

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

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April 10, 2023  
6:03 pm – 7:38 pm

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

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**CALL TO ORDER REGULAR MEETING**

**Chair Dhingra** called the Regular Meeting of the Dana Point Planning Commission to order at 6:03pm.

**PLEDGE OF ALLEGIANCE**

**Vice-Chair Opel** led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Chair Ashok Dhingra, Vice-Chair Mary Opel, Commissioner Eric Nelson, Commissioner Abigail Margolle and Commissioner Luke Boughen.

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner) John Ciampa (Senior Planner), Danny Giometti (Senior Planner), Alyssa Gonzalez (Assistant Planner), Allison Peterson (Management Analyst), and Eve Cuddihy (Administrative Assistant).

**ITEM 1: Minutes of Regular Planning Commission from March 27, 2023**

**ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Boughen, to approve the Minutes of the Regular Planning Commission Meeting of March 27, 2023. Motion carried 5-0-0.**

**AYES:** Dhingra, Opel, Nelson, Margolle, Boughen  
**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.

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**D. PUBLIC HEARING**

**ITEM 2:** Site Development Permit SDP22-0050 to permit a 1,247 square foot addition to a historic house, a 147 square foot addition to a garage, and new deck, located at 34010 Amber Lantern.

Applicant: Anthony Massaro

Location: 34010 Street of the Amber Lantern (APN: 682-281-37)

Request: A request to permit a 1,247 square foot, two-story addition to a two-story historic house, 147 square foot addition to a garage, and a new deck.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP22-0050.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 (Class 1 – Existing Facilities) and 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines since the project consists of an addition and remodel to a property that complies with the Secretary of the Interior's Standards for Rehabilitation.

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

**PUBLIC COMMENTS**

Keith Johannes (Dana Point) spoke in favor of the project.

**ACTION:** Motion made by Commissioner Nelson, seconded by Commissioner Margolle, to approve Site Development Permit SDP22-0050 to permit a 1,247 square foot addition to a historic house, a 147 square foot addition to a garage, and new deck, located at 34010 Amber Lantern. Motion carried 5-0-0.

**AYES:** Dhingra, Opel, Nelson, Margolle, Boughen

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

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**ITEM 3:** 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: Approval of a Coastal Development Permit and Minor Site Development Permit 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 which exceed 30-inches in height. The project is in the Coastal Overlay District as defined by the City's Zoning Map

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP22-0028 and Site Development Permit SDP22-0057M.

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.

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

**PUBLIC COMMENTS**

**Jim Conrad** (Applicant) shared slides of the project.

**Robert Pompei** (Dana Point) spoke in opposition to the project.

**Lawrence O'Neill** (Dana Point) spoke in opposition to the project.

**Gerard Stevens** (Dana Point) spoke in opposition to the project.

**ACTION:** Motion made by Commissioner Nelson, seconded by Vice-Chair Opel, 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,

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single-family dwelling with an attached 603 square foot garage and multiple retaining walls, located at 32511 Caribbean Drive. Motion carried 5-0-0.

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

**ITEM 4:** Coastal Development Permit CDP21-0018 and Minor Site Development Permit SDP23-0008(M) authorizing the demolition of a detached, two-car garage and the construction two detached structures, consisting of one (1) single car garage and one (1) two car garage, and the remodel and addition to an existing nonconforming single-family dwelling and attached second dwelling unit, located at 35041 Camino Capistrano.

Applicant: Daniel Martinez Architect

Location: 35041 Camino Capistrano (APN: 123-372-11)

Request: A request authorizing the demolition of a detached, two-car garage and the construction two detached structures, consisting of one (1) single car garage and one (1) two car garage and the remodel and additions to an existing nonconforming single-family dwelling and attached second dwelling unit on a coastal bluff lot.

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

**PUBLIC COMMENTS**

**Naren Amlean** (Capistrano Beach) spoke neutrally on the project.

**ACTION:** Motion made by Vice-Chair Opel, seconded by Commissioner Boughen, to approve Coastal Development Permit CDP21-0018 and Minor Site Development Permit SDP23-0008(M) authorizing the demolition of a detached, two-car garage and the construction two detached structures, consisting of one (1) single car garage and one (1) two car garage, and the remodel and addition to an existing nonconforming single-family dwelling and attached second dwelling unit, located at 35041 Camino Capistrano. Motion carried 5-0-0.

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

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**ITEM 5: Site Development Permit SDP22-0030 to stockpile approximately 62,000 cubic yards of clean rock/soil located within the Industrial/Business (I/B) District and Flood Plan Overlay (FP-2) District, located at 33750 Stonehill Drive.**

Applicant: Taryn Kjolsing, South Coast Water District

Location: 33750 Stonehill Drive (APN: 668-412-21)

Request: Approval of a Site Development Permit to stockpile approximately 62,000 cubic yards of clean rock/soil located within the Industrial/Business (I/B) District, City's Floodplain Overlay District (FP-2).

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP22-0030.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15304(c) (Class 4 – Minor Alterations to Land) in that the project involves filling of earth into previously excavated land with material compatible with the natural features of the site.

**Alyssa Gonzalez** (Assistant Planner) provided a staff report and answered questions from the Planning Commissioners.

#### **PUBLIC COMMENTS**

**John Duewel** (Project Manager, Tory Walker Engineering representing South Coast Water District) spoke in favor of the project.

**ACTION:** Motion made by Commissioner Nelson, seconded by Commissioner Margolle, to approve Site Development Permit SDP22-0030 to stockpile approximately 62,000 cubic yards of clean rock/soil located within the Industrial/Business (I/B) District and Flood Plan Overlay (FP-2) District, located at 33750 Stonehill Drive. Motion carried 5-0-0.

**AYES:** Dhingra, Opel, Nelson, Margolle, Boughen

**NOES:** None

**ABSENT:** None

#### **E. OLD BUSINESS**

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There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**Brenda Wisneski** (Director of Community Development) welcomed Commissioner Luke Boughen to the Planning Commission.

**H. COMMISSIONER COMMENTS**

**Commissioner Nelson** asked about books that were given to the Planning Commissioners, and Brenda Wisneski replied that they are a gift from the City Manager. Commissioner Nelson expressed his thanks. He welcomed Commissioner Boughen to the Planning Commission.

**Vice-Chair Opel** concurred with Commissioner Nelson and added her welcome to Commissioner Boughen.

**Commissioner Margolle** added thanks and welcomed Commissioner Boughen.

**Commissioner Boughen** thanked the Planning Commission for welcoming him and expressed his eagerness to serve.

**Chair Dhingra** welcomed Commissioner Boughen and looks forward to working together. He added his thanks to Mike Killebrew for the book.

**I. ADJOURNMENT**

**Chair Dhingra** adjourned the meeting at 7:38 pm. The *next* Regular Meeting of the Planning Commission will be held on Monday, April 24, 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