

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

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March 10, 2025  
6:00 p.m. – 6:26 p.m.

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

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**CALL TO ORDER**

**Chair Opel** called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**Chair Opel** led the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Members Absent: Commissioner Ashok Dhingra

Staff Present: John Ciampa (Planning Manager), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Natalie Tran (Assistant Planner) and Martha Ochoa (Management Analyst)

**A. APPROVAL OF MINUTES**

**ITEM 1:**     **MINUTES OF REGULAR PLANNING COMMISSION FROM  
FEBRUARY 24, 2025**

**ACTION:**     Motion made by Vice-Chair Nelson, seconded by Commissioner Christakes to approve the Minutes of the Regular Planning Commission Meeting of February 24, 2025. Motion carried 4-0-0.

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

**B. PUBLIC COMMENTS**

There were no Public Comments.

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**C. CONSENT CALENDAR**

**D. PUBLIC HEARING**

**ITEM 2: COASTAL DEVELOPMENT PERMIT CDP24-0013 AND MINOR SITE DEVELOPMENT PERMIT SDP24-0022(M) TO LOCATE A DETACHED ACCESSORY STRUCTURE IN THE FRONT HALF OF THE PARCEL, WITH ADMINISTRATIVE MODIFICATION OF STANDARDS AMS24-0005 TO ALLOW A REDUCED BUILDING SEPARATION FROM TEN (10) FEET TO FIVE (5) FEET BETWEEN THE SINGLE-FAMILY DWELLING AND ACCESSORY STRUCTURE, LOCATED AT 32642 ADRIATIC DRIVE**

Applicant: Atieh Kaeni

Owner: Amr K. Hamdan and Carma A. Hamdan

Location: 32642 Adriatic Drive (APN: 670-062-03)

Request: A Coastal Development Permit and Minor Site Development Permit to locate a 508-square-foot, one-story, detached accessory structure (Accessory Living Quarter) in the front half of the parcel, and an Administrative Modification of Standards to allow a reduced building separation from ten (10) feet to five (5) feet between the primary (single-family dwelling) and accessory buildings on the same lot.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(e) (Class 3 – New Construction or Conversion of Small Structures) since the project consists of the construction of an accessory structure.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP24-0013, Minor Site Development Permit SDP24-0022(M), and Administrative Modification of Standards AMS24-0005.

**Natalie Tran** (Assistant Planner) provided a staff report and answered questions from the Planning Commissioners.

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**PUBLIC COMMENTS**

**Chris Colwell** (Dana Point) spoke in opposition of the item.

**ACTION:** Motion made by Vice-Chair Nelson, seconded by Commissioner Boughen to adopt the Resolution approving Coastal Development Permit CDP24-0013, Minor Site Development Permit SDP24-0022(M), and Administrative Modification of Standards AMS24-0005. Motion carried 4-0-0.

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

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.

**G. STAFF REPORTS**

**John Ciampa** (Planning Manager) stated the last General Plan Advisory Committee meeting will be held on April 15<sup>th</sup> where they will be considering draft policies for the potential updates to the Circulation and Economic Development Elements of the General Plan. In addition, he also shared that at the next meeting, the annual selection of the new Chair and Vice Chair will take place.

**H. COMMISSIONER COMMENTS**

**Vice-Chair Nelson** shared he was able to participate in some of the events this weekend, good turnout. In addition, he congratulated Mr. Ciampa on managing a very difficult meeting, first one.

**Commissioner Boughen** shared that he did not get to join in the Dinghy Dash and Clam Chowder Cook-off, about his favorite day of the year but heard good things, got to see a little bit on Sunday and with all the construction it was good to see everything going pretty smoothly.

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**I. ADJOURNMENT**

**Chair Opel** adjourned the meeting at **6:26 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, March 24, 2025, 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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Eric Nelson, Planning Commission Chair