

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

December 9, 2024
6:00 p.m. – 7:03 p.m.

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

CALL TO ORDER

Vice-Chair Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Boughen led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: Chair Mary Opel

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
NOVEMBER 25, 2024

ACTION: Motion made by Commissioner Boughen, seconded by Commissioner Dhingra to approve the Minutes of the Regular Planning Commission Meeting of November 25, 2024 with a minor correction to Item 5. Motion carried 4-0-0.

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

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: SITE DEVELOPMENT PERMIT SDP23-0003 AND VARIANCE V24-0001 TO DEMOLISH A SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW TWO-STORY DWELLING WITH AN ATTACHED ACCESSORY DWELLING UNIT (ADU), RETAINING WALLS, AND EXPANSION OF AN EXISTING NON-CONFORMING TWO-CAR GARAGE

Applicant: David Bailey, Architect, Inc.

Owner: John and Lori Wright

Location: 34041 Blue Lantern (APN: 123-233-01)

Request: Approval of a Site Development Permit to demolish an existing single-family dwelling and the construction of a new 2,395-square-foot, two-story home with a 576-square-foot attached accessory dwelling unit (ADU) and multiple retaining walls. Additionally, three variances are requested to permit a 539-square-foot addition to an existing non-conforming two-car garage, expanding it to a total of 1,012 square feet. Specifically, the variance requests include: (1) expansion of a detached accessory structure within the front yard setback, (2) reduction in the standard driveway length, and (3) increased height of the detached garage.

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 or Conversion of Small Structures) in that the project involves construction of one single-family dwelling with an attached ADU, site walls and the expansion of a garage in a residential zone.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP23-0003 and Variance V24-0001.

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 Commissioner Boughen, seconded by Commissioner Dhingra to adopt the Resolution approving Site Development Permit SDP23-0003 and Variance V24-0001. Motion carried 4-0-0.

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

E. OLD BUSINESS

ITEM 3: GENERAL PLAN UPDATE STATUS

Applicant: City of Dana Point

Location: Citywide

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.

Recommendation: The Planning Commission review and concur with the General Plan Advisory Committee's recommendation, next steps and direct staff to forward the recommendation to the City Council.

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

Colin Drukker (PlaceWorks) provided a presentation and answered questions from the Planning Commissioners.

Steve Brown (Fehr & Peers) answered questions from the Planning Commissioners.

PUBLIC COMMENTS

Sean Nicholas (Dana Point) spoke in opposition of the item.

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ACTION: **Receive and file.**

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

Commissioner Dhingra wished everyone Happy Holidays.

Commissioner Boughen stated that he missed Vice-Chair Nelson at the Turkey Trot, it was an impressive event and well done to the City for hosting it, putting it on and it seemed to go very well.

Commissioner Christakes stated she is looking forward to the Boat Parade this weekend and hopes to see everyone there.

Vice-Chair Nelson concurred with Commissioner Boughen, he added he didn't see him at the Turkey Trot but he knew he was there as well. He stated that it was an amazing event, believed it was a record turnout this year. He wished everyone a Merry Christmas and will see everyone next year.

I. ADJOURNMENT

Vice-Chair Nelson adjourned the meeting at **7:03 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, January 13, 2025, 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.



Mary Opel, Planning Commission Chair