

# CITY OF DANA POINT

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Tuesday  
April 2, 2024  
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** John Ciampa (Principal Planner), Kurth Nelson (Principal Planner), Danny Giometti (Senior Planner), Natalie Tran (Assistant Planner), and Deanna Despot (Senior Administrative Assistant)

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

**ITEM 1: Minutes of the Administrative Hearing February 20, 2024**

### **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 to approve Minor Site Development SDP24-0011(M) to construct a six (6) foot high entry gate located within the required front yard at the entrance of the Ocean Del Rey Estates community located at 35200 Del Rey**

Project Applicant: Saddleback Fence

Property Owner: Ocean Del Rey Estates Community Association

Address: 35200 Del Rey (APN: 691-441-11)

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PLANNING DEPARTMENT  
ADMINISTRATIVE HEARING AGENDA**

April 2, 2024  
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PAGE 2

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Request: A request to construct a six (6) foot high entry gate located within the required front yard at the entrance of the Ocean Del Rey Estates community. Pursuant to Dana Point Zoning Code Section 9.05.120(c), provisions for the placement of entry features within the required front yard may be granted subject to the approval of an SDP(M).

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP24-0011(M).

Environmental: The project is Categorical 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).

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

**ITEM 3: A request to approve Minor Site Development SDP23-0031(M) to construct a 300-square-foot roof deck, associated with a remodel and addition to a two-story single-family dwelling located at the subject site 30 Ritz Cove within the Ritz Cove community**

Project Applicant: David York

Property Owner: Horizon View, LLC

Address: 30 Ritz Cove (APN: 672-451-18)

Request: A request to construct a 300-square-foot roof deck, associated with a remodel and addition to a two-story single-family dwelling located at the subject site within the Ritz Cove community. Pursuant to Dana Point Zoning Code Section 9.05.230, roof decks are permitted, subject to the approval of a Minor Site Development Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP23-0031(M).

Environmental: The project is Categorical Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15303(e) (Class 3 – New

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PLANNING DEPARTMENT  
ADMINISTRATIVE HEARING AGENDA**

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PAGE 3

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Construction or Conversion of Small Structures) since it consists of the construction of a roof deck.

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

**D. STAFF REPORTS**

**E. ADJOURNMENT**

The *next* Administrative Hearing of the Planning Department will *tentatively* be held on April 16, 2024, 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 Thursday, March 28, 2024, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



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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.