

CITY OF DANA POINT

Tuesday
June 18, 2024
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 John Ciampa (Principal Planner), Danny Giometti (Senior Planner), Alyssa Gonzalez (Associate Planner) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the Administrative Hearing June 4, 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 Side Development SDP24-0013(M) to construct a 623-square-foot addition, part of which includes a new second floor to an existing, 1,340 square foot, single-story, single-family dwelling that is legal nonconforming to the rear yard setback located at 33791 El Encanto

Project Applicant: Jonsson and Foerstel

Property Owner: C & J California Properties

Address: 33791 El Encanto (APN: 682-091-07)

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Request: A request to construct a 623-square-foot addition, part of which includes a new second floor to an existing, 1,340 square foot, single-story, single-family dwelling that is legal nonconforming to the rear yard setback. Pursuant to Dana Point Zoning Code Section 9.63.030(a), an expansion of more than ten (10) percent of the existing gross floor area of a nonconforming structure may be approved by the Director as a Minor Site Development Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP24-0013(M).

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301(e)(2) (Class 1 – Existing Facilities) since it consists of an addition to an existing structure that will not result in an increase of more than 10,000 square feet.

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

ITEM 3: A request to approve Minor Site Development Permit SDP24-0018(M) to construct a 235-square-foot addition to an existing, two-story, single-family dwelling that is legal nonconforming as to the front yard setback located at 26431 Via California

Project Applicant/
Owner: Sam Quinif

Address: 26431 Via California (APN: 123-142-02)

Request: A request to construct a 235-square-foot addition to an existing, two-story, single-family dwelling that is legal nonconforming as to the front yard setback. Pursuant to Dana Point Zoning Code Section 9.63.030(a), an expansion of more than ten (10) percent of the existing gross floor area of a nonconforming structure may be approved by the Director as a Minor Site Development Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP24-0018(M).

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e) (Class 1 – Existing Facilities) since it consists of an addition to an existing structure.

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

ITEM 4: A request to approve Minor Site Development Permit SDP23-0017(M) to construct a 283-square-foot roof deck in association with a major remodel and second story addition to an existing single-family dwelling located at 34091 Mazo Drive

Project Applicant: Vy Bui

Property Owner: William and Donna Woo

Address: 34091 Mazo Drive (APN: 682-143-08)

Request: A request to construct a 283-square-foot roof deck in association with a major remodel and second story addition to an existing single-family dwelling. Roof decks are permitted subject to the approval of a Minor Site Development Permit pursuant to Dana Point Zoning Code Section 9.05.230.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP23-0017(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 283 square foot roof deck.

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

D. STAFF REPORTS

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E. ADJOURNMENT

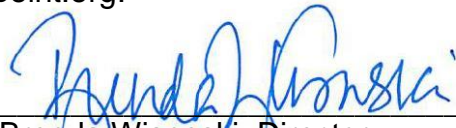
The *next* Administrative Hearing of the Planning Department will *tentatively* be held on July 2, 2024, beginning at 10:00 a.m. (or as soon thereafter) at the Dana Point City Hall, located at 33282 Golden Lantern, Dana Point, California.

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 Friday, June 14, 2024, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



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.