

CITY OF DANA POINT

Monday
April 27, 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: [REVISED MINUTES OF REGULAR PLANNING COMMISSION FROM MARCH 23, 2026](#)

ITEM 2: [MINUTES OF REGULAR PLANNING COMMISSION FROM APRIL 13, 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.

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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.

C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 3: 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 public hearing.

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Recommendation: That the Planning Commission continue the subject item to the May 11, 2026, Planning Commission meeting.

Staff Contact Information: Jeff Rosaler (Assistant City Manager)
Email: jrosaler@danapoint.org
Phone: (949) 248-3587

ITEM 4: COASTAL DEVELOPMENT PERMIT CDP25-0021 TO CONSTRUCT A NEW 2,864 SQUARE FOOT, ONE-STORY, SINGLE-FAMILY DWELLING WITH A 513 SQUARE FOOT, ATTACHED GARAGE, AND ASSOCIATED LANDSCAPE AND HARDSCAPE IMPROVEMENTS LOCATED AT 24632 SANTA CLARA AVENUE

Applicant: Ruixin Jiang, Dotz Inc.

Owner: Sedighe Mokarram

Location: 24632 Santa Clara Avenue (APN: 682-202-02)

Request: Approval of a Coastal Development Permit to construct a new, one-story, single-family dwelling with an attached garage, and associated landscape and hardscape improvements. Approval of a CDP is required due to development of the site as proposed, and the site's location within the Coastal Appeals Jurisdiction of the CCC.

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 residence, and associated landscape and hardscape improvements. 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 CDP25-0021.

Staff Contact Information: Garrett Wank (Associate Planner)
Email: gwank@danapoint.org
Phone: (949) 248-3591

ITEM 5: COASTAL DEVELOPMENT PERMIT CDP25-0024 REQUESTS APPROVAL TO INSTALL 256 LINEAR FEET OF SIX (6) FOOT-WIDE ACCESSIBLE BEACH MATS FROM THE EXISTING PATHWAY OF SALT CREEK BEACH PARK TO A LOCATION APPROXIMATELY TWO FEET ABOVE THE MEAN HIGH TIDE LINE LOCATED AT 33521 RITZ CARLTON DRIVE

Applicant: Rita Abellar

Owner: Orange County Parks (OC Parks)

Location: 33521 Ritz Carlton Drive (APN: 672-171-06)

Request: A request to install accessible beach mats from the existing pathway of Salt Creek Beach Park to a location approximately two feet above the mean high tide line.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 [Class 3 (New Construction or Conversion of Small Structures) since the proposed development consists of the installation of small new equipment that has been designed to be temporary, portable, and easily removable, and thus has no potential to have a significant effect on the environment. 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 CDP25-0024.

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Email: gwank@danapoint.org
Phone: (949) 248-3591

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

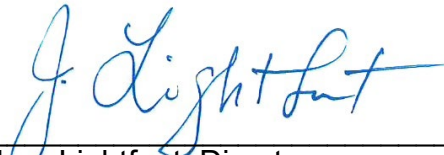
The *next* Regular Meeting of the Planning Commission will be held on May 11, 2026 beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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 April 23, 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.