

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

August 24, 2026
6:00 p.m. – 7:07 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 Opel 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 Lighfoot (Director of Community Development), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Planning Manager), Alyssa Gonzalez (Senior Planner), Garrett Wank (Associate Planner) and Monica Moreno (Senior Administrative Assistant)

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM AUGUST 10, 2026

ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Nelson to approve the Minutes of the Regular Planning Commission Meeting of August 10, 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

There was no Consent Calendar.

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP26-0002 TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE AND ASSOCIATED EXTERIOR IMPROVEMENTS AT 33865 CABRILLO ISLE

Applicant: Tyler Wilson (Tyler Wilson Architects)

Owner: Roger & Melissa Foster

Location: 33865 Cabrillo Isle (APN: 672-071-25)

Request: Approval of a Coastal Development Permit to demolish an existing single-family dwelling and construct a new, two-story, single-family residence and attached garage, with exterior improvements including air conditioning units, site and retaining walls, and associated landscape and hardscape.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Sections 15302 (Class 2 – Replacement or Reconstruction) and 15303(a) (Class 3 – New Construction) 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.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP26-0002.

Garrett Wank (Associate Planner) provided a staff report and answered questions from the Planning Commissioners.

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PUBLIC COMMENTS

Michael and Alicia Martinez (Dana Point) spoke regarding the item and submitted documents for the record.

ACTION: Motion made by Chair Boughen, seconded by Commissioner Nelson to adopt the draft Resolution approving Coastal Development Permit CDP26-0002. Motion carried 5-0-0.

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

ITEM 3: **SITE DEVELOPMENT PERMIT SDP24-0023 TO CONSTRUCT (I) A THREE-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE IN A HILLSIDE CONDITION AND (II) RETAINING WALLS GREATER THAN 30 INCHES WITHIN THE FRONT YARD SETBACK AND ADMINISTRATIVE MODIFICATION OF STANDARDS AMS24-0009 TO ALLOW DECKS TO PROJECT INTO REQUIRED SETBACK AREAS FOR THE SECOND AND THIRD STORIES OF STRUCTURES IN A HILLSIDE CONDITION AT 34081 CRYSTAL LANTERN STREET**

Applicant: Raul Alexander Aguilar

Owner: Greg and Kathryn Ivie

Location: 34081 Crystal Lantern Street (APN: 682-136-25)

Request: Approval of a Site Development Permit to construct (i) a 3,175 square foot, three-story, single family dwelling with an attached two-car garage in a hillside condition, and (ii) retaining walls greater than 30 inches within the front yard setback area; and an Administrative Modification of Standards to allow decks to project into additional setback areas for structures in a hillside condition.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt Section 15303(a) and 15303(e) (Class 3 – new construction or conversion of small structures), as it involves the construction of a single-family residence, and associated retaining walls. Moreover, there are no unusual circumstances that are associated with the

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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 Site Development Permit SDP24-0023 and Administrative Modification of Standards AMS24-0009.

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

PUBLIC COMMENTS

Aura Moreno (Architect) answered questions from the Planning Commissioners.

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Dhingra to adopt the Site Development Permit SDP24-0023 and Administrative Modification of Standards AMS24-0009. Motion carried 5-0-0.

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

ITEM 4: **SITE DEVELOPMENT PERMIT SDP26-0006 TO ALLOW FIRST AND SECOND STORY ADDITIONS TO A DESIGNATED HISTORIC NONCONFORMING SINGLE FAMILY DWELLING WITH VARIANCE V26-0001 TO ALLOW A FRONT YARD SETBACK REDUCTION FROM THE REQUIRED 20 FEET TO 15 FEET TO ACCOMMODATE THE PROPOSED ADDITIONS LOCATED AT 33792 BLUE LANTERN STREET**

Owner/Applicant: Bird McArthur Trust

Location: 33792 Blue Lantern Street (APN: 682-084-02)

Request: Site Development Permit request for a first and second story addition totaling 1,334 square feet to a designated historic nonconforming single family dwelling (SFD) with a Variance to reduce the required front yard setback from 20 to 15 feet to accommodate the proposed additions in a manner complying with the Secretary of the Interior's Standards for Rehabilitation.

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Environmental:

Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(2) (Class 1 – Existing Facilities) and Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation), as it involves a additions to a single-family historic resource dwelling consistent with the Secretary of the Interior's Standards and is in an area that is not environmentally sensitive and where all public services and facilities are available to allow for maximum development permissible in the General Plan. 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 Site Development Permit SDP26-0006 and Variance V26-0001.

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

PUBLIC COMMENTS

Kevin Bird (Owner/Applicant) spoke in favor of the item.

Michael Luna (Architect) spoke in favor of the item.

ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Opel to adopt the draft Resolution approving Site Development Permit SDP26-0006 and Variance V26-0001. Motion carried 4-1-0.

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

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**ITEM 5: 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.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP26-0005.

Alyssa Gonzalez (Senior Planner) provided a staff report.

Jonathan Lighfoot (Director) answered questions from the Planning Commissioners.

PUBLIC COMMENTS

Katie Sorensen (Dana Point Harbor Partners, LLC) answered questions from the Planning Commissioners.

Dan Conley (Applicant) answered questions from the Planning Commissioners.

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ACTION: Motion made by Commissioner Dhingra, seconded by Chair Boughen, to adopt the draft Resolution approving Coastal Development Permit CDP26-0005. 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

Jonathan Lightfoot (Director) thanked the Historic Society for hosting a walking tour attended by two of the Planning Commissioners and staff. He noted that the tour provided a good opportunity to meet members of the Historic Society, visit a couple of historic sites in town and tour the Society's museum and library, which is open to the public from 1:00 p.m. to 3:00 p.m. on Tuesdays, Thursdays, and Saturdays (33282 Golden Lantern St., Suite 104 Dana Point, CA 92629).

H. COMMISSIONER COMMENTS

Chair Boughen echoed Director Lightfoot's comments and thanked him and the Historic Society for organizing the tour.

Commissioner Christakes thanked everyone who participated in the tour and Director Lightfoot for providing additional context regarding historical properties.

I. ADJOURNMENT

Chair Boughen adjourned the meeting at **7:07 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, September 14, 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