

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

February 10, 2025
6:00 p.m. – 6:08 p.m.

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

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

Commissioner Dhingra led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: Vice-Chair Eric Nelson

Staff Present: Brenda Wisneski (Director of Community Development), John Ciampa (Planning Manager), Chris Johnson (Principal Planner) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: **MINUTES OF REGULAR PLANNING COMMISSION FROM
DECEMBER 9, 2024**

ACTION: **Motion made by Commissioner Dhingra, seconded by Commissioner Boughen to approve the Minutes of the Regular Planning Commission Meeting of December 9, 2024. Motion carried 3-0-1.**

AYES: Boughen, Christakes, Dhingra

NOES: None

ABSENT: Nelson

ABSTAIN: Opel

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: APPEAL BY THE CENTER FOR NATURAL LANDS MANAGEMENT (CNLM) OF THE DIRECTOR'S INCOMPLETE DETERMINATION OF COASTAL DEVELOPMENT PERMIT APPLICATION CDP24-0022

<u>Applicant/ Appellant:</u>	Center for Natural Lands Management
<u>Owner:</u>	City of Dana Point (Public Trail System Only)
<u>Location:</u>	Dana Point Headlands Conservation Park (Planning Area 7) (APN: 672-591-11)
<u>Request:</u>	Appeal by CNLM of the Community Development Director's determination that the Coastal Development Permit application to establish hours for public access at the Headlands Conservation Park as incomplete.
<u>Environmental:</u>	The filing of an appeal challenging the determination of completeness within the 30-day review period pursuant to the Permit Streamlining Act is administrative in nature and does not involve any physical changes to the environment. Therefore, the appeal request would not have a significant effect on the environment. Based on the above analysis, the project is exempt from CEQA under the commonsense exemption provided in Section 15061(b)(3) of the CEQA Guidelines.
<u>Recommendation:</u>	That the Planning Commission continue the subject item to the February 24, 2025, Planning Commission meeting.

Brenda Wisniski (Director of Community Development) requested a motion to continue the subject item to the February 24, 2025, Planning Commission meeting.

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Boughen to continue the subject item to the February 24, 2025, Planning Commission meeting. Motion carried 4-0-0.

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

ITEM 3: **SITE DEVELOPMENT PERMIT SDP24-0020 TO ALLOW A 1,036-SQUARE-FOOT, SECOND-STORY ACCESSORY DWELLING UNIT (ADU), AND A 228-SQUARE-FOOT, SECOND-STORY ADDITION TO AN EXISTING 2,046-SQUARE-FOOT, SINGLE-STORY NONCONFORMING SINGLE-FAMILY DWELLING (SFD) LOCATED AT 26706 CALLE SALIDA**

Applicant: Ron Sterry

Owner: Thomas Porter and Jenna McIlvene

Location: 26706 Calle Salida (APN: 123-433-32)

Request: A Site Development Permit to allow a second-story ADU addition totaling 1,036 square feet to an existing 2,046-square-foot, nonconforming, single-story, single-family dwelling (SFD), and to allow a 228-square-foot, second-story expansion to a nonconforming structure conforming as to use.

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) since the project consists of an accessory dwelling unit in a residential zone.

Recommendation: That the Planning Commission continue the subject item to the February 24, 2025 Planning Commission meeting.

Brenda Wisniski (Director of Community Development) requested a motion to continue the subject item to the February 24, 2025, Planning Commission meeting.

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PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Christakes to continue the subject item to the February 24, 2025, Planning Commission meeting. Motion carried 4-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Chris Johnson (Principal Planner) provided the status of the General Plan update. During the December 9th City Council meeting, the GPACs recommendations were supported by the Council and the report was received and filed. The next steps in the process involve an update to the overall project schedule and in the coming months the focus will be to draft very clear and specific policies. City staff is also evaluating an optional 7th General Plan Advisory Council meeting where policies would be reviewed prior to consideration by the Planning Commission and City Council.

Brenda Wisniski (Director of Community Development) added that the next steps for the General Plan is for the Planning Commission to review the policies in April. In addition, congratulations to Chair Opel and Commissioner Christakes on their reappointment by the City Council. Also, the Coastal Commission certified the Local Coastal Program for the Victoria Apartments at their meeting last week. Next step is for the City Council to accept the suggested modifications to the LCPA language.

John Ciampa (Planning Manager), related to Victoria Apartments project, added the Coastal Commission added policies focusing on dark skies lighting and tribal oversight for monitoring during the grading portion of the project.

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H. COMMISSIONER COMMENTS

Commissioner Dhingra stated this is our first meeting of this year and is looking forward to the rest of the year.

Commissioner Boughen wished congratulations to Chair Opel and Commissioner Christakes on their reappointment and is looking forward to continuing work with the group, it's been a pleasure and looking forward to the year.

Commissioner Christakes thanked the Commissioners.

Chair Opel thanked the City Council for their reappointment and for having faith in them, its appreciative. She wished everyone a Happy New Year.

I. ADJOURNMENT

Chair Opel adjourned the meeting at **6:08 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, February 24, 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