

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

July 10, 2023
6:00 pm – 7:27 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 Margolle 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), Belinda Deines (Principal Planner), John Ciampa (Senior Planner), Danny Giometti (Senior Planner), and Martha Ochoa (Senior Administrative Assistant).

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM JUNE 12, 2023

ACTION: Motion made by Vice-Chair Opel, seconded by Commissioner Nelson, to approve the Minutes of the Regular Planning Commission Meeting of June 12, 2023. Motion carried 4-0-1.

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

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP22-0025, SITE DEVELOPMENT PERMIT SDP22-0035, AND CONDITIONAL USE PERMIT CUP22-0011 TO CONSTRUCT A 188 SQUARE FOOT ADDITION AND REMODEL TO THE PRIMARY RESIDENCE AND A 716 SQUARE FOOT ADDITION AND REMODEL TO THE DETACHED GARAGE TO ESTABLISH A SECOND DWELLING UNIT WITH A ROOF DECK LOCATED AT 35545 BEACH ROAD

Applicant: Chae B. Song

Location: 35545 Beach Road (APN: 691-161-31)

Request: Approval of Coastal Development Permit CDP22-0025, Site Development Permit SDP22-0035, and Conditional Use Permit 23-0011 to construct a 188 square foot addition and remodel to the primary residence and a 716 square foot addition of the detached garage to establish a second dwelling unit with a roof deck and 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 CDP22-0025, Site Development Permit SDP22-0035, and Conditional Use Permit CUP22-0011.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities).

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

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Boughen, to continue the item to the August 14, 2023 meeting with direction to staff to work with the applicant to address questions related to access and screening of the proposed vehicle lift, occupancy of the second dwelling unit, and clarify implementation of Condition of Approval #23 in the proposed resolution for the property located at 35545 Beach Road. Motion carried 5-0-0.

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

F. NEW BUSINESS

Item 4 was moved up on the agenda by Chair Dhingra.

ITEM 4: SIGN PROGRAM PERMIT SPP23-0002 FOR A MASTER SIGN PROGRAM TO INSTALL NON-ILLUMINATED SIGNS ON MULTIPLE BUILDINGS AND STRUCTURES AT SOUTH SHORES CHURCH LOCATED AT 32712 CROWN VALLEY PARKWAY

Applicant: Pacific Sign Center

Location: 32712 Crown Valley Parkway (APN: 670-181-02)

Request: Approval of a Master Sign Program for South Shores Church located at 32712 Crown Valley Parkway.

Recommendation: That the Planning Commission adopt the draft Resolution approving Sign Program Permit SPP23-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 (a) of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of the approval of a new Sign Program that would result in the installation of signage at an existing development.

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

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PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Opel, seconded by Commissioner Margolle, to approve Sign Program Permit SPP23-0002 for a Master Sign Program to install non-illuminated signs on multiple buildings and structures at South Shores Church located at 32712 Crown Valley Parkway. Motion carried 5-0-0.

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

E. OLD BUSINESS

ITEM 3: PLAN DANA POINT: GENERAL PLAN VISIONING FRAMEWORK

Applicant: City of Dana Point

Location: Citywide

Recommendation: That the Planning Commission review the draft Visioning Framework, solicit public comments, provide feedback, and direct staff to forward the report to the City Council for their consideration.

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.

Belinda Deines (Principal Planner), **Diane Bathgate** (Principal, RRM Design Group) and **Elizabeth Ocampo-Vivero** (Principal Planner, RRM Design Group) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

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The Planning Commission recommends that the City Council consider the following modifications to the draft Vision Statement and Guiding Principles with the following considerations:

- Revise “unique” and better describe Dana Point as “energetic, dynamic, and vibrant” and/or “established” coastal community
- “Small-town feel” is subjective and feels restrictive because we have “world-class resorts”
- City is more than “family-oriented”, and the phrase is limiting - should be “diverse”
- Needs more discussion on “future generations” especially incorporating technology
- Rephrase “leverage” and replace with “benefit” regarding tourism

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

G. STAFF REPORTS

Brenda Wisneski (Director of Community Development) recognized outgoing Planning Commissioner Abigail Margolle and presented her with a bouquet of flowers from the Planning Staff and expressed her appreciation for the Commissioners enthusiasm, interest and fresh point of view. Second, she stated that due to lack of quorum, the July 24th Planning Commission meeting will be cancelled.

H. COMMISSIONER COMMENTS

Commissioner Luke Boughen stated that it has been a pleasure to serve on the Planning Commission with Commissioner Margolle, and he looked forward to hearing about the Commissioner’s next adventure.

Commissioner Nelson expressed his gratitude to Commissioner Margolle for her service and stated that good outcomes have been had from some of her important comments, and while brief, it’s been good to get to know Commissioner Margolle. He added that it’s also good for the Planning Commission to reflect, as a planning body, that their own Commissioner couldn’t find a place in their own town.

Commissioner Margolle stated affordability was a factor in making the decision to move and purchase versus rent. She encouraged staff and everyone involved to keep pushing for affordable housing and commented on the pressure from the state on local governments and the impacts to the General Plan. She thanked the City Council for trusting and voting her to the Planning Commission, thanked the Planning Staff, and in addition, she thanked her fellow Commissioners stating they have been wonderful, and she has learned from all of them. She concluded by stating she enjoyed her time on the Commission, she loves Dana Point and will be back to visit, in the meantime she will be raising chickens and goats.

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Vice-Chair Opel stated that it's been a pleasure working with Commissioner Margolle and wished her well in Vista.

Chair Dhingra seconded Vice-Chair Opel's comments and added that Vista is a nice place with superior water, where he has worked on a number of water facilities. He wished Commissioner Margolle the best in her new endeavors.

I. ADJOURNMENT

Chair Dhingra adjourned the meeting at **7:27pm**. The *next* Regular Meeting of the Planning Commission will be held on Monday, July 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