

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

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February 26, 2024  
6:00 pm – 6:20 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 6:00 pm.

**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 Luke Boughen, Commissioner Eric Nelson, Commissioner Deana Christakes

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), John Ciampa (Principal Planner), Natalie Tran (Assistant Planner), Martha Ochoa (Management Analyst) and Deanna Despot (Senior Administrative Assistant)

**A. APPROVAL OF MINUTES**

**ITEM 1:**     **MINUTES OF REGULAR PLANNING COMMISSION FROM JANUARY 22, 2024**

**ACTION:**    **Motion made by Commissioner Nelson, seconded by Vice-Chair Opel, to approve the Minutes of the Regular Planning Commission Meeting of January 22, 2024. Motion carried 5-0-0.**

**AYES:**       Dhingra, Opel, Nelson, Boughen, Christakes  
**NOES:**       None  
**ABSENT:**     None  
**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 CDP24-0001 TO ALLOW THE MONARCH BAY HOMEOWNER ASSOCIATION (HOA) TO PROHIBIT SHORT-TERM RENTALS IN THEIR COMMUNITY**

Applicant: Elizabeth Reed

Location: Near the intersection of Pacific Coast Hwy and Monarch Bay Drive

Request: Approval of Coastal Development Permit to prohibit Short Term Rentals from operating within the Monarch Bay Homeowner Association.

Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP24-0001.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects) California Code of Regulations. Section 32 of the CEQA Guidelines stipulates that projects that are consistent with the applicable general plan and zoning regulations, and that are less than five acres and substantially surrounded by urban uses with no habitat value and would result in no significant effects relating to traffic, noise, air or water quality and can be served by all required utilities and public services are categorically exempt from CEQA.

**John Ciampa** (Principal 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 Vice-Chair Opel to approval of Coastal Development Permit to prohibit Short Term Rentals from operating within the Monarch Bay Homeowner Association. Motion carried 5-0-0.

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

**ITEM 3: 2023 ANNUAL HOUSING ELEMENT PROGRESS REPORT**

Applicant: City of Dana Point

Location: Citywide

Request: To review the 2023 Annual Housing Element Progress Report, as required by State law, to show progress on the General Plan Housing Element.

Recommendation: That the Planning Commission review the 2023 Annual Housing Element Progress Report and direct staff to forward to the City Council.

Environmental: In accordance with CEQA, the 6th Cycle 2021-2029 Housing Element was found to be categorically exempt pursuant to Section 15061(b)(3). The Annual Housing Element Progress Report does not require further CEQA action.

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

**PUBLIC COMMENTS**

There were no Public Comments.

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**G. STAFF REPORTS**

**Brenda Wisneski** (Director of Community Development) provided an update on the status of the General Plan Advisory Committee (GPAC) and invited Commissioner Nelson who serves as the GPAC's Vice-Chair to make some comments.

**Commissioner Nelson** shared the topics discussed at the first GPAC meeting held in January and for the upcoming meeting scheduled for February 27, 2024.

**H. COMMISSIONER COMMENTS**

**Commissioner Boughen** commented on the Festival of the Whales scheduled for the weekend and stated it's a great weekend for the community.

**I. ADJOURNMENT**

**Chair Dhingra** adjourned the meeting at **6:20 pm**. The *next* Regular Meeting of the Planning Commission will be held on Monday, Monday, March 5, 2024, 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.

  
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Mary Opel, Chair  
Planning Commission