

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

September 28, 2026
6:00 p.m. – 6:11 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

Chair Boughen led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: Vice-Chair Deana Christakes

Staff Present: Jonathan Lightfoot (Director), Kurth Nelson (Planning Manager), Jennifer Farrell (Deputy City Attorney), Garrett Wank (Assistant Planner) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM SEPTEMBER 14, 2026

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Dhingra to approve the Minutes of the Regular Planning Commission Meeting of September 14, 2026. Motion carried 4-0-0.

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

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: MINOR CONDITIONAL USE PERMIT CUP25-0006(M) TO ALLOW A TANDEM PARKING ARRANGEMENT FOR AN EXISTING DUPLEX ON A SITE LESS THAN FIFTY (50) FEET IN WIDTH AT 26362 VIA CALIFORNIA

Applicant: Bill Parker

Owner: SCDP Holdings LLC

Location: 26362 Via California (APN: 123-152-39)

Request: Approval of a Minor Conditional Use Permit to allow an uncovered tandem duplex parking stall arrangement in conjunction with the construction of a three-car garage pursuant to Dana Point Zoning Code Section 9.35.080(e)(4), on a lot less than 50 feet in width developed with a duplex dwelling unit and an attached accessory dwelling unit.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(e) (Class 3 – New Construction or Conversion of Small Structures) in that the project involves construction of three-car garage accessory to the existing duplex onsite. 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 Minor Conditional Use Permit CUP25-0006(M).

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

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Chair Boughen, seconded by Commissioner Nelson to adopt the draft Resolution approving Minor Conditional Use Permit CUP25-0006(M). Motion carried 4-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Jonathan Lightfoot (Director) provided updates on several items. He reported that the Accessory Dwelling Unit (ADU) Ordinance received its second reading by the City Council and will become effective in 30 days, pending review by the California Department of Housing and Community Development (HCD).

Director Lightfoot also provided an update regarding the storm damage at Beach Road. Building staff continue to conduct safety inspections and issue tags based on visible structural damage or other safety concerns. Ten structures were red-tagged, two of which have since been demolished. Seven structures were yellow-tagged, with four subsequently cleared to green-tag status. Staff will continue working with affected property owners through the rebuilding process. The City's emergency order remains in effect, and the State has also declared a state of emergency. Staff will continue monitoring upcoming swell events and responding as needed.

Director Lightfoot provided a scheduling update, noting that the Planning Commission meetings scheduled for October 26 and December 28 will be canceled. There is also a possibility that the second Planning Commission meeting in November will be canceled, with confirmation to follow.

Commissioner Nelson asked whether properties under a state of emergency can be demolished without first obtaining a permit.

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Director Lightfoot clarified that a demolition permit is still required; however, staff are working directly with property owners to expedite the process. Staff assist with utility disconnects and, when necessary, allow demolition to proceed immediately, with the permit process completed afterward. He noted that the permit ensures proper disposal of demolition materials and other requirements, and the expedited approach is intended to remove unnecessary delays during the emergency.

Commissioner Nelson also asked how HCD addresses housing units that are lost due to the storm damage.

Director Lightfoot stated that housing units are lost due to fires and other disasters on a regular basis. He explained that there are no zoning changes associated with the demolished properties under the Housing Accountability Act, and one of the demolished residences already had an approved Coastal Development Permit (CDP) to replace the residence. Staff understand that the affected property owners intend to rebuild as soon as possible.

Commissioner Dhingra asked for confirmation that 10 homes had been red-tagged and that two had been demolished.

Director Lightfoot confirmed that the information was correct.

H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Boughen adjourned the meeting at **6:11 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, October 12, 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