

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

April 14, 2025
6:00 p.m. – 6:45 p.m.

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Opel led the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Members Absent: None

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

A. APPROVAL OF MINUTES

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

ACTION: **Motion made by Commissioner Dhingra, seconded by Commissioner Opel to approve the Minutes of the Regular Planning Commission Meeting of March 24, 2025. Motion carried 5-0-0.**

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

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

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D. PUBLIC HEARING

**ITEM 2: SITE DEVELOPMENT PERMIT SDP24-0031 TO CONVERT THE
SECOND-STORY OF A TWO-STORY, NONCONFORMING SINGLE
FAMILY DWELLING INTO A 872 SQUARE FOOT ATTACHED
ACCESSORY DWELLING UNIT WITH A ROOF DECK LOCATED AT
34516 VIA VERDE**

Owner/Applicant: Dan Brazeau

Location: 34516 Via Verde (APN: 691-392-10)

Request: Approval of a Site Development Permit to convert the second story of a two-story, nonconforming (substandard parking area) single family dwelling (SFD) into an 872 square foot, one bedroom attached Accessory Dwelling Unit with a roof deck located in the Residential Duplex 14 Zoning District.

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 converting an existing second story into an attached ADU.

Recommendation: That the Planning Commission adopt the Resolution approving Site Development Permit SDP24-0031.

Alyssa Gonzalez (Planning Manager) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: **Motion made by Commissioner Dhingra, seconded by Vice-Chair Boughen to adopt the Resolution approving Site Development Permit SDP24-0031. Motion carried 5-0-0.**

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

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ITEM 3: COASTAL DEVELOPMENT PERMIT CDP21-0021, SITE DEVELOPMENT PERMIT SDP22-0007, ADMINISTRATIVE MODIFICATION OF STANDARDS AMS25-0003 TO CONSTRUCT A 4,741 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 1,564 SQUARE FOOT ATTACHED GARAGE AT 35817 BEACH ROAD

Applicant: David Gutierrez, Project Manager

Owner: Jahan Realty Investments LLC

Location: 35817 Beach Road (APN: 691-332-02)

Request: Approval of Coastal Development Permit CDP21-0021, Site Development Permit SDP22-0007, and Administrative Modification of Standards AMS25-0003 to construct a 4,741 square-foot two-story, single-family dwelling with a lower level 1,564 square foot garage. The project requests an Administrative Modification of Standards to allow the entry stairs to be located ten feet, five inches from the front property line and the stairs on the seaward side of the house to extend 14 feet beyond the structure stringline for the property located within the City's Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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 the construction of a new house in a residential zone.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP21-0021, Site Development Permit SDP22-0007, and Administrative Modification of Standards AMS25-0003.

John Ciampa (Planning Manager) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

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ACTION: Motion made by Chair Nelson, seconded by Commissioner Opel adopt the Resolution approving Coastal Development Permit CDP21-0021, Site Development Permit SDP22-0007, and Administrative Modification of Standards AMS25-0003 with an added condition that prior to the issuance of a building permit the plans shall be revised to ensure the proposed structure and all site improvements comply with the Dana Point Municipal Code. Motion carried 3-2-0.

AYES: Nelson, Dhingra, Opel
NOES: Boughen, Christakes
ABSENT: None
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 City Staff and City Consultants are moving forward in terms of finalizing the initial drafts of the circulation and economic development elements. The final General Plan Advisory Committee meeting will be held on April 22nd, as well as anticipated Planning Commission on June 23rd and anticipated City Council date will be July 15th.

H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at **6:45 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, April 28, 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.



Eric Nelson, Planning Commission Chair