

CITY OF DANA POINT

Tuesday
March 21, 2023
10:00 a.m.



City Hall Offices
Community Development (#209)
33282 Golden Lantern
Dana Point, CA 92629

PLANNING DEPARTMENT ADMINISTRATIVE HEARING AGENDA

CALL TO ORDER

ROLL CALL Brenda Wisneski (Director of Community Development), John Ciampa (Senior Planner), Alyssa Gonzalez (Assistant Planner), and Eve Cuddihy (Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Administrative Hearing March 7, 2023

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 SDP23-0004(M) to permit to construct retaining walls over thirty inches within the front yard of an existing 2,909 square foot single-family residence, within the Residential Single Family 7 (RSF 7) Zone. The property is located within the Coastal Zone but is exempt from a Coastal Development Permit because the project proposes improvements to an existing structure which would not change the use of the structure, per DPZC 9.69.040, located at 22901 Via Orvieto.

Applicant: Oscar Almendarez

Address: 22901 Via Orvieto (APN: 670-191-25)

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Request: A request to permit to construct retaining walls over thirty inches within the front yard of an existing 2,909 square foot single-family residence, within the Residential Single Family 7 (RSF 7) Zone. The property is located within the Coastal Zone but is exempt from a Coastal Development Permit because the project proposes improvements to an existing structure which would not change the use of the structure per DPZC 9.69.040.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP23-0004(M).

Environmental: Categorically Exempt, Class 1, Section 15301 (d) (Existing Facilities).

Staff Contact Information: John Ciampa (Senior Planner)
Email: jciampa@danapoint.org
Phone: (949) 248-3591

ITEM 3: A request for Minor Site Development Permit SDP22-0052(M) to allow a 318 square foot expansion to the second story of an existing single-family dwelling, nonconforming as to the rear yard setback. Dana Point Zoning Code Section (DPZC) 9.63.030(a), allows the expansion of nonconforming structures by more than ten (10) percent of the existing gross floor area if it complies with current DPZC requirements, and subject to the approval of a Minor Site Development Permit., located at 27021 Calle Real.

Applicant: San Mina Engineering

Address: 27021 Calle Real (APN: 123-282-52)

Request: A request to allow a 318 square foot expansion to the second story of an existing single-family dwelling, nonconforming as to the rear yard setback. Dana Point Zoning Code Section (DPZC) 9.63.030(a), allows the expansion of nonconforming structures by more than ten (10) percent of the existing gross floor area if it complies with current DPZC requirements, and subject to the approval of a Minor Site Development Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP22-0052(M).

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

Staff Contact Information: Alyssa Gonzalez (Assistant Planner)
Email: agonzalez@danapoint.org
Phone: (949) 248-3556

D. STAFF REPORTS

E. ADJOURNMENT

The *next* Administrative Hearing of the Planning Department will *tentatively* be held on April 4, 2023, 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.