

# CITY OF DANA POINT

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Tuesday  
January 18, 2022  
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), Danny Giometti (Senior Planner), Justin Poley (Assistant Planner), and Allison Peterson (Management Analyst)

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

#### **ITEM 1: Minutes of the Administrative Hearing December 7, 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 SDP21-0032(M) to construct two (2) stepped retaining walls with a combined height of approximately 7'-6" as well as an 8'-6" high retaining wall constructed to form the back wall of an infinity edge pool, both located within the rear yard of the subject site, located at 32351 Caribbean Drive.**

Applicant: Steffenie Ellison

Address: 32351 Caribbean Drive (APN: 670-092-04)

Request: A request to construct two (2) stepped retaining walls with a combined height of approximately 7'-6" as well as an 8'-6" high retaining wall constructed to form the back wall of an infinity edge pool, both located within the rear yard of the

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subject site. Pursuant to Dana Point Zoning Code Section 9.05.120(d)(2), retaining walls that are greater than thirty (30) inches from the top of the wall to finished grade may be permitted subject to the approval of a Minor Site Development Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP21-0032(M).

Environmental: The project is categorically exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15303 (Class 3 – New Construction or Conversion of Small Structures).

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

**ITEM 3: A request for Minor Site Development Permit SDP21-0027(M) to permit a detached storage shed located within the front half of the parcel pursuant to Section 9.05.280(e) of the Dana Point Zoning Code, located at 34081 Malaga Drive.**

Applicant: Mitchell B. Ludwig

Address: 34081 Malaga Drive (APN: 682-293-15)

Request: A request to permit a detached storage shed located within the front half of the parcel pursuant to Section 9.05.280(e) of the Dana Point Zoning Code.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP21-0027(M).

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

Staff Contact Information: Justin Poley (Senior Planner)  
Email: [jpoley@danapoint.org](mailto:jpoley@danapoint.org)  
Phone: (949) 248-3575

**G. STAFF REPORTS**

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**I. ADJOURNMENT**

The *next* Administrative Hearing of the Planning Department will *tentatively* be held on February 1, 2022 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, January 13, 2022, 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.