

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

March 24, 2025
6:00 p.m. – 6:41 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, Vice-Chair Eric Nelson, Commissioner Luke Boughen, Commissioner Ashok Dhingra

Planning Commission Members Absent: Commissioner Deana Christakes

Staff Present: John Ciampa (Planning Manager), Jessica Sanders (Deputy City Attorney), Danny Giometti (Senior Planner) and Martha Ochoa (Management Analyst)

ITEM 1: REORGANIZATION OF THE PLANNING COMMISSION

A) Select nominations and vote for Chairperson

ACTION: Motion made by Commissioner Boughen, seconded by Chair Opel to appoint Vice-Chair Nelson to serve as Chair of the Planning Commission. Motion carried 4-0-0.

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

B) Select nominations and vote for Vice-Chairperson

ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to appoint Commissioner Boughen to serve as Vice-Chair of the Planning Commission. Motion carried 4-0-0.

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

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A. APPROVAL OF MINUTES

ITEM 2: MINUTES OF REGULAR PLANNING COMMISSION FROM MARCH 24, 2025

ACTION: Motion made by Vice-Chair Boughen, seconded by Commissioner Opel to approve the Minutes of the Regular Planning Commission Meeting of March 24, 2025. Motion carried 3-0-1.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

ITEM 3: ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP TTM 18164 TO CONSOLIDATE THE UNDERLYING LEGAL LOTS AT 34344 GREEN LANTERN

Applicant: David Davutoglu, Managing Member Berk Workshop, LLC

Owner: Berk Workshop, LLC

Location: 34344 Green Lantern (APN: 672-232-06)

Request: A one-year time extension of Tentative Tract Map TTM 18164 to consolidate the underlying legal lots at the subject site.

Environmental: Time extensions are covered by the common sense exemption that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment ((CEQA Guidelines Section 15061(b)(3))). There is no possibility that the time extension may have a significant effect on the environment, therefore the time extension is not subject to CEQA.

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Recommendation: That the Planning Commission approve a one-year time extension for Tentative Tract Map TTM 18164 subject to all applicable conditions of Planning Commission Resolution No. 18-06-11-17.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Dhingra, seconded by Vice-Chair Boughen to approve the Consent Calendar. Motion carried 4-0-0.

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

D. PUBLIC HEARING

ITEM 4: **A REQUEST FOR HISTORICAL RESOURCE DESIGNATION AND PARTICIPATION IN THE MILLS ACT PROGRAM FOR THE HOTEL LOCATED AT 34862 COAST HIGHWAY (HISTORIC RESOURCE APPLICATION 25-0001)**

Applicant/Owner: Jeff Finn

Location: 34862 Coast Highway (APN: 123-081-38)

Request: The applicant seeks to place the hotel located at 34862 Coast Highway on the Dana Point Historic Resource Register. The applicant also requests a recommendation to enter into an agreement with the City for participation in the Mills Act Program.

Environmental: The designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect to the environment via this designation.

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Recommendation: That the Planning Commission adopt a Resolution designating the hotel, comprised as two structures, located at 34862 Coast Highway as locally significant historical structures on the City's Historic Register and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program.

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

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Dhingra to adopt a Resolution designating the hotel, comprised as two structures, located at 34862 Coast Highway as locally significant historical structures on the City's Historic Register and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program. Motion carried 4-0-0.

AYES: Nelson, Boughen, Dhingra, Opel

NOES: None

ABSENT: Christakes

ABSTAIN: None

ITEM 5: **AMENDMENT TO COASTAL DEVELOPMENT PERMIT CDP23-0038 WHICH APPROVED A NEW HOUSE AND ATTACHED GARAGE ON A COASTAL BLUFF LOT AND A SITE DEVELOPMENT PERMIT SDP24-0028 TO MODIFY THE METHOD OF MEASURING THE BUILDING HEIGHT AND TO ALLOW THE SIDE-YARD WALL TO EXCEED SIX (6) FEET IN HEIGHT**

Applicant: Mikael Sanchez, FOXLIN Architects

Owner: SL Smart Property Management LLC

Location: 35295 Camino Capistrano (APN: 691-182-25)

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Request: A request to amend Coastal Development Permit CDP23-0038 and approve Site Development Permit SDP24-0028 to allow the building height of the previously approved single-family dwelling (SFD) to be measured from not more than 30-inches of fill and to permit alternatives to the height limit for fences and/or walls.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15303 of the CEQA Guidelines Section 15303 (Class 3 – New Structures) because the project involves a grading modification and revision to increase the height of yard fences and/or walls in conjunction with the construction of a new SFD on a coastal bluff lot.

Recommendation: That the Planning Commission adopt the Resolution approving Amendment 1 to Coastal Development Permit CDP23-0038 and Site Development Permit SDP24-0028 (Action Document 1).

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

PUBLIC COMMENTS

Terry Kipper (Capistrano Beach) spoke in opposition of the item.

ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Opel to adopt the Resolution approving Amendment 1 to Coastal Development Permit CDP23-0038 and Site Development Permit SDP24-0028. Motion carried 4-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

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G. STAFF REPORTS

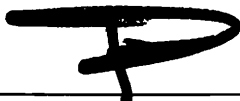
John Ciampa (Planning Manager) stated the last General Plan Advisory Committee (GPAC) meeting will be held on April 22nd at 6:00 p.m. at the Community Center. The Committee will be reviewing draft policies provided by staff and the City's General Plan Consultants related to traffic and circulation elements, as well as economic development elements. The goals, policies and implementation measures will be circulated for review and comment, and it is anticipated to be moved forward to the Planning Commission for consideration either late May or early June.

H. COMMISSIONER COMMENTS

Chair Nelson thanked Commissioner Opel for her service as Chair, appreciated everything she did last year and congratulated Vice-Chair Boughen on his appointment as Vice-Chair.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at **6:41 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, April 14, 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.



Eric Nelson, Planning Commission Chair