

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

February 23, 2026
6:00 p.m. – 6:09 p.m.

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

CALL TO ORDER

Chair Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Christakes led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Jeff Rosaler (Interim Director of Community Development), Jessica Sanders (Deputy City Attorney), Kurth Nelson (Planning Manager), Alyssa Gonzalez (Senior Planner) and Monica Moreno (Senior Administrative Assistant)

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM FEBRUARY 9, 2026

ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Opel to approve the Minutes of the Regular Planning Commission Meeting of February 9, 2026. Motion carried 5-0-0.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There was no Consent Calendar.

**CITY OF DANA POINT
PLANNING COMMISSION**

February 23, 2026
6:00 p.m. – 6:09 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 2

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP25-0015 AND MINOR SITE DEVELOPMENT PERMIT SDP25-0024(M) TO CONSTRUCT VARIOUS ADDITIONS TOTALING 520 SQUARE FEET TO AN EXISTING NONCONFORMING SINGLE FAMILY DWELLING LOCATED AT 23811 HOBART BAY

Applicant: Kyle Maddux

Owner: Shahn timer Arshadi

Location: 23811 Hobart Bay (APN: 672-131-17)

Request: A request to construct various additions totaling 520 square feet to an existing nonconforming single-story, single-family dwelling (SFD).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(1) – (Existing Facilities) in that the project involves an addition less than 50 percent of the floor area of the structures before the addition. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP25-0015 and Minor Site Development Permit SDP25-0024(M).

Alyssa Gonzalez (Senior Planner) provided a staff report.

PUBLIC COMMENTS

There were no Public Comments.

**CITY OF DANA POINT
PLANNING COMMISSION**

February 23, 2026
6:00 p.m. – 6:09 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 3

ACTION: Motion made by Vice-Chair Boughen, seconded by Commissioner Dhingra to adopt the draft Resolution approving Coastal Development Permit CDP25-0015 and Minor Site Development Permit SDP25-0024(M). Motion carried 5-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Jeff Rosaler stated that this would be his last meeting and expressed his appreciation to the Planning Commissioners for their continued support and dedication, noting also that the new Director, Jonathan Lightfoot from the City of San Clemente, will begin on March 2, 2026.

H. COMMISSIONER COMMENTS

Chair Nelson stated he enjoyed working with Mr. Rosaler and thanked him for his service and for taking on the role of Interim Director.

Vice-Chair Boughen thanked Mr. Rosaler for his service and contributions, expressed his appreciation to Chair Nelson for his forthcoming representation of Dana Point at the League of Cities Planning Commissioners Academy, and added that he looks forward to seeing the outcome of the Festival of the Whales despite the ongoing construction.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at 6:09 p.m. The *next* Regular Meeting of the Planning Commission will be held on Monday, March 9, 2026, 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.



Luke Boughen, Planning Commission Chair