

**CITY OF DANA POINT
PLANNING DEPARTMENT
ADMIN HEARING ACTION MINUTES**

April 5, 2022
10:00 a.m. - 10:12 a.m.

City Hall
City Council Chambers
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER ADMIN HEARING

Brenda Wisneski (Director of Community Development) called the Administrative Hearing to order at 10:00 am.

ROLL CALL

Staff Present: Brenda Wisneski (Director of Community Development), Justin Poley (Assistant Planner), Alyssa Gonzalez (Assistant Planner), and Devin Sutorius (Senior Administrative Assistant).

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Administrative Hearing March 15, 2022

ACTION: **Brenda Wisneski** (Director of Community Development) approved the Minutes of the Administrative Hearing of March 15, 2022.

B. PUBLIC COMMENTS

There were no Public Comments.

C. PUBLIC HEARINGS

ITEM 2: A request for Minor Conditional Use Permit CUP22-0001(M) to add an on-sale (on-site consumption–Type 41) California Department of Alcoholic Beverage Control (ABC) license type, for the consumption of beer and wine, to an existing grocery store (Gelson’s Market) which currently maintains an off-sale (off site consumption Type 21) and instructional tasting license alcoholic beverage outlet (License Type 86). The proposed restaurant area includes 518 square feet of interior space (18 seats) and a 257 square foot outdoor patio (12 seats), located at 32932 Pacific Coast Highway, Unit 24.

Applicant: Brett Engstrom, Liquorlicense.com

Address: 32932 Pacific Coast Highway (APN: 670-011-30)

Request: A request to add an on-sale (on-site consumption–Type 41) California Department of Alcoholic Beverage Control (ABC) license type, for the consumption of beer and wine, to an existing grocery store (Gelson’s

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Market) which currently maintains an off-sale (off site consumption Type 21) and instructional tasting license alcoholic beverage outlet (License Type 86). The proposed restaurant area includes 518 square feet of interior space (18 seats) and a 257 square foot outdoor patio (12 seats).

Recommendation: That the Director of Community Development approve Minor Conditional Use Permit CUP22-0001 (M).

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities).

Justin Poley (Assistant Planner) provided a staff report.

PUBLIC COMMENTS:

There were no Public Comments.

ACTION: Brenda Wisneski (Director of Community Development) approved a request for Minor Conditional Use Permit CUP22-0001(M) to add an on-sale (on-site consumption–Type 41) California Department of Alcoholic Beverage Control (ABC) license type, for the consumption of beer and wine, to an existing grocery store (Gelson’s Market) which currently maintains an off-sale (off site consumption Type 21) and instructional tasting license alcoholic beverage outlet (License Type 86). The proposed restaurant area includes 518 square feet of interior space (18 seats) and a 257 square foot outdoor patio (12 seats), located at 32932 Pacific Coast Highway, Unit 24.

ITEM 3: A request for Minor Site Development Permit SDP21-0024(M) to permit a 300 square foot roof deck with exterior stair access above the second story of an existing non-conforming duplex in accordance with Dana Point Zoning Code (DPZC) Section 9.05.230, located at 34101 Calle La Primavera.

Applicant: Keith Lee

Address: 34101 Calle La Primavera (APN: 682-142-07)

Request: A request to permit a 300 square foot roof deck with exterior stair access above the second story of an existing non-conforming duplex in accordance with Dana Point Zoning Code (DPZC) Section 9.05.230.

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Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP21-0024 (M).

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

Justin Poley (Assistant Planner) provided a staff report.

PUBLIC COMMENTS:

Ed O'Brian (Dana Point) had questions about the project.

ACTION: **Brenda Wisneski (Director of Community Development) approved a request for Minor Site Development Permit SDP21-0024(M) to permit a 300 square foot roof deck with exterior stair access above the second story of an existing non-conforming duplex in accordance with Dana Point Zoning Code (DPZC) Section 9.05.230, located at 34101 Calle La Primavera.**

ITEM 4: **A request for Minor Site Development Permit SDP22-0013(M) to permit a 273 square foot roof deck in association with an existing, two-story, single-family dwelling. Roof decks are permitted subject to the approval of a Minor Site Development Permit pursuant to Dana Point Zoning Code Section 9.05.230, located at 79 Ritz Cove.**

Applicant: Romas Jarasunas

Address: 79 Ritz Cove (APN: 672-421-14)

Request: A request to permit a 273 square foot roof deck in association with an existing, two-story, single-family dwelling. Roof decks are permitted subject to the approval of a Minor Site Development Permit pursuant to Dana Point Zoning Code Section 9.05.230.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP22-0013 (M).

Environmental: The project is Categorical Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities).

Alyssa Gonzalez (Assistant Planner) provided a staff report.

PUBLIC COMMENTS:

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There were no Public Comments.

ACTION: Brenda Wisneski (Director of Community Development) approved a request for Minor Site Development Permit SDP22-0013(M) to permit a 273 square foot roof deck in association with an existing, two-story, single-family dwelling. Roof decks are permitted subject to the approval of a Minor Site Development Permit pursuant to Dana Point Zoning Code Section 9.05.230, located at 79 Ritz Cove.

ITEM 5: A request for Minor Conditional Use Permit CUP22-0003(M) to establish a Personal Service Use (hair extension styling salon) within an existing suite of a mixed-use building located within the Dana Point Town Center Plan, located at 24582 Del Prado Avenue, Unit D.

Applicant: Stacie Askew

Address: 24582 Del Prado Avenue (APN: 682-191-19)

Request: A request to establish a Personal Service Use (hair extension styling salon) within an existing suite of a mixed-use building located within the Dana Point Town Center Plan.

Recommendation: That the Director of Community Development approve Minor Conditional Use Permit CUP22-0003 (M).

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities).

Alyssa Gonzalez (Assistant Planner) provided a staff report.

PUBLIC COMMENTS:

There were no Public Comments.

ACTION: Brenda Wisneski (Director of Community Development) approved a request for Minor Conditional Use Permit CUP22-0003(M) to establish a Personal Service Use (hair extension styling salon) within an existing suite of a mixed-use building located within the Dana Point Town Center Plan, located at 24582 Del Prado Avenue, Unit D.

D: STAFF REPORTS

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There were no Staff Reports.

E. ADJOURNMENT

Brenda Wisneski (Director of Community Development) adjourned the meeting at 10:12 a.m.