CITY OF DANA POINT

PLANNING COMMISSION

REGULAR MEETING ACTION MINUTES

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

October 12, 2026
6:00 p.m. – 6:25 p.m.

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

Senior Planner Alyssa Gonzalez 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. Commissioner Dhingra arrived at 6:01p.m. and was not present for the roll call or Item 1; however, he fully participated in the remainder of the meeting.

Planning Commission Members Absent: None

Staff Present: Jonathan Lightfoot (Director), Kurth Nelson (Planning Manager), Shawna McKee (Deputy City Attorney), Alyssa Gonzalez (Senior Planner) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM SEPTEMBER 28, 2026

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Opel to approve the Minutes of the Regular Planning Commission Meeting of September 28, 2026. Motion carried 4-0-0.

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

ITEM 2: GENERAL PLAN CONSISTENCY FINDING GPC26-0001, FOR THE OCEAN INSTITUTE LEASE RENEWAL AT DANA POINT HARBOR

Applicant/Owner: County of Orange

Location: 24200 Dana Point Harbor Drive (APN: 682-171-05)

Request: Determination that renewal of the County of Orange lease with Ocean Institute at Dana Point Harbor (Lease HA78H-137) is consistent with the Dana Point General Plan.

Recommendation: That the Planning Commission adopt the draft Resolution finding that renewal of the County of Orange lease with Ocean Institute at Dana Point Harbor is consistent with the Dana Point General Plan.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Opel, seconded by Commissioner Dhingra to approve the Consent Calendar. Motion carried 5-0-0.

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

D. PUBLIC HEARING

ITEM 3: COASTAL DEVELOPMENT PERMIT CDP26-0011 TO CONSTRUCT A 572 SQUARE FOOT ADDITION TO THE REAR OF AN EXISTING, SINGLE-STORY, SINGLE FAMILY DWELLING AT 23672 SIDNEY BAY

Applicant: Alex Bishop

Owner: Staci Cohen

Location: 23672 Sidney Bay (APN: 672-081-57)

Request: Approval of a Coastal Development Permit to construct a 572 square foot addition to the rear of an existing, single-story, single-family dwelling within the Coastal Overlay District.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(1) of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of an addition that will not result in an increase of 50 percent or more of the floor area of the structure 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 CDP26-0011.

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

PUBLIC COMMENTS

There were no Public Comments.

ACTION: **Motion made by Commissioner Nelson, seconded by Commissioner Dhingra to adopt the draft Resolution approving Coastal Development Permit CDP26-0011. Motion carried 5-0-0.**

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

ITEM 4: SIGN PROGRAM PERMIT SPP26-0001 FOR AN EXISTING TWO-STORY COMMERCIAL CENTER (DANA NEIGHBORHOOD ARTS BUILDING - DNA) LOCATED AT 34118 PACIFIC COAST HIGHWAY

Applicant:	Kenney Signs
Owner:	Rest Area LLC and South Side Social Backyard LLC
Location:	34118 Pacific Coast Highway (APN: 682-241-19)
Request:	Approval of a Sign Program Permit for an existing two-story commercial center (Dana Neighborhood Arts Building - DNA) located within the Town Center Mixed Use Zoning District.
Environmental:	Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301(g) and Section 15311(a) of the CEQA Guidelines (Class 1 – Existing Facilities and Class 11 – Accessory Structures) in that the project consists of a new sign program proposal which includes both new on-premise signage and sign copy to existing on-premise signs.
Recommendation:	That the Planning Commission adopt the draft Resolution approving Sign Program Permit SPP26-0001 for a two-story commercial center (Dana Neighborhood Arts Building - DNA) located at 34118 Pacific Coast Highway.

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

PUBLIC COMMENTS

Shaheen Sadeghi (Lab Holding LLC) answered questions from the Planning Commissioners.

Nevada Parsons (Kenney Relic Sign Co.) answered questions from the Planning Commissioners.

ACTION: **Motion made by Commissioner Nelson, seconded by Chair Boughen to adopt the draft Resolution approving Sign Program Permit SPP26-0001, with a condition requiring the applicant to work with staff to reduce the proposed sign area to 100 square feet. Motion carried 5-0-0.**

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

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Boughen adjourned the meeting at **6:25 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, November 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