

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

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May 12, 2025  
6:00 p.m. – 6:47 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**

**Commissioner Christakes** 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), Jessica Sanders (Deputy City Attorney), Kurth Nelson (Principal Planner), Danny Giometti (Senior Planner), Alyssa Gonzalez (Associate Planner) and Martha Ochoa (Management Analyst)

**A. APPROVAL OF MINUTES**

**ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM APRIL 28, 2025**

**ACTION:** Motion made by Commissioner Dhingra, seconded by Vice-Chair Boughen to approve the Minutes of the Regular Planning Commission Meeting of April 28, 2025. Motion carried 5-0-0.

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

**B. PUBLIC COMMENTS**

A Public Comment was received on a non-agendize item and entered into the record.

**C. CONSENT CALENDAR**

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**CITY OF DANA POINT  
PLANNING COMMISSION**

May 12, 2025  
6:00 p.m. – 6:47 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 2

---

**D. PUBLIC HEARING**

**ITEM 2:     AMENDMENT 1 TO VARIANCE V20-0001 TO AMEND THE PREVIOUSLY APPROVED ENTITLEMENT TO ALLOW A REDUCTION IN THE LENGTH OF THE TANDEM DRIVEWAY PARKING SPACE, AND FRONT YARD SETBACK FOR A RESIDENTIAL DUPLEX STRUCTURE CURRENTLY UNDER CONSTRUCTION. THE VARIANCE IS ALSO REQUIRED TO REDUCE THE DEPTH OF ONE OF THE THREE EXISTING GARAGE STALLS LOCATED IN THE RESIDENTIAL DUPLEX (RD-14) ZONING DISTRICT.**

Applicant:             Mark Brooklyn

Owner:                James and Amanda Corrales

Location:            26252 Via Canon (APN: 691-401-22)

Request:             A request to amend the previously approved Variance to allow a reduction in the length of the tandem driveway parking space, and front yard setback for a residential duplex structure currently under construction. The Variance is also required to reduce the depth of one of the three existing garage stalls. These modifications are proposed in conjunction with the ongoing development of a duplex dwelling located in the Residential Duplex (RD-14) Zoning District.

Environmental:       Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – Construction or Conversion of Small Structures).

Recommendation:   That the Planning Commission adopt a draft Resolution approving Amendment 1 to Variance V20-0001.

**Danny Giometti** (Senior Manager) provided a staff report and answered questions from the Planning Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

May 12, 2025  
6:00 p.m. – 6:47 p.m.

**REGULAR MEETING ACTION MINUTES**

PAGE 3

---

**ACTION:** Motion made by Vice-Chair Boughen, seconded by Commissioner Dhingra to adopt a draft Resolution approving Amendment 1 to Variance V20-0001. Motion carried 5-0-0.

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

**ITEM 3:** **COASTAL DEVELOPMENT PERMIT CDP24-0021 TO DEMOLISH A SINGLE-FAMILY DWELLING AND ATTACHED GARAGE AND CONSTRUCT A NEW SINGLE-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE LOCATED AT 144 MONARCH BAY**

**Applicant:** Octavio Hernandez

**Owner:** 144 Monarch Bay Trust

**Location:** 144 Monarch Bay Drive (APN: 670-131-10)

**Request:** A Coastal Development Permit to demolish an existing single-family dwelling and construct a new 4,280 square-foot, single-story, single-family dwelling with an attached two-car garage and associated exterior improvements located within the Residential Single Family 4 (RSF 4) Zoning District.

**Environmental:** This project is categorically exempt (Class 3 - Section 15303(a) – New Construction) from the provisions of the California Environmental Quality Act (CEQA) since the project consists of constructing one single-family dwelling in a residential zone.

**Recommendation:** That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP24-0021.

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

**PUBLIC COMMENTS**

There were no Public Comments.

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**CITY OF DANA POINT  
PLANNING COMMISSION**

May 12, 2025  
6:00 p.m. – 6:47 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 4

---

**ACTION:** Motion made by Commissioner Dhingra, seconded by Commissioner Opel to adopt the draft Resolution approving Coastal Development Permit CDP24-0021. Motion carried 5-0-0.

**AYES:** Nelson, Boughen, Christakes, Dhingra, Opel

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**ITEM 4:** COASTAL DEVELOPMENT PERMIT CDP25-0005 TO PLACE A NON-PERMANENT STRUCTURE FOR BEACH GEAR RENTAL AND ANCILLARY RETAIL SALES ON ASSESSOR'S PARCEL NUMBER 682-023-06 AND LOCATE A STORAGE CONTAINER WITHIN THE DAY-USE BOATER PARKING LOT ON ASSESSOR'S PARCEL NUMBER 682-022-20

Applicant: Killer Dana CA, LLC

Owner: Orange County Harbor and Dana Point Harbor Partners

Location: Assessor's Parcel Numbers: 682-023-06 and 682-022-20

Request: A request to a non-permanent structure for beach gear rentals and ancillary retail sales and locate a storage unit for the associated uses on the adjacent day use boater parking lot.

Environmental: This project is categorically exempt (Class 3 and 11 - Section 15303 – New Construction or Conversion of Small Structures and Section 15311 – Accessory Structures) from the provisions of the California Environmental Quality Act (CEQA) since the project includes the placement of seasonal or temporary use items such as minor accessory structures in generally the same location in publicly owned parks, and the proposed storage unit is a small structure.

Recommendation: That the Planning Commission adopt the draft Resolution approving Coastal Development Permit CDP25-0005.

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

---

**CITY OF DANA POINT  
PLANNING COMMISSION**

May 12, 2025  
6:00 p.m. – 6:47 p.m.

REGULAR MEETING ACTION MINUTES

PAGE 5

---

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Chair Nelson, seconded by Commissioner Dhingra to adopt the draft Resolution approving Coastal Development Permit CDP25-0005, with changes to the staff Resolution, Condition 9: "The proposed hours of operation are Sunday through Saturday from 9:00 A.M. to 7:00 P.M., subject to weather conditions. All non-permanent structures, including the associated portable tables and chairs, shall be taken down and removed from the picnic area (APN: 682-023-06) at the end of each business day". Motion carried 5-0-0.

**AYES:** Nelson, Boughen, Christakes, Dhingra, Opel  
**NOES:** None  
**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 the General Plan Advisory Committee has ended their work effort for the General Plan Update. City staff and the City Consultant are working on finalizing the policies and goals that are identified under the circulation and economic development elements. Next step is the June 23<sup>rd</sup> Planning Commission and in anticipating a favorable outcome from the Planning Commission, at the City Council meeting on July 15<sup>th</sup>.

**Chair Nelson** asked if there will be action taken by the Planning Commission.

**John Ciampa** (Planning Manager) confirmed that the Planning Commission will be taking action on the item.

**H. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

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


May 12, 2025  
6:00 p.m. – 6:47 p.m.

PAGE 6

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**I. ADJOURNMENT**

**Chair Nelson** adjourned the meeting at **6:47 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, June 9, 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