

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

April 13, 2026
6:00 p.m. – 6:22 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

Vice-Chair Christakes led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chair Luke Boughen, Vice-Chair Deana Christakes, Commissioner Ashok Dhingra, Commissioner Eric Nelson

Planning Commission Members Absent: Commissioner Opel

Staff Present: Jonathan Lightfoot (Director of Community Development), Jessica Sanders (Deputy City Attorney), Kurth Nelson (Planning Manager), Danny Giometti (Senior Planner), Garrett Wank (Associate Planner) and Monica Moreno (Senior Administrative Assistant)

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM MARCH 23, 2026

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Dhingra to approve the Minutes of the Regular Planning Commission Meeting of March 23, 2026 with corrections to the Commissioner Comments. Motion carried 4-0-0.

AYES: Boughen, Christakes, Dhingra, Nelson
NOES: None
ABSENT: Opel
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: CONSIDERATION OF A RECOMMENDATION THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONE TEXT AMENDMENT ZTA26-0001 REGULATING THE APPROVAL OF ACCESSORY DWELLING UNITS WITHIN DESIGNATED PUBLIC SAFETY AREAS TO PROTECT AGAINST THE IMMINENT THREAT TO THE HEALTH AND SAFETY OF PERSONS RESIDING IN, OR WITHIN THE IMMEDIATE VICINITY OF, DESIGNATED PUBLIC SAFETY AREAS PURSUANT TO GOVERNMENT CODE §66300

Applicant: City of Dana Point

Location: Citywide

Request: Adopt a Zone Text Amendment in accordance with Government Code 66300 to identify certain areas in the City where Accessory Dwelling Units are prohibited, but may be approved with a Site Development Permit, in order to protect against an imminent threat to the health and safety of persons in the public safety areas identified in the map attached which shall be subject to a regularly scheduled review process. The Planning Commission will review the proposed Zone Text Amendment and make a recommendation to the City Council, which will take final action at a future meeting.

Environmental: Staff is coordinating traffic analysis data in cooperation with its consultant, Fehr and Peers. Once that analysis is complete, staff will finalize its recommended California Environmental Quality Act (CEQA) determination, which will be incorporated into the updated staff report at the continued public hearing.

Recommendation: That the Planning Commission continue the subject item to the April 27, 2026, Planning Commission meeting.

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PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Nelson, seconded by Vice-Chair Christakes to continue the subject item to the April 27, 2026, Planning Commission meeting. Motion carried 4-0-0.

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

ITEM 3: **SIGN PROGRAM PERMIT SPP25-0001 FOR A THREE-STORY MIXED-USE STRUCTURE (DEL PRADO MIXED USE) LOCATED AT 24722 DEL PRADO AVENUE**

Applicant: Starfish Signs and Graphics

Owner: WRC 24722 Del Prado Avenue

Location: 24722 Del Prado Avenue (APN: 682-192-07)

Request: Approval of a Sign Program Permit for a three-story mixed-use structure (located at 24722 Del Prado Avenue).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15311(a) of the CEQA Guidelines (Class 11 (a) – On-premise signs) in that the project consists of the establishment of sign requirements for an existing mixed-use building. 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 15311(a).

Recommendation: That the Planning Commission adopt the draft Resolution approving Sign Program Permit SPP25-0001 for a three-story mixed-use structure (Del Prado Mixed Use) located at 24722 Del Prado Avenue.

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

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PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Commissioner Nelson, seconded by Commissioner Dhingra to adopt the draft Resolution approving Sign Program Permit SPP25-0001. Motion carried 4-0-0.

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

ITEM 4: COASTAL DEVELOPMENT PERMIT CDP25-0014 TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW 2,686 SQUARE FOOT, ONE-STORY, SINGLE-FAMILY DWELLING WITH A 518 SQUARE-FOOT ATTACHED GARAGE, SPA, AIR CONDITIONING UNITS, AND ASSOCIATED LANDSCAPE AND HARDSCAPE IMPROVEMENTS LOCATED AT 33951 NAUTICUS ISLE

Applicant: Michelle Kleva

Owner: Tiffany Bassett

Location: 33951 Nauticus Isle (APN: 672-191-09)

Request: Approval of a Coastal Development Permit to demolish an existing single-family dwelling and construct a new, one-story, single-family dwelling with an attached garage, spa, air conditioning units, and associated landscape and hardscape improvements.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of a 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 CDP25-0014.

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Garrett Wank (Associate Planner) provided a staff report.

Kurth Nelson (Planning Manager) responded to a question, clarifying that the homeowners association (HOA) will finalize their approval after it is approved by the Planning Commission.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Chair Boughen, seconded by Commissioner Nelson to adopt the draft Resolution approving Coastal Development Permit CDP25-0014. Motion carried 4-0-0.

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

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

There were no Staff Reports.

H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Boughen adjourned the meeting at **6:22 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, April 27, 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