

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

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October 18, 2022  
10:03 a.m. – 10:12 a.m.

City Hall  
Administrative Conference Room  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER ADMIN HEARING**

**Brenda Wisneski** (Director of Community Development) called the Administrative Hearing to order at 10:03 a.m.

**ROLL CALL**

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

**A: APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Administrative Hearing October 4, 2022**

**ACTION:** **Brenda Wisneski** (Director of Community Development) approved the Minutes of the Administrative Hearing of October 4, 2022.

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. PUBLIC HEARING**

**ITEM 2: A request for Minor Site Development Permit SDP22-0037(M) to locate pool equipment associated with a proposed pool and spa within five (5) feet of the southwesterly side property line at the subject property, located at 26441 Via California.**

Applicant: John Kay

Address: 26441 Via California (APN: 123-142-21)

Request: A request to locate pool equipment associated with a proposed pool and spa within five (5) feet of the southwesterly side property line at the subject property.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP22-0037(M).

Environmental: The project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – New Construction or Conversion of Small Structures) in that the project

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consists of the construction of a new accessory swimming pool and spa structure and associated pool equipment.

**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 Site Development Permit SDP22-0037(M) to locate pool equipment associated with a proposed pool and spa within five (5) feet of the southwesterly side property line at the subject property, located at 26441 Via California.

**ITEM 3:** **A request for Minor Site Development Permit SDP22-0036(M) to permit a greater than ten (10) percent addition to a single-story, single-family dwelling by enclosing an interior courtyard that is nonconforming to the rear yard setback, located at 25238 Brigantine.**

Applicant: Sam Terban

Address: 25238 Brigantine (APN: 673-271-03)

Request: A request to permit a greater than ten (10) percent addition to a single-story, single-family dwelling by enclosing an interior courtyard that is nonconforming to the rear yard setback. Pursuant to Dana Point Zoning Code (DPZC) Section 9.63.030(a), nonconforming structures may be expanded by more than ten (10) percent of the existing gross floor area if the expansion complies with current DPZC requirements, subject to the approval of a Minor Site Development Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP22-0042(M).

Environmental: The project is Categorically Exempt per Section 15301(e)(1) (Class 1 – Existing Facilities) since it is an addition to an existing structure that will not increase the floor area of the structure by 50 percent.

**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 SDP22-0042(M) to permit a greater than ten (10) percent addition to a single-story, single-family dwelling by enclosing an interior courtyard that is nonconforming to the rear yard setback.

**D: STAFF REPORTS**

There were no Staff Reports.

**E. ADJOURNMENT**

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