

# CITY OF DANA POINT

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Monday  
January 26, 2026  
6:00 p.m.



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

## **PLANNING COMMISSION REGULAR MEETING AGENDA**

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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 Eric Nelson, Vice-Chair Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra, Commissioner Mary Opel

### **A. APPROVAL OF MINUTES**

**ITEM 1:** [MINUTES OF REGULAR PLANNING COMMISSION FROM DECEMBER 8, 2025](#)

### **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**

**D. PUBLIC HEARING**

**ITEM 2: COASTAL DEVELOPMENT PERMIT CDP24-0015 AND SITE DEVELOPMENT PERMIT SDP25-0027 TO REPLACE A TEMPORARY SHORELINE PROTECTION DEVICE WITH A 25-YEAR PERMIT TERM SHORELINE PROTECTIVE, WITHIN THE CITY'S COASTAL AND FLOODPLAIN OVERLAY DISTRICTS LOCATED AT 35127 BEACH ROAD**

Applicant: April Winecki, Winecki Consulting, Inc.

Owner: Christian Miller

Location: 35127 Beach Road (APN: 691-142-02)

Request: Approval of a Coastal Development Permit and Site Development Permit to replace a temporary shoreline protection device with a new shoreline protective device with a 25-year permit term, located within the City's Coastal and Floodplain Overlay Districts.

Environmental: The proposed project is subject to a CEQA exemption under Public Resources Code Section 21080(b)(4) (actions necessary to mitigate an emergency), CEQA Guideline Section 15269 (emergency projects), and CEQA Guideline Sections 15301 (Class 1 – Existing Facilities) and 15302 (Class 2 – Replacement or Reconstruction).

The proposed project qualifies for these exemptions because it is for permanent replacement and modification of a temporary structure that was authorized under an emergency CDP to prevent imminent damage and destruction of an existing residence that will result if the project is not approved. The emergency conditions that justify the need for the project continue to exist. The proposed project involves negligible or no expansion of the existing use and will be located on the same site and serve the same purpose and function as the existing temporary structure. Moreover, there are no unusual

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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 continue the subject item to the February 9, 2026, Planning Commission meeting.

Staff Contact Information: Jeff Rosaler (Interim Director)  
Email: [jrosaler@danapoint.org](mailto:jrosaler@danapoint.org)  
Phone: (949) 248-3560

**ITEM 3: COASTAL DEVELOPMENT PERMIT CDP25-0020 AND MINOR SITE DEVELOPMENT PERMIT SDP25-0029(M) TO PERMIT A 1,084 SQUARE FOOT ADDITION TO AN EXISTING, SINGLE-STORY, SINGLE-FAMILY DWELLING WITH A NON-CONFORMING 12-FOOT FRONT YARD SETBACK AND DRIVEWAY LENGTH (20-FEET REQUIRED)**

Applicant: William Peters, Peters and Associates

Owner: Steve and Beth Gex

Location: 93 Monarch Bay Drive (APN: 670-121-48)

Request: Approval of a Coastal Development Permit for a 1,084 square foot addition to an existing, single-family dwelling in the Coastal Zone and a Minor Site Development Permit to expand a nonconforming structure, conforming as to use.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of an addition and remodel to an existing residence. 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 CDP25-0020 and Minor Site Development Permit SDP25-0029(M).

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

**ITEM 4:     SITE DEVELOPMENT PERMIT SDP25-0028 TO CONSTRUCT AN ATTACHED ONE-BEDROOM 792 SQUARE FOOT ACCESSORY DWELLING UNIT ON A LOT WITH AN EXISTING NONCONFORMING SINGLE FAMILY DWELLING LOCATED AT 33881 EL ENCANTO AVENUE**

Applicant:             Natalie Smith

Owner:                 Natalie Smith and Kyle Smith

Location:             33881 El Encanto Avenue (APN: 682-091-18)

Request:             Approval of a Site Development Permit to construct an attached one-bedroom 792 square foot Accessory Dwelling Unit (ADU) on a lot with an existing single-story single-family dwelling containing non-conforming parking conditions located within the Residential Multiple Family 14 Zoning District.

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) since the project consists of the construction of an attached 792 square foot Accessory Dwelling Unit to an existing single family dwelling that is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and not environmentally sensitive. 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 Site Development Permit SDP25-0028.

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

- E. **OLD BUSINESS**
- F. **NEW BUSINESS**
- G. **STAFF REPORTS**
- H. **COMMISSIONER COMMENTS**
- I. **ADJOURNMENT**

The *next* Regular Meeting of the Planning Commission will be held on February 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, Jeff Rosaler, Community Development Interim Director of the City of Dana Point, do hereby certify that on or before January 21, 2026, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



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Jeff Rosaler, Interim 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.