

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

March 27, 2023
6:02 pm – 6:56 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 6:02 pm.

PLEDGE OF ALLEGIANCE

Commissioner Dohner 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), John Ciampa (Senior Planner), Danny Giometti (Senior Planner), Allison Peterson (Management Analyst), and Eve Cuddihy (Administrative Assistant).

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

ACTION: Motion made by Commissioner Dohner, seconded by Vice-Chair Opel, to approve the Minutes of the Regular Planning Commission Meeting of March 13, 2023. Motion carried 4-0-1.

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

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 CDP22-0011, Site Development Permit SDP22-0017, and Administrative Modification of Standards AMS23-0003 to construct a 2,493 square foot single-family residence with a 520 square foot attached garage and carport, roof deck, stairs that project six feet beyond the structure stringline, and reduced landscaping, located at 35747 Beach Road.

Applicant: Mohammad Vatani

Location: 35747 Beach Road (APN: 691-331-08)

Request: Approval of Coastal Development Permit CDP22-0011, Site Development Permit SDP22-0017, and Administrative Modification of Standards AMS23-0003 to construct a new 2,493 square foot single-family dwelling with a 520 square foot attached garage and carport, roof deck, stairs that project six feet beyond the structure stringline, and reduced landscaping 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 CDP22-0011, Site Development Permit SDP22-0017, and Administrative Modification of Standards AMS23-0003.

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

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

PUBLIC COMMENTS

Michael Horton (Pasadena) expressed concern with the impacts of the construction process to the community.

Rob Williams (Architect) spoke in favor of the project and addressed questions from the Planning Commissioners.

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ACTION: Motion made by Commissioner Nelson, seconded by Vice-Chair Opel, to approve Coastal Development Permit CDP22-0011, Site Development Permit SDP22-0017, and Administrative Modification of Standards AMS23-0003 to construct a 2,493 square foot single-family residence with a 520 square foot attached garage and carport, roof deck, stairs that project six feet beyond the structure stringline, and reduced landscaping, located at 35747 Beach Road. Motion carried 5-0-0.

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

ITEM 3: Coastal Development Permit CDP23-0001 to demolish an existing two-story, single-family dwelling and attached garage, and construct a new 3,182 square foot, two-story, single-family dwelling with attached 513 square foot garage, located at 33811 Mercator Isle.

Applicant: d'Arcy and Associates

Location: 33811 Mercator Isle (APN: 672-131-65)

Request: Approval of a Coastal Development Permit to demolish a two-story single-family dwelling with an attached garage and construct a new two-story single-family dwelling and attached garage located within the Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP23-0001.

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.

ACTION: Motion made by Commissioner Dohner, seconded by Commissioner Nelson, to approve Coastal Development Permit CDP23-0001 to demolish

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an existing two-story, single-family dwelling and attached garage, and construct a new 3,182 square foot, two-story, single-family dwelling with attached 513 square foot garage, located at 33811 Mercator Isle. 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

There was no New Business.

G. STAFF REPORTS

Brenda Wisneski (Director of Community Development) recognized outgoing Planning Commissioner, Roy Dohner, and she presented him with a City tile and a card from the Planning Staff. She also expressed the City Council's appreciation to Commissioner Dohner.

H. COMMISSIONER COMMENTS

Commissioner Dohner stated that it has been an honor and pleasure to serve on the Planning Commission. He commended past City Council for spending money on the infrastructure for improvements downtown, stating he is proud of the progress made. He said he is also proud of what was recommended to the City Council by the Short-Term Rental Subcommittee he served on. He thanked his fellow Commissioners as well as the Planning Staff and Deputy City Attorney, Jennifer Farrell.

Commissioner Nelson expressed his deepest gratitude to Commissioner Dohner and his dedication to giving back, stating he has been a huge part of the growth and development of the City and is an inspiration. He said it has been an honor and pleasure to get to know Commissioner Dohner as a person, fellow Commissioner, and friend.

Vice-Chair Opel stated that it has been a pleasure to serve with Commissioner Dohner for six of his eight years. She stated he was a Commissioner when she started and he was very helpful in adjusting to the role. She wished him luck in what he does in his true retirement.

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Commissioner Margolle shared that, although their time serving together had been short, Commissioner Dohner was a source of comfort for her. She thanked him for all he did before her and what he will continue to do for the community.

Chair Dhingra thanked Commissioner Dohner for his service of eight years. He stated that he wholly enjoyed working with Commissioner Dohner, stating that his insights and observations have been invaluable. Chair Dhingra wished him the best moving forward.

I. ADJOURNMENT

Chair Dhingra adjourned the meeting at 6:56 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, April 10, 2023, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.



Ashok Dhingra, Planning Commission Chair