

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

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July 22, 2024  
6:00 p.m. – 6:18 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 Deana Christakes (6:01pm), Commissioner Ashok Dhingra

Planning Commission Members Absent: Commissioner Luke Boughen

Staff Present: John Ciampa (Principal Planner), Jennifer Farrell (Deputy City Attorney), Alyssa Gonzalez (Associate Planner) and Martha Ochoa (Management Analyst)

**A. APPROVAL OF MINUTES**

**ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM JULY 8, 2024**

**ACTION:** Motion made by Commissioner Dhingra, seconded Vice-Chair Nelson to approve the Minutes of the Regular Planning Commission Meeting of July 8, 2024. Motion carried 3-0-0.

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**C. CONSENT CALENDAR**

**ITEM 2: ONE-YEAR EXTENSION OF TENTATIVE PARCEL MAP TPM19-0003, CONDITIONAL USE PERMIT CUP19-0005, SITE DEVELOPMENT PERMIT SDP19-0014, AND ADMINISTRATIVE MODIFICATION OF STANDARDS AMS19-0005 TO ALLOW A CONDOMINIUM CONVERSION FOR THREE DETACHED UNITS AND THE ADDITION OF UNCOVERED PARKING**

Applicant: Robert Williams, Studio 6 Architects

Owner: 33952 Copper LLC

Location: 33950 & 33952 Copper Lantern Street and 33961 Mariana Drive (APN: 682-123-18)

Request: A one-year time extension of Tentative Parcel Map, Conditional Use Permit, Site Development Permit, and Administrative Modifications of the Standards to allow a condominium conversion, provide additional uncovered parking in the required setback for three residential units located at 33950 and 33952 Copper Lantern Street and 33961 Mariana Drive.

Recommendation: That the Planning Commission approve a one-year time extension for Tentative Parcel Map, Conditional Use Permit, Site Development Permit, and Administrative Modifications of Standards.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Dhingra, seconded by Commissioner Christakes to approve the Consent Calendar. Motion carried 3-0-1.

**AYES:** Opel, Christakes, Dhingra

**NOES:** None

**ABSENT:** Boughen

**ABSTAIN:** Nelson

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**D. PUBLIC HEARING**

**ITEM 3: COASTAL DEVELOPMENT PERMITS TO ALLOW THE LANTERN BAY VILLAS HOMEOWNER ASSOCIATION (HOA) TO PROHIBIT SHORT-TERM RENTALS IN THEIR COMMUNITY**

Applicant/ Location: Lantern Bay Villas – Near the intersection of Golden Lantern St. and Starboard Lantern St.

Request: Approval of Coastal Development Permits to prohibit STRs from operating within the Lantern Bay Villas Homeowner Association.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the prohibition of short-term rentals in a Homeowners Association does not result in a change of use or intensification of the Property. Alternatively, the prohibition of STRs in the HOA does not qualify as a “project” because it does not authorize any new construction or development in the City. Further, in the event the actions in adopting the CDPs are not exempt, the City has satisfied its CEQA obligations and no additional review is required pursuant 14 CCR 15162, as the City has previously adopted a Mitigated Negative Declaration by Resolution 13-12-03-08 relating to short term rentals.

Recommendation: This item has been pulled by staff. No action is necessary.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION: No action taken. This item was pulled by staff.**

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**ITEM 4: COASTAL DEVELOPMENT PERMIT CDP23-0040 AND CONDITIONAL USE PERMIT CUP23-0007 TO ALLOW THE DEMOLITION OF AN EXISTING DETACHED GARAGE AND CONSTRUCTION OF A TWO (2) STORY DETACHED STRUCTURE THAT INCLUDES A FIRST STORY THREE CAR GARAGE AND BATHROOM, AND A SECOND STORY 732 SQUARE FOOT SECOND DWELLING UNIT, AND MINOR SITE DEVELOPMENT PERMIT SDP24-0006(M) TO CONSTRUCT A WOODEN FENCE EXCEEDING 42 INCHES IN THE FRONT YARD SETBACK**

Applicant/Owner: Tracy Ellis

Location: 34541 Camino Capistrano (APN: 123-381-01)

Request: A request to allow the demolition of an existing detached three (3) car garage and construction of a two (2) story detached structure that includes a first story three (3) car garage and half bathroom, and a second story 732 square foot Second Dwelling Unit (SDU), and other improvements associated with the existing single-family dwelling on a coastal bluff lot, with a request to construct a wooden fence exceeding the maximum height limit in the front yard setback area.

Environmental: This project is categorically exempt (Class 1 - Section 15301 – Existing Facilities and Class 3 - Section 15303(e) – New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA) since the project consists of the construction of a two-story detached structure with a three (3) car garage on the first story and a Secondary Dwelling Unit on the second story, exterior and interior improvements to the existing single family dwelling, a new wooden fence, and new pool.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP23-0040, Conditional Use Permit CUP23-0007, and Minor Site Development Permit SDP24-0006(M).

**Alyssa Gonzalez** (Associate Planner) provided a staff report and answered questions from the Planning Commissioners.

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**PUBLIC COMMENTS**

**Agostino Difante** (Architect) answered questions from the Planning Commission.

**ACTION:** Motion made by Vice-Chair Nelson, seconded by Commissioner Dhingra to adopt the draft Resolution approving Coastal Development Permit CDP23-0040, Conditional Use Permit CUP23-0007, and Minor Site Development Permit SDP24-0006(M). Motion carried 4-0-0.

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**John Ciampa** (Principal Planner) provided an update on the General Plan Process. He stated there was a meeting last week, good turnout, planners are moving forward and will continue to provide updates.

**H. COMMISSIONER COMMENTS**

**Chair Opel** commented that she put a request to the City of Dana Point "Report to DP" on Sunday because somebody flipped over a manhole cover and it was in the bike lane. She added that someone responded within 25 minutes and was appreciative.

**Commissioner Christakes** commented on the Concerts in the Park, and stated the City is doing a fantastic job.

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**I. ADJOURNMENT**

**Chair Opel** adjourned the meeting at **6:18 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, August 12, 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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Mary Opel, Planning Commission Chair