

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

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April 28, 2025  
6:00 p.m. – 6:25 p.m.

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

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**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**

**Planning Manager John Ciampa** 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), Alyssa Gonzalez (Associate Planner) and Martha Ochoa (Management Analyst)

**A. APPROVAL OF MINUTES**

**ITEM 1:**     MINUTES OF REGULAR PLANNING COMMISSION FROM  
APRIL 14, 2025

**ACTION:**     Motion made by Commissioner Opel, seconded by Commissioner Dhingra to approve the Minutes of the Regular Planning Commission Meeting of April 14, 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: 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.

**Chair Nelson recused himself due to a conflict of interest and left the room.**

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

**PUBLIC COMMENTS**

**Doug Cannon** (Dana Point) spoke in opposition of the item.

**ACTION:** Motion made by Commissioner Dhingra, seconded by Commissioner Opel to adopt the Resolution denying the appeal and sustain the Director's decision to deny Accessory Dwelling Unit Permit PLN25-0003, with a correction to the staff report, page 3, paragraph 3: replaced the date "February 18, 2025" with "March 20, 2025". Motion carried 3-1-1.

**AYES:** Christakes, Dhingra, Opel

**NOES:** Boughen

**ABSENT:** None

**ABSTAIN:** Nelson

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**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 was held on April 22<sup>nd</sup>. City Staff and the City Consultant are making the final edits to the recommended goals, policies and implementation actions. The project is on schedule and moving forward to the Planning Commission on June 23<sup>rd</sup> and if a favorable review, it will be scheduled to be considered by the City Council on July 15<sup>th</sup>.

**H. COMMISSIONER COMMENTS**

**Commissioner Christakes** attended REDO this weekend, great event for the community.

**Commissioner Opel** commented on parking from people attending REDO, and shared that she was blocked in her driveway.

**Vice-Chair Boughen** commented on parking and procedures for neighborhoods to obtain a parking district.

**I. ADJOURNMENT**

**Vice-Chair Boughen** adjourned the meeting at **6:25 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, 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.



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Luke Boughen, Planning Commission Vice-Chair