

CITY OF DANA POINT

Monday
July 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: MINUTES OF REGULAR PLANNING COMMISSION FROM JULY 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.

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: SITE DEVELOPMENT PERMIT SDP24-0023 TO CONSTRUCT (I) A THREE-STORY, SINGLE FAMILY DWELLING WITH AN ATTACHED GARAGE IN A HILLSIDE CONDITION AND (II) RETAINING WALLS GREATER THAN 30 INCHES WITHIN THE FRONT YARD SETBACK AND ADMINISTRATIVE MODIFICATION OF STANDARDS AMS24-0009 TO ALLOW DECKS TO PROJECT INTO REQUIRED SETBACK AREAS FOR THE SECOND AND THIRD STORIES OF STRUCTURES IN A HILLSIDE CONDITION AT 34081 CRYSTAL LANTERN STREET

Applicant: Raul Alexander Aguilar

Owner: Greg and Kathryn Ivie

Location: 34081 Crystal Lantern Street (APN: 682-136-25)

Request: Approval of a Site Development Permit to construct (i) a 3,175 square foot, three-story, single family dwelling with an attached two-car garage in a hillside condition, and (ii) retaining walls greater than 30 inches within the front yard setback area, and an Administrative Modification of Standards to allow decks to project into additional setback areas for structures in a hillside condition.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt Section 15303(a) and 15303(e) (Class 3 – new construction or conversion of small structures), as it involves the construction of a single-family residence, and associated retaining walls. 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 continue the subject item to the August 24, 2026, Planning Commission meeting.

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

ITEM 3: **COASTAL DEVELOPMENT PERMIT CDP26-0003 TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND ATTACHED GARAGE, AND CONSTRUCT A NEW ONE-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE, AND MINOR SITE DEVELOPMENT PERMIT SDP26-0007(M) TO ALLOW FREESTANDING WALLS WITHIN THE REQUIRED FRONT YARD SETBACK AND RETAINING WALLS ADJACENT TO THE NORTHERN PROPERTY LINE AND WITHIN THE REQUIRED FRONT YARD SETBACK TO EXCEED THE HEIGHTS PERMITTED BY THE DANA POINT ZONING CODE, LOCATED AT 12 MONARCH BAY DRIVE**

Applicant: Eyoh Design

Owner: Anette Massey

Location: 12 Monarch Bay Drive (APN: 670-131-46)

Request: Approval of a Coastal Development Permit and Minor Site Development Permit to demolish an existing single-family dwelling and construct a new 3,714 square-foot, one-story single-family dwelling with an attached 855 square-foot garage. The project also includes proposed walls exceeding the applicable height limits, including retaining walls over 30-inches in height and freestanding walls exceeding 42-inches within the front yard setback to accommodate the existing topography, create usable building areas, provide access, and support 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

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of a single-family dwelling and accessory freestanding and retaining walls. 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 CDP26-0003 and Minor Site Development Permit SDP26-0007(M).

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

- 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 August 10, 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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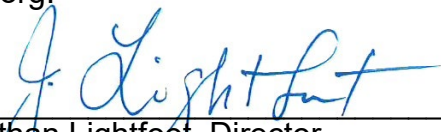
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CERTIFICATION

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 July 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.