

CITY OF DANA POINT

CITY COUNCIL SPECIAL MEETING



**THURSDAY
SEPTEMBER 18, 2025
4:00 P.M.**

MINUTES

Location: City Council Chamber, 33282 Golden Lantern, Suite 210, Dana Point, California 92629

Next City Council Ordinance No. 25-11

CALL TO ORDER

The Special Meeting of the City Council of the City of Dana Point, California, was called to order by Mayor Pagano at 4:03 p.m. in the City Council Chambers, 33282 Golden Lantern, Dana Point.

ROLL CALL OF CITY COUNCIL MEMBERS:

Matthew Pagano, Mayor
John Gabbard, Mayor Pro Tem
Jamey M. Federico, Council Member
Mike Frost, Council Member
Michael Villar, Council Member - ABSENT

STAFF PRESENT: Michael A. Killebrew, City Manager; Kelly Reenders, Assistant City Manager; Patrick Munoz, City Attorney; Shayna Sharke, City Clerk; Jeff Rosaler, Interim Director of Community Development; Jaimie To, Senior Management Analyst; Alyssa Gonzalez, Senior Planner; Ryan Haworth, Deputy City Clerk.

CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, SIGNIFICANT EXPOSURE TO LITIGATION, Government Code § 54956.9 (d)(2), (1 case)

Mayor Pagano recessed the meeting into a Closed Session at 4:05 p.m. pursuant to Government Code Section 54957.

RECONVENE CITY COUNCIL MEETING

Mayor Pagano reconvened the meeting at 4:22 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Gabbard.

READING OF ORDINANCE TITLES

City Clerk, Shayna Sharke, read three (3) Ordinance Titles.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

- 1. ADOPTION OF URGENCY ORDINANCE 25-XX: AN INTERIM MEASURE ADOPTING ACCESSORY DWELLING UNIT (ADU) REGULATIONS EXPRESSLY APPROVED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND PROHIBITING ADU USES CONFLICTING WITH THE CITY COUNCIL'S CONTEMPLATED ADOPTION OF ADU REGULATIONS EXPRESSLY APPROVED BY HCD**

Jeff Rosaler, Interim Director of Community Development, provided a Staff Report.

IT WAS MOVED BY COUNCIL MEMBER FROST, SECONDED BY COUNCIL MEMBER FEDERICO, THAT THE CITY COUNCIL ADOPT **URGENCY ORDINANCE 25-11** ENTITLED:

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DANA POINT, CALIFORNIA, ADOPTING AN INTERIM MEASURE RELATED TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AND PROHIBITING ADU/JADU USES CONFLICTING WITH THE CITY COUNCIL'S CONTEMPLATED ADOPTION OF ADU REGULATIONS EXPRESSLY APPROVED BY HCD

The motion carried by the following vote:

AYES: Federico, Frost, Gabbard, Pagano

NOES: None

ABSENT: Villar

- 2. ADOPTION OF URGENCY ORDINANCE 25-XX: AN INTERIM MEASURE REPEALING ORDINANCE NO. 22-01, WHICH ADDED CHAPTER 9.72 (REGULATING SINGLE FAMILY RESIDENTIAL DUPLEXES), AND CHAPTER 7.37 (REGULATING URBAN LOT SPLITS) TO THE CITY OF DANA POINT MUNICIPAL CODE, AND PROHIBITING USES CONFLICTING WITH THE CITY COUNCIL'S CONTEMPLATED ADOPTION OF REGULATIONS REPEALING THE FORGOING WHICH WAS ADOPTED TO IMPLEMENT SB9 IN AS MUCH AS IT IS NO LONGER CONSISTENT WITH RELATED STATE LAW**

Jeff Rosaler, Interim Director of Community Development, provided a Staff Report.

Patrick Munoz, City Attorney, provided additional information regarding the item.

IT WAS MOVED BY COUNCIL MEMBER FROST, SECONDED BY MAYOR PRO TEM GABBARD, THAT THE CITY COUNCIL ADOPT **URGENCY ORDINANCE 25-12** ENTITLED:

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DANA POINT, CALIFORNIA, ADOPTING AN INTERIM MEASURE REPEALING ORDINANCE NO. 22-01, WHICH ADDED CHAPTER 9.72 (REGULATING SINGLE FAMILY RESIDENTIAL DUPLEXES), AND CHAPTER 7.37 (REGULATING URBAN LOT SPLITS) TO THE CITY OF DANA POINT MUNICIPAL CODE, AND PROHIBITING USES CONFLICTING WITH THE CITY COUNCIL'S CONTEMPLATED ADOPTION OF REGULATIONS REPEALING THE FORGOING WHICH WERE ADOPTED TO IMPLEMENT SB9 IN AS MUCH AS IT IS NO LONGER CONSISTENT WITH RELATED STATE LAW

The motion carried by the following vote:

AYES: Federico, Frost, Gabbard, Pagano

NOES: None

ABSENT: Villar

3. **ADOPTION OF URGENCY ORDINANCE 25-XX: AN INTERIM MEASURE APPROVING ZONE TEXT AMENDMENT ZTA25-0001 REPEALING CHAPTER 4.40 OF THE DANA POINT MUNICIPAL CODE, AND ADDING SECTION 9.07.280 TO TITLE 9 OF THE DANA POINT MUNICIPAL CODE, AND PROHIBITING USES CONFLICTING WITH THE CITY COUNCIL'S CONTEMPLATED ADOPTION OF THE FORGOING THEREBY ENSURING THE CITY'S ZONING REGULATIONS ARE CONSISTENT WITH STATE DENSITY BONUS LAW**

Jeff Rosaler, Interim Director of Community Development, provided a Staff Report.

IT WAS MOVED BY COUNCIL MEMBER FROST, SECONDED BY MAYOR PRO TEM GABBARD, THAT THE CITY COUNCIL ADOPT **URGENCY ORDINANCE 25-13** ENTITLED:

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DANA POINT, CALIFORNIA, ADOPTING AN INTERIM MEASURE APPROVING ZONE TEXT AMENDMENT ZTA25-0001 REPEALING CHAPTER 4.40 OF THE DANA POINT MUNICIPAL CODE, AND ADDING SECTION 9.07.270 TO TITLE 9 OF THE DANA POINT MUNICIPAL CODE, AND PROHIBITING USES CONFLICTING WITH THE CITY COUNCIL'S CONTEMPLATED ADOPTION OF THE FORGOING THEREBY ENSURING THE CITY'S ZONING REGULATIONS ARE CONSISTENT WITH STATE DENSITY BONUS LAW

The motion carried by the following vote:

AYES: Federico, Frost, Gabbard, Pagano

NOES: None

ABSENT: Villar

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Pagano adjourned the meeting at 4:31 p.m. He announced that the next Regular Meeting of the City Council will be October 7, 2025, at 5:00 p.m. in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.



SHAYNA SHARKE, CITY CLERK

APPROVED AT THE MEETING OF OCTOBER 7, 2025