

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

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November 25, 2024  
6:00 p.m. – 7:06 p.m.

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

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**CALL TO ORDER**

**Chair Opel** called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

Planning Commission Members Present: Chair Mary Opel, Vice-Chair Eric Nelson, Commissioner Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra

Planning Commission Members Absent: None

Staff Present: Brenda Wisneski (Director of Community Development), Jennifer Farrell (Deputy City Attorney), John Ciampa (Planning Manager), Chris Johnson (Principal Planner), Danny Giometti (Senior Planner) and Martha Ochoa (Management Analyst)

**A. APPROVAL OF MINUTES**

**ITEM 1:**     **MINUTES OF REGULAR PLANNING COMMISSION FROM OCTOBER 28, 2024**

**ACTION:**     **Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to approve the Minutes of the Regular Planning Commission Meeting of October 28, 2024. Motion carried 5-0-0.**

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**C. CONSENT CALENDAR**

**D. PUBLIC HEARING**

**ITEM 2: COASTAL DEVELOPMENT PERMIT CDP23-0049 TO DEMOLISH EXISTING IMPROVEMENTS AND CONSTRUCT A TWO (2) STORY 6,231 SQUARE FOOT, SINGLE FAMILY DWELLING (SFD) WITH TWO (2) DETACHED GARAGES ON A COASTAL BLUFF LOT**

Applicant: Jay S. Crawford, AIA

Owner: Alfred and Taghrid Sidhom

Location: 35027 Camino Capistrano (APN: 123-372-08)

Request: A request to demolish existing improvements and develop a 6,231 square foot, two-story, single-family dwelling and two detached garages on a coastal bluff lot.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – Construction or Conversion of Small Structures) because the project involves the demolition of existing improvements and the construction of a new single-family residence and two detached garages.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0049.

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

**PUBLIC COMMENTS**

Alfred Sidhom (Owner) spoke in support of the item.

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**ACTION:** Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to adopt the Resolution approving Coastal Development Permit CDP23-0049. Motion carried 5-0-0.

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

**ITEM 3:** **COASTAL DEVELOPMENT PERMIT CDP24-0018 TO INSTALL A NEW AREA DRAINAGE SYSTEM ASSOCIATED WITH AN EXISTING SINGLE-FAMILY DWELLING WHICH INCLUDES DRAIN INLETS, DRAINPIPES AND A SUMP PUMP WITHIN THE REAR AND NORTHERN SIDE YARDS OF A DEVELOPED COASTAL BLUFF LOT**

**Applicant:** Toal Engineering

**Owner:** Stanislavia Misurec

**Location:** 35201 Camino Capistrano (APN: 691-172-09)

**Request:** A request to permit the installation of a new area drainage system to redirect surface runoff toward the public storm drains on Camino Capistrano associated with an existing single-family dwelling on a coastal bluff lot.

**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) because the project involves the installation of a drainage system on an existing coastal bluff lot.

**Recommendation:** That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP24-0018.

Danny Giometti (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 Boughen, seconded by Commissioner Christakes to adopt the Resolution approving Coastal Development Permit CDP24-0018. Motion carried 5-0-0.

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

**ITEM 4:** GENERAL PLAN AMENDMENT GPA24-0001, ZONE TEXT AMENDMENT ZTA24-0002, AND LOCAL COASTAL PROGRAM AMENDMENT LCPA24-0001; TO AMEND THE HEADLANDS DEVELOPMENT AND CONSERVATION PLAN (HDGP), TO REPLACE THE TERMS "FUNICULAR" AND "INCLINED ELEVATOR" WITH "STRAND TRANSIT SYSTEM" (STS) AND AMEND LANGUAGE TO PROVIDE FLEXIBILITY FOR A FUTURE REPLACEMENT TRANSPORTATION SYSTEM

Applicant: City of Dana Point

Location: 6A Dana Strand Drive (APNs: 672-641-46 and 672-641-45)

Request: Approval of a General Plan Amendment GPA24-0001, Zone Text Amendment ZTA24-0002, and Local Coastal Program Amendment LCPA24-0001 to amend the Headlands Development and Conservation Plan to replace the terms "Funicular" and "Inclined Elevator" to "Strand Transit System" (STS) and amend language to provide flexibility for future replacement transportation systems.

Recommendation: That the Planning Commission approve the Resolutions recommending City Council approval and adoption of the General Plan Amendment, Zone Text Amendment, and Minor Local Coastal Program Amendment.

**Commissioner Dhingra** recused himself due to a conflict of interest and left the Chambers.

**John Ciampa** (Planning Manager) 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 Nelson, seconded by Commissioner Christakes to approve the Resolutions recommending City Council approval and adoption of the General Plan Amendment, Zone Text Amendment, and Minor Local Coastal Program Amendment, and directed staff to review the ridership capacity to ensure there is flexibility in the Plan. Motion carried 4-0-1.

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** Dhingra

**ITEM 5: ZONE TEXT AMENDMENT ZTA24-0001 RELATED TO ACCESSORY DWELLING UNITS**

Applicant: City of Dana Point

Location: Citywide

Request: A request to modify the Dana Point Zoning Code related to Accessory Dwelling Unit (ADU) requirements consistent with State Law.

Environmental: This proposed action is Statutorily Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 21080.17 of the Public Resources Code, which provides that CEQA does not apply to the adoption of an ordinance to implement the provisions of Section 66314 of the Government Code. As the standards of Government Code Section 66333 relating to junior accessory dwelling units are incorporated into Government Code 66333, this exemption covers junior accessory dwelling units as well. Accessory dwelling units and junior accessory dwelling units must be allowed in the City in accordance with the standards set forth in State Statute. In addition, the subject Ordinance is categorically exempt under the common-sense exemption of CEQA Guidelines section 15061(b)(3)

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which provides that CEQA does not apply where it can be seen with certainty that the project will not cause any impacts.

Recommendation: That the Planning Commission adopt the Resolution recommending the City Council approve Zone Text Amendment ZTA24-0001.

**Commissioner Dhingra** returned to the Chambers.

**Chris Johnson** (Principal Planner) provided a staff report and answered questions from the Planning Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Boughen, seconded by Commissioner Dhingra to adopt the Resolution recommending the City Council approve Zone Text Amendment ZTA24-0001, and directed staff to reevaluate the seven neighborhoods identified in the draft ordinance. Motion carried 5-0-0.

**AYES:** Opel, Nelson, Boughen, Christakes, Dhingra  
**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) shared that at the next meeting, the Planning Commission will receive a detailed briefing on the General Plan Update, also in attendance will be the PlaceWorks Consultant. In addition, Chair Opel will not be present at the next meeting, Vice-Chair Nelson will be conducting the meeting. She wished Chair Opel good luck and a Happy Thanksgiving to everyone.

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**H. COMMISSIONER COMMENTS**

**Commissioner Dhingra** wished everyone a Happy Thanksgiving.

**Vice-Chair Nelson** stated he can't wait to see you all at the Turkey Trot, wished everyone a Happy Thanksgiving and shared that he is grateful to have everyone up here with us.

**Chair Opel** wished everyone a Happy Thanksgiving, she will not be at the next meeting and wished everyone a Merry Christmas and Happy New Year, see you in the New Year.

**Commissioner Boughen** stated thankful for you all, see you at the Turkey Trot.

**I. ADJOURNMENT**

**Chair Opel** adjourned the meeting at **7:06 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, December 9, 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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Eric Nelson, Planning Commission Vice-Chair