

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

July 8, 2024
6:01 p.m. – 7:04 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 6:01 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Boughen 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), Jessica Sanders (Deputy City Attorney), Kurth B. Nelson III (Principal Planner), Danny Giometti (Senior Planner) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: **MINUTES OF REGULAR PLANNING COMMISSION FROM JUNE 24, 2024**

ACTION: **Motion made by Commissioner Dhingra, seconded Vice-Chair Nelson to approve the Minutes of the Regular Planning Commission Meeting of June 24, 2024. Motion carried 4-0-1.**

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

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP23-0028 TO ALLOW THE INSTALLATION OF AN ENGINEERED MESH ROCKFALL BARRIER NEAR THE BASE OF THE COASTAL BLUFFS ALONG DANA POINT HARBOR DRIVE, AND INSTALLATION OF DROUGHT TOLERANT LANDSCAPING BETWEEN THE BASE OF THE BLUFFS AND THE ENGINEERED MESH BARRIER AT THE PARCEL IDENTIFIED BY APN: 682-071-26 AND PORTIONS OF THE ADJACENT THE RIGHT-OF-WAY

Applicant: County of Orange: OC Public Works and OC Parks

Owner: County of Orange: OC Parks

Location: No situs address: parcel identified by Assessor's Parcel No. 682 071-26 and portions of the adjacent right-of-way.

Request: A request to install an engineered mesh rockfall barrier near the base of the coastal bluffs along Dana Point Harbor Drive and installation of drought tolerant landscaping between the base of the bluffs and the engineered mesh barrier.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the project consists of an accessory engineered mesh rockfall barrier (fence), and associated fencing.

Recommendation: That the Planning Commission adopt a Resolution approving Coastal Development Permit CDP23-0028.

Kurth B. Nelson III (Principal Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

Susan Brodeur (County of Orange – OC Parks) answered questions from the Planning Commission.

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ACTION: Motion made by Commissioner Dhingra, seconded by Vice-Chair Nelson to adopt a Resolution approving Coastal Development Permit CDP23-0028, with an added condition of approval that the applicant submit plans to the Orange County Fire Authority (OCFA) for review and approval to ensure access for firefighting purposes is maintained. Motion carried 5-0-0.

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

ITEM 3: **CONDITIONAL USE PERMIT CUP23-0004 TO ALLOW A SHARED PARKING PROGRAM TO SATISFY PARKING REQUIREMENTS FOR COMMERCIAL USES AT AN EXISTING MIXED-USE DEVELOPMENT COMPRISING THREE (3) BUILDINGS IN THE TOWN CENTER DISTRICT (TC-MU) LOCATED AT 34135 PACIFIC COAST HIGHWAY (BUILDING 1); 34137 PACIFIC COAST HIGHWAY AND 24501 DEL PRADO AVENUE (BUILDING 2); AND 34155 PACIFIC COAST HIGHWAY, 24591 DEL PRADO AVENUE (BUILDING 3)**

Applicant: Allen Chuang, Raintree Partners

Owner: Raintree Del Prado, LLC

Location: Building 1: 34135 Pacific Coast Highway (PCH)
(Assessor's Parcel No. (APN): 682-232-12)
Building 2: 34137 PCH (APN: 682-321-01) and 24501
Del Prado Avenue (APN: 682-321-14)
Building 3: 34155 PCH (APN: 682-321-07) and 24591
Del Prado Avenue (APN: 682-321-08)

Request: A request to allow a shared parking program pursuant to Section 9.35.060(c)(4)(A) of the City's Zoning Ordinance to satisfy parking requirements for commercial uses at an existing mixed-use development comprising three (3) buildings (Prado West) located in the Town Center District (TC-MU).

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) since the project consists of the permitting of a shared parking program for existing private structures involving negligible expansion of uses on the sites.

Recommendation: That the Planning Commission adopt a Resolution approving Conditional Use Permit CUP23-0004.

Kurth B. Nelson III (Principal Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to adopt a Resolution approving Conditional Use Permit CUP23-0004. Motion carried 5-0-0.

AYES: Opel, Nelson, Boughen, Christakes, Dhingra

NOES: None

ABSENT: None

ABSTAIN: None

ITEM 4: **ANTENNA USE PERMIT AUP24-0001; COASTAL DEVELOPMENT PERMIT CDP24-0007 AND MINOR CONDITIONAL USE PERMIT CUP24-0002(M) TO INSTALL PANEL AND MICROWAVE ANTENNAS HOUSED WITHIN TWO, INDIVIDUAL, FAUX MANSARD ROOFTOP ENCLOSURES, EACH PROJECTING A MAXIMUM OF 7'-3" ABOVE THE TOP OF THE EXISTING GABLE ROOFLINE**

Applicant: Peter Blied/Plancom Inc. on behalf of Verizon Wireless

Owner: Blue Lantern Property, LLC

Location: 34085 Pacific Coast Highway (APN: 672-231-07)

Request: Approval of entitlements to permit the installation of roof mounted panel and microwave antennas on an existing building.

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility) since the project consists of a minor alteration to an existing structure.

Recommendation: That the Planning Commission adopt the draft Resolution approving Antenna Use Permit (AUP24-0001); Coastal Development Permit (CDP24-0007) and Minor Conditional Use Permit (CUP24-0002(M)).

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

PUBLIC COMMENTS

Peter Blied (Applicant) spoke in support of the item.

ACTION: Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to adopt the draft Resolution approving Antenna Use Permit (AUP24-0001); Coastal Development Permit (CDP24-0007) and Minor Conditional Use Permit (CUP24-0002(M)). Motion carried 4-0-1.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Brenda Wisneski (Community Development Director) provided an update on the General Plan Update process. The General Plan Advisory Committee has finalized their recommendations related to sites for potential land use changes. The next step is to review potential traffic impacts based on the land use recommendations. A detailed update of the process and next steps will be presented to the Planning Commission in August or September, followed by the City Council, and the preparation of a technical analysis for the Environmental Impact Report.

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Vice-Chair Nelson added it was a great discussion at the GPAC meeting and a decent turnout at the Community Meeting.

Brenda Wisneski (Community Development Director) added the online survey is still open for the public to get involved and provide feedback related to the opportunity sites as well as mobility in the City.

H. COMMISSIONER COMMENTS

Vice-Chair Nelson stated the City had a great Firework Show, probably the best one in Southern California and added that he appreciates the City Council putting it on every year.

Commissioner Boughen echoed Vice-Chair Nelsons comments and expressed kudos to all the staff for their support. He added the Redo Vinyl Market on Sunday was another good community event at the Community Center and the concerts are coming up. Commissioner Boughen commented on the extension of the questionnaire and stated the mobility options were really interesting in terms of what is being proposed.

I. ADJOURNMENT

Chair Opel adjourned the meeting at **7:04 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, July 22, 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.



Mary Opel, Planning Commission Chair