

CITY OF DANA POINT

Tuesday
May 16, 2023
10:00 a.m.



City Hall Offices
Council 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), Kurth Nelson (Principal Planner), Alyssa Gonzalez (Assistant Planner), and Martha Ochoa (Senior Administrative Assistant)

A: APPROVAL OF MINUTES

ITEM 1: Minutes of the Administrative Hearing March 21, 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 SDP22-0055(M) to expand an existing nonconforming, two-story, single-family dwelling, and to allow fences/walls up to six (6) feet in the required front yard setback located at 24362 Armada Drive

Applicant: Burke Engineering/Nina Papageorges

Address: 24362 Armada Drive (APN: 673-133-07)

Request: A request to expand an existing nonconforming, two-story, single-family dwelling, and to allow fences/walls up to six (6) feet in the required front yard setback. Pursuant to Sections 9.63.030(a) and 9.05.120(c) of the Dana Point Zoning Code (DPZC), nonconforming

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structures conforming to use may be expanded provided the proposed expansion meets current code requirements, and alternatives to the height limit for fences and walls in the required front yard may be permitted subject to the approval a Minor Site Development Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP22-0055(M).

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Sections 15301 (e)(2)(A) and (B) and 15303(e) (Classes 1 & 3 – Existing Facilities & New Construction of Small Structures) since the project consists of additions to an existing structure in an area where all public services and facilities can accommodate maximum development and the area is not environmentally sensitive and includes an accessory wall/fence.

Staff Contact Information: Kurth Nelson (Principal Planner)
Email: knelson@danapoint.org
Phone: (949) 248-3572

ITEM 3: A request for Minor Conditional Use Permit CUP23-0001(M) to establish a Personal Service Use (Cold Plunge Therapy) of an existing commercial building located within the Town Center Mixed Use (TC-MU) District located at 34094 Pacific Coast Highway

Applicant: Todd Wallin/Upchurch Partners

Address: 34098 Pacific Coast Highway Unit A (APN: 682-243-09)

Request: A request to establish a Personal Service Use (Cold Plunge Therapy) of an existing commercial building located within the Town Center Mixed Use (TC-MU) District located at 34094 Pacific Coast Highway. Pursuant to the Land Use Matrix within the Dana Point Town Center Plan, a Personal Service use is permitted, subject to review and approval of a Minor Conditional Use Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Permit CUP23-0001(M).

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Environmental: The project is categorically exempt per Section 15301 of the CEQA Guidelines since the project consists of leasing an existing unit within an existing public structure with no proposed interior or exterior alterations (Class 1 –Existing Facilities).

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

G. STAFF REPORTS

I. ADJOURNMENT

The *next* Administrative Hearing of the Planning Department will *tentatively* be held on June 6, 2023 beginning at 10:00 a.m. (or as soon thereafter) at the Dana Point City Hall, located at 33282 Golden Lantern, Dana Point, California.

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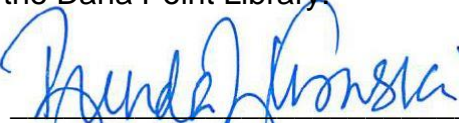
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CERTIFICATION

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 Friday, May 12, 2023, 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.



Brenda Wisneski, Director
Community Development Department

PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH A DISABILITY WHO REQUIRE A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A MEETING, INCLUDING AUXILIARY AIDS OR SERVICES, MAY REQUEST SUCH MODIFICATION OR ACCOMMODATION FROM THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563 (TELEPHONE) OR (949) 248-9920 (FACSIMILE). NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THE MEETING.