

# CITY OF DANA POINT

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Tuesday  
December 7, 2021  
10:00 a.m.



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

## **PLANNING DEPARTMENT ADMINISTRATIVE HEARING AGENDA**

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### **CALL TO ORDER**

**ROLL CALL** Brenda Wisneski (Director of Community Development), Belinda Deines (Principal Planner), Danny Giometti (Senior Planner), and Allison Peterson (Management Analyst)

### **A: APPROVAL OF MINUTES**

#### **ITEM 1: Minutes of the Administrative Hearing November 16, 2021**

### **B. PUBLIC COMMENTS**

Anyone wishing to address the Planning Department 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 Department Secretary prior to an individual being heard by the Planning Department.

Any person wishing to address the Planning Department 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 Department/Director of Community Development from taking any action on a specific item unless it appears on the posted Agenda.

### **C. PUBLIC HEARING**

**ITEM 2: A request for Minor Site Development Permit SDP21-0021(M) to construct a new deck less than 30" above grade in the front yard setback, associated retaining walls, and relocation of existing pool equipment within the side and rear yard setbacks for an existing single-family residence in the Residential Multiple Family 14 (RMF 14) Zoning District.**

Applicant: Thomas Burger, Architect

Address: 33815 Golden Lantern (APN: 682-111-09)

Request: A request to construct a new deck less than 30" above grade in the front yard setback, associated retaining walls, and relocation of existing pool equipment within the side and rear

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yard setbacks for an existing single-family residence in the Residential Multiple Family 14 (RMF 14) Zoning District

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP21-0021(M).

Environmental: The project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities).

Staff Contact Information: Belinda Deines (Principal Planner)  
Email: [bdeines@danapoint.org](mailto:bdeines@danapoint.org)  
Phone: (949) 248-3570

**ITEM 3:** A request for Minor Site Development Permit SDP21-0022(M) to construct a 299 square-foot roof deck on association with a two-story, single-family dwelling in the RMF 4 and PRD 4 zoning districts. Roof decks are subject to approval of a SDP and shall meet the development standards contained in Dana Point Zoning Code Section 9.05.230.

Applicant: Gregg Ramirez

Address: 54 Ritz Cove Drive (APN: 672-471-30)

Request: A request to construct a two-story, single-family dwelling with a 299 square-foot roof deck in the RMF 4 and PRD 4 zoning districts. Roof decks shall meet the development standards contained in Dana Point Zoning Code Section 9.05.230 and obtain a Minor Site Development Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP21-0022(M).

Environmental: The project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3).

Staff Contact Information: Danny Giometti (Senior Planner)  
Email: [dgiometti@danapoint.org](mailto:dgiometti@danapoint.org)  
Phone: (949) 248-3569

**G. STAFF REPORTS**

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**I. ADJOURNMENT**

The *next* Administrative Hearing of the Planning Department will *tentatively* be held on December 21, 2021 beginning at 10:00 a.m. (or as soon thereafter) at the Dana Point City Hall, located at 33282 Golden Lantern, Suite 209, 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 Thursday, December 3, 2021, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office, and the Dana Point Library.



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Brenda Wisneski, Director  
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING DEPARTMENT AT (949) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.