

CITY OF DANA POINT

Monday
April 28, 2025
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 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 APRIL 14, 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.

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

April 28, 2025
6:00 p.m.

PAGE 2

C. CONSENT CALENDAR

D. PUBLIC HEARING

**ITEM 2: APPEAL OF THE COMMUNITY DEVELOPMENT DIRECTOR'S
DECISION TO DENY AN ACCESSORY DWELLING UNIT
APPLICATION PLN25-0003 TO CONVERT AN EXISTING ATTACHED
TWO-CAR GARAGE INTO AN ACCESSORY DWELLING UNIT IN
CONJUNCTION WITH AN EXISTING NON-CONFORMING MULTI-
FAMILY DWELLING**

Owner/Applicant: Travis Mellem

Location: 33861 Malaga Drive (APN: 682-263-17)

Request: Denial of an Accessory Dwelling Unit Permit PLN25-0003 to convert an existing two-car garage into a 384 square foot one-bedroom attached Accessory Dwelling Unit (ADU) in conjunction with an existing two-story, multi-family dwelling located within the Residential Multiple Family 14 (RMF 14) District.

Environmental: The California Environmental Quality Act (CEQA) does not apply to action resulting in the denial of a proposed project.

Recommendation: That the Planning Commission adopt the Resolution denying the appeal and sustain the Director's decision to deny Accessory Dwelling Unit Permit PLN25-0003.

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

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

General Plan Update (John Ciampa, Planning Manager)

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

April 28, 2025
6:00 p.m.

PAGE 3

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on May 12, 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.

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Brenda Wisneski, Community Development Director of the City of Dana Point, do hereby certify that on or before April 24, 2025, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



Brenda Wisneski, 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.