

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

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February 27, 2023  
5:04 pm – 7:03 pm

City of Dana Point  
Community Center  
34052 Del Obispo  
Dana Point, CA 92629

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**CLOSED SESSION**

**CALL TO ORDER REGULAR MEETING**

**Chair Dhingra** called the Regular Meeting of the Dana Point Planning Commission to order at 5:04 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), Jennifer Farrell (Deputy City Attorney), Belinda Deines (Principal Planner), Allison Peterson (Management Analyst), and Eve Cuddihy (Administrative Assistant)

**CLOSED SESSION**

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, SIGNIFICANT EXPOSURE TO LITIGATION, Government Code 54956.9(d)(2) (1 case).

**RECESS OF PLANNING COMMISSION UNTIL 6:00 PM**

**RECONVENE PLANNING COMMISSION**

**ITEM 1: Minutes of Regular Planning Commission from February 13, 2023**

**ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Dohner, to approve the Minutes of the Regular Planning Commission Meeting of February 13, 2023. Motion carried 5-0-0.**

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

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**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARING**

There were no items for the Public Hearing.

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

**ITEM 2: Community Workshop for Victoria Boulevard Specific Plan and Draft Environmental Impact Report.**

Applicant: Toll Brothers Apartment Living

Location: 26126 Victoria Boulevard (APN: 668-361-01)

Recommendation: That the Planning Commission conduct a community workshop on the Victoria Boulevard Specific Plan and Draft Environmental Impact Report (EIR), review the proposed Victoria Boulevard Specific Plan, and receive public comments.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the community workshop is found to be Categorically Exempt per Section 15306 (Class 6 – Information Collection) in that the project involves basic data collection, research, and information gathering purposes leading to an action which a public agency has not yet approved or adopted.

**Belinda Deines** (Principal Planner) and **Kristen Bogle** (Michael Baker Consultant) provided a staff report and answered questions from the Commissioners.

**PUBLIC COMMENTS**

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**Michael McCann** (Toll Brothers) spoke in favor of the item.

**Brent Neumeyer** (Capo Beach) spoke in opposition of the project.

**Jim Shad** (Dana Point) spoke in opposition of the project.

**Rick Morgan** (Dana Point) spoke in neutrality of the project, expressing concerns.

**Larry Robinson** (Capo Beach) spoke in opposition of the project.

**Steven Carpenter** (Dana Point) spoke in opposition of the project.

**Linda Black** (Capo Beach) spoke in opposition of the project.

**Debbi Mellah** (Capo Beach) spoke in opposition of the project.

**Planning Commissioners** provided general comments related to the project.

**ACTION: No action needed. Received and filed.**

**G. STAFF REPORTS**

There were no Staff Reports.

**H. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**I. ADJOURNMENT**

**Chair Dhingra** adjourned the meeting at 7:03 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, March 13, 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