

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

August 10, 2026
6:00 p.m. – 6:41 p.m.

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Nelson led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

Staff Present: Jonathan Lightfoot (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Planning Manager) and Monica Moreno (Senior Administrative Assistant)

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM JULY 27, 2026

ACTION: **Motion made by Commissioner Nelson, seconded by Commissioner Dhingra to approve the Minutes of the Regular Planning Commission Meeting of July 27, 2026. Motion carried 5-0-0.**

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

B. PUBLIC COMMENTS

There were no Public Comments.

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C. CONSENT CALENDAR

**ITEM 2: ONE-YEAR EXTENSIONS OF TENTATIVE TRACT MAP TTM 16970 AND
SITE DEVELOPMENT PERMIT SDP07-06 AT THE PARCEL IDENTIFIED
BY ASSESSOR'S PARCEL NUMBER 691-401-37**

Applicant: Omar Eldin, COO, Revere Real Estate

Owner: Harbor Heights LLC

Location: Assessor's Parcel No. 691-401-37 (south of the Camino
Capistrano/Via Canon intersection)

Request: A one-year time extension of Tentative Tract Map TTM 16970 to subdivide a 1.99-acre parcel into 11 numbered and one (1) lettered lot and Site Development Permit SDP07-06 to allow (1) the construction of 11 three-story, single-family dwelling lots, (2) residential structures in a hillside condition, (3) roof decks, and to (4) allow site retaining walls thirty (30) inches or greater in height.

Recommendation: That the Planning Commission approve a one-year time extension for both Tentative Tract Map TTM 16970 and Site Development Permit SDP07-06 subject to all applicable conditions of Planning Commission Resolution No. 24-04-22-15.

Jonathan Lightfoot (Director) stated staff would like to provide some context on the item before advancing.

Kurth Nelson (Planning Manager) provided an update on the project and the request of a one year extension.

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Opel to approve a one-year time extension for both Tentative Tract Map TTM 16970 and Site Development Permit SDP07-06 subject to all applicable conditions of Planning Commission Resolution No. 24-04-22-15. Motion carried 5-0-0.

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

D. PUBLIC HEARING

ITEM 3: COASTAL DEVELOPMENT PERMIT CDP26-0005 TO ALLOW THE TEMPORARY USE OF 600 OF THE 984 PARKING STALLS WITHIN AN EXISTING PUBLIC PARKING STRUCTURE FOR PARKING ASSOCIATED WITH A SPECIAL EVENT (OHANA FESTIVAL) ON SEPTEMBER 25-27, 2026, LOCATED AT 799 HARBOR WAY

Applicant: Dan Conley (C3 Presents)

Owner: County of Orange

Location: 799 Harbor Way (APN: 682-022-36)

Request: A request to allow the temporary use of 600 of the 984 parking stalls within an existing public parking structure for parking associated with a Special Event (Ohana Festival) on September 25 to September 27, 2026, in accordance with General Regulation 10 of the Dana Point Harbor District Regulations.

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Class 4 (Section 15304(e) - Minor Alterations to Land) in that the project consists of the temporary use of an existing public parking lot for a Special Event and will have no negligible or permanent effects on the environment. 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 CDP26-0005.

Jonathan Lightfoot (Director) provided the Planning Commissioners with an addendum consisting of a memorandum and three additional exhibits to clarify information that was not sufficiently conveyed in the original staff report.

Kurth Nelson (Planning Manager) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

Susan Lieb (Dana Point Harbor Partners, LLC) spoke in favor of the item and answered questions from the Planning Commissioners.

Katie Sorensen (Dana Point Harbor Partners, LLC) spoke in favor of the item and answered questions from the Planning Commissioners.

ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Nelson, to continue the subject item to the August 24, 2026, meeting and request that the applicant provide additional information, including an updated parking plan with the breakdowns on allocated spaces and adequate data supporting the request. Motion carried 5-0-0.

AYES: Boughen, Christakes, Dhingra, Nelson, 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

There were no Staff Reports.

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H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Boughen adjourned the meeting at **6:41 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, August 24, 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