

CITY OF DANA POINT

Monday
June 22, 2026
6:00 p.m.



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

PLANNING COMMISSION REGULAR MEETING AGENDA

PUBLIC COMMENT MAY BE PROVIDED IN-PERSON, ELECTRONICALLY, OR BY MAIL ATTN: PLANNING DEPARTMENT, 33282 GOLDEN LANTERN, DANA POINT, CA 92629. IN ORDER TO BE PROVIDED TO THE PLANNING COMMISSIONERS *PRIOR* TO THE MEETING, COMMENTS MUST BE RECEIVED BY 4:00P.M. ON THE DAY OF THE MEETING. ALL WRITTEN COMMENTS SHOULD INCLUDE THE DATE OF THE MEETING AS WELL AS REFERENCE TO THE AGENDA NUMBER, IF APPLICABLE. WRITTEN COMMENTS WILL NOT BE READ ALOUD DURING THE MEETING BUT WILL BE INCLUDED IN THE MEETING RECORD.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Luke Boughen, Vice-Chair Deana Christakes, Commissioner Ashok Dhingra, Commissioner Eric Nelson, Commissioner Mary Opel

A. APPROVAL OF MINUTES

ITEM 1: [MINUTES OF REGULAR PLANNING COMMISSION FROM JUNE 8, 2026](#)

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

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C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP25-0019 TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE, AND ASSOCIATED EXTERIOR IMPROVEMENTS INCLUDING A SPA, AIR CONDITIONING UNITS, LANDSCAPING AND HARDSCAPE AND MINOR SITE DEVELOPMENT PERMIT SDP25-0026(M) TO CONSTRUCT RETAINING WALLS OVER 30 INCHES IN THE REAR AND SIDE YARD SETBACKS AT 33781 CABRILLO ISLE

Applicant: Gavin Friehauf (Brandon Architects)

Owner: Kevin & Kristi Hykes

Location: 33781 Cabrillo Isle (APN: 672-061-32)

Request: Approval of a Coastal Development Permit to demolish an existing single-family dwelling and construct a new, single-family residence and attached garage, with exterior improvements including a spa, air conditioning units, and associated landscaping and hardscape, and a Minor Site Development Permit to construct retaining walls over 30 inches in height in the rear and side yard setbacks.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) and Section 15302 (Replacement or Reconstruction) in that the project involves construction of a single-family dwelling to replace an existing single-family dwelling. 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.

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Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP25-0019 and Minor Site Development Permit SDP25-0026(M) located at 33781 Cabrillo Isle.

Staff Contact Information: Garrett Wank (Associate Planner)
Email: gwank@danapoint.org
Phone: (949) 248-3591

- E. **OLD BUSINESS**
- F. **NEW BUSINESS**
- G. **STAFF REPORTS**
- H. **COMMISSIONER COMMENTS**
- I. **ADJOURNMENT**

The *next* Regular Meeting of the Planning Commission will be held on July 13, 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.

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Jonathan Lightfoot, Community Development Director of the City of Dana Point, do hereby certify that on or before June 18, 2026, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



Jonathan Lightfoot, Director
Community Development Department

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PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH A DISABILITY WHO REQUIRE A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A MEETING, INCLUDING AUXILIARY AIDS OR SERVICES, MAY REQUEST SUCH MODIFICATION OR ACCOMMODATION FROM THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563 (TELEPHONE) OR (949) 248-9920 (FACSIMILE). NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THE MEETING.