

# CITY OF DANA POINT

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Tuesday  
October 17, 2023  
10:00 a.m.



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

## **PLANNING DEPARTMENT ADMINISTRATIVE HEARING AGENDA**

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### **CALL TO ORDER**

**ROLL CALL** Brenda Wisneski (Director of Community Development), Danny Giometti (Senior Planner), Kurth Nelson (Principal Planner), Alyssa Gonzalez (Assistant Planner), Natalie Tran (Assistant Planner) and Martha Ochoa (Senior Administrative Assistant)

### **A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the Administrative Hearing October 3, 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 SDP23-0001(M) to permit an attached, two-story residential duplex (2-units) with an attached four (4) car garage with each unit containing a roof deck, located on an existing vacant lot, zoned for residential multiple-family (RMF-14) located at 34191 San Marino Place**

Applicant: Lampert – Dias Architects, Inc.

Address: 34191 San Marino Place (APN: 682-242-21)

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Request: A request to permit an attached, two-story residential duplex (2-units) with an attached four (4) car garage with each unit containing a roof deck, located on an existing vacant lot, zoned for residential multiple-family (RMF-14). Four (4) or less residential dwelling units and roof decks are both permitted subject to the approval of a Minor Site Development Permit, pursuant to Dana Point Zoning Code Sections 9.71.034(a)(2) and 9.05.230, respectively.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP23-0001(M).

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

Staff Contact Information: Danny Giometti (Senior Planner)  
Email: [dgiometti@danapoint.org](mailto:dgiometti@danapoint.org)  
Phone: (949) 248-3569

**ITEM 3: A request for Minor Site Development Permit SDP23-0023(M) to allow the construction of a five (5) foot, six (6) inch high fence and gate, and six (6) foot high pilasters within the required front yard located at 33272 Mesa Vista Drive**

Applicant: Christy Miller

Address: 33272 Mesa Vista Drive (APN: 673-302-19)

Request: A request to allow the construction of a five (5) foot, six (6) inch high fence and gate, and six (6) foot high pilasters within the required front yard. Pursuant to Dana Point Zoning Code (DPZC) Section 9.05.120(c), fences exceeding 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 SDP23-0023(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 or Conversion of Small Structures) since the project consists of the construction of a fence.

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Staff Contact Information: Natalie Tran (Assistant Planner)  
Email: [ntran@danapoint.org](mailto:ntran@danapoint.org)  
Phone: (949) 248-3549

**ITEM 4: A request for Minor Conditional Use Permit CUP23-0005(M) to establish a Massage Establishment and a Personal Service Use within an existing suite of a multi-tenant commercial building located within the Town Center Mixed Use (TC-MU) District located at 24655 La Plaza, Suite G**

Applicant: Xuehua Wu

Address: 24655 La Plaza, Suite G (APN: 682-271-24)

Request: A request to establish a Massage Establishment and a Personal Service Use within an existing suite of a multi-tenant commercial building located within the Town Center Mixed Use (TC-MU) District. Pursuant to the Land Use Matrix within the Dana Point Town Center Plan, Massage Establishments and Personal Service Uses on the ground floor are permitted, subject to review and approval of a Minor Conditional Use Permit.

Recommendation: That the Director of Community Development approve Minor Conditional Use Permit CUP23-0005(M).

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301(a) of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of leasing an existing unit within an existing private structure and proposes minor alterations to the existing structure to accommodate the proposed use.

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

**D. STAFF REPORTS**

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**E. ADJOURNMENT**

The *next* Administrative Hearing of the Planning Department will *tentatively* be held on November 7, 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, October 13, 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.



for

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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.