, spa, and associated parking.

Recommendation: That the Planning Commission approve a one-year time extension for Tentative Tract Map TTM 18164 subject to all applicable conditions of Planning Commission Resolution No. 18-06-11-17.

ACTION: Motion made by Commissioner Nelson, seconded by Vice-Chair Opel, to approve the Consent Calendar. Motion carried 5-0-0.

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

Chair Dhingra motioned for New Business Item 5 to be held prior to Public Hearing.

D. PUBLIC HEARING

ITEM 3: Coastal Development Permit CDP22-0022 to construct a 9,551 square-foot, two story, single-family dwelling with an attached 2,313 square-foot multi-vehicle garage and a Minor Site Development Permit SDP22-0029(M) to allow multiple freestanding and retaining walls located within the required setback areas to exceed 42-inches and 30-inches in height, respectively, at 1 Monarch Cove.

Applicant: Casa Arte Group

Location: 1 Monarch Cove (APN: 672-461-20)

Request: Approval of Coastal Development Permit and Site Development Permit to construct a single-family dwelling and multiple walls within a residential single-

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family zone, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP22-0022 and SDP22-0029(M).

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 a single-family dwelling and multiple retaining walls 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.

ACTION: Motion made by Commissioner Nelson, seconded by Chair Dhingra, to approve Coastal Development Permit CDP22-0022 to construct a 9,551 square-foot, two story, single-family dwelling with an attached 2,313 square-foot multi-vehicle garage and a Minor Site Development Permit SDP22-0029(M) to allow multiple freestanding and retaining walls located within the required setback areas to exceed 42-inches and 30-inches in height, respectively, at 1 Monarch Cove. Motion carried 5-0-0.

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

ITEM 4: Appeal of the Community Development Director's determination that establishment of an Accessory Dwelling Unit (ADU) at 34101 Alcazar violates the Dana Point Municipal Code.

Appellant: Tobias Ullman

Property Owner: Maryam Gerami

Location: 34101 Alcazar (APN: 682-294-16)

Request: That the item be pulled from the agenda.

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Recommendation: It is recommended that the item be brought back at a later time after it is re-noticed.

Environmental: The California Environmental Quality Act (CEQA) does not apply to items pulled from the agenda.

Brenda Wisneski (Director of Community Development) requested the item be pulled from the agenda.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Nelson, seconded by Vice-Chair Opel, to pull the item from the agenda to be brought back at a later time after it is re-noticed. Motion carried 5-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 5: "Plan Dana Point" – General Plan Visioning Introduction

Applicant: City of Dana Point

Location: Citywide

Recommendation: That the Planning Commission provide feedback on the proposed Community Engagement Program and General Plan visioning and receive and file the presentation from RRM Design Group.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15306 (Class 6 – Information Collection) in that the project involves basic data collection, research, and resource evaluation activities strictly for information gathering purposes.

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Diane Bathgate and Elizabeth Ocampo-Vivero (RRM Design Group Consultants) provided a presentation and answered questions from the Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: No action needed. Received and filed.

G. STAFF REPORTS

Brenda Wisneski (Director of Community Development) welcomed Commissioner Abigail Margolle to the Planning Commission.

H. COMMISSIONER COMMENTS

Commissioner Nelson welcomed Commissioner Abigail Margolle to the Planning Commission. He suggested some of the projects that Abigail has worked on would be eligible for submission for a Putnam Award and would forward the information to her.

Vice-Chair Opel welcomed Commissioner Margolle to the Planning Commission.

Commissioner Dohner welcomed Commissioner Margolle to the Planning Commission.

Commissioner Margolle stated she was happy to be on the Planning Commission and looks forward to working with the Planning Commission.

Chair Dhingra welcomed Commissioner Margolle to the Planning Commission.

I. ADJOURNMENT

Chair Dhingra adjourned the meeting at 6:51 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, February 27, 2023, at the Dana Point Community Center, located at 34052 Del Obispo Street, Dana Point, California.



Ashok Dhingra, Planning Commission Chair