

CITY OF DANA POINT

Monday
October 12, 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 SEPTEMBER 28, 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

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.

Staff Contact Information: Danny Giometti (Senior Planner)
Email: dgiometti@danapoint.org
Phone: (949) 248-3569

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.

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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)(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.

Staff Contact Information: Alyssa Gonzalez (Senior Planner)
Email: agonzalez@danapoint.org
Phone: (949) 248-3556

E. 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

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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.

Staff Contact Information: Alyssa Gonzalez (Senior Planner)
Email: agonzalez@danapoint.org
Phone: (949) 248-3556

G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

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

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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 October 8, 2026, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



Jonathan Lightfoot, Director
Community Development Department

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.