

CITY OF DANA POINT

Tuesday
September 5, 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), 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 August 1, 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 SDP23-0019(M) to allow the construction of a retaining wall with a 42-inch iron guardrail atop with total wall heights as high as seven (7) feet, eight (8) inches, and retaining wall heights as high as four (4) feet as located in the rear yard located at 425 Monarch Bay

Applicant: Mario Lomeli

Address: 425 Monarch Bay (APN: 670-151-20)

Request: A request to allow the construction of a retaining wall with a 42-inch iron guardrail atop with total wall heights as high as seven (7) feet, eight (8) inches, and retaining

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wall heights as high as four (4) feet as located in the rear yard. Pursuant to Dana Point Zoning Code Sections 9.05.120(c) and 9.05.120(d)(2), walls over six (6) feet in height and retaining walls over 30 inches in height from the top of the wall to the 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 SDP23-0019(M).

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15303(e) (Class 3 – New Construction) since the project consists of the construction of a new retaining wall with an iron guardrail atop.

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

ITEM 3: A request for Minor Site Development Permit SDP23-0012(M) to allow the construction of a six (6) foot high wooden fence and a six (6) foot high entry gate within the front yard setback area located at 32602 Crete Road

Applicant: Scott McKnight

Address: 32602 Crete Road (APN: 670-035-01)

Request: A request to allow the construction of a six (6) foot high wooden fence and a six (6) foot high entry gate within the front yard setback area. Pursuant to Dana Point Zoning Code Section 9.05.120(c) fences over 42 inches in height within the front yard setback area 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 SDP23-0012(M).

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15303(e) (Class 3 – New Construction) since the project consists of the construction of a new wooden fence.

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

ITEM 4: A request for a Minor Site Development SDP22-0049(M) to allow the construction of a retaining wall including portions topped with a vinyl fence with total heights as tall as nine (9) feet, 11 inches facing and extending most of the length of the southern property line at the subject property located at 33381 Cockleshell Drive

Applicant: Mikel Williams/Mikel and Rebecca Williams

Address: 33381 Cockleshell Drive (APN: 672-151-34)

Request: A request to allow the construction of a retaining wall including portions topped with a vinyl fence with total heights as tall as nine (9) feet, 11 inches facing and extending most of the length of the southern property line at the subject property. Pursuant to Dana Point Zoning Code (DPZC) Section 9.05.120(c) and Section 9.05.120(d)(2) site walls exceeding height maximums in the required front and side yards, and retaining walls over 30 inches in the front yard 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 SDP22-0049(M).

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15303(e) (Class 3 – New Construction) since the project consists of the construction of a new retaining wall with a vinyl fence topper.

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D. STAFF REPORTS

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E. ADJOURNMENT


The *next* Administrative Hearing of the Planning Department will *tentatively* be held on September 19, 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.

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, September 1, 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.