

CITY OF DANA POINT



Tuesday
June 4, 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), Alyssa Gonzalez (Associate Planner), Natalie Tran (Assistant Planner), and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the Administrative Hearing May 7, 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 Conditional Use Permit CUP24-0001(M) to establish an Administrative Office Use (Bank) on the ground level of an existing three-story Mixed-Use Structure within the Town Center Mixed Use (TC MU) Zoning District located at 34117 Golden Lantern**

Project Applicant: Park Ow

Property Owner: M & A Gabae

Address: 34117 Golden Lantern (APN: 682-322-09)

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Request: A request to establish an Administrative Office Use (Bank) on the ground level of an existing three-story Mixed-Use Structure within the Town Center Mixed Use (TC_MU) Zoning District. Pursuant to the Land Use Matrix within the Dana Point Town Center Plan, an Administrative Office Use is permitted on the ground level, subject to the approval of a Minor Conditional Use Permit.

Recommendation: That the Director of Community Development approve Minor Conditional Use Permit CUP24-0001(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 (Associate Planner)
Email: agonzlalez@danapoint.org
Phone: (949) 248-3556

ITEM 3: **A request to approve Administrative Modification of Standards AMS24-0002 to allow zero (0) foot side yard setbacks in association with a new, 2,186-square-foot, one story, single family dwelling located in the Planned Residential Development 3 (PRD 3)/Residential Single Family 7 (RSF 7) Zoning District located at 24135 Windward Drive**

Project Applicant: Michael Masilotti

Property Owner: Stewart E. Glickman and Sarah J. S. Glickman

Address: 24135 Windward Drive (APN: 672-014-20)

Request: A request to allow zero (0) foot side yard setbacks in association with a new, 2,186-square-foot, one story, single family dwelling located in the Planned Residential Development 3 (PRD 3)/Residential Single Family 7 (RSF 7) Zoning District. Pursuant to Dana Point Zoning Code Section 9.61.090(b)(1), the Director of Community Development shall have the authority to approve an application for an administrative modification related to the reduction of setbacks required by the Zoning Code.

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Recommendation: That the Director of Community Development approve Administrative Modification of Standards AMS24-0002.

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15303(a) (Class 3 – New Construction or Conversion of Small Structures) since the project consists of the construction of one single-family residence.

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

ITEM 4: **A request to approve Minor Site Development Permit SDP24-0010(M) to construct stepped retaining walls (five total) with a maximum individual exposed wall height of four feet, three inches (4'-3") in the required 25-foot rear yard setback of a lot developed with a one-story, single-family dwelling and located in the Residential Single Family 7 (RSF 7) Zoning District located at 26721 Calle Juanita**

Project Applicant: Sergei and Nina Putvinski

Property Owner: Sergei Putvinski and Nina Putvinskaya

Address: 26721 Calle Juanita (APN: 123-433-26)

Request: A request to construct stepped retaining walls (five total) with a maximum individual exposed wall height of four feet, three inches (4'-3") in the required 25-foot rear yard setback of a lot developed with a one-story, single-family dwelling and located in the Residential Single Family 7 (RSF 7) Zoning District. Pursuant to Dana Point Zoning Code Section 9.05.120(d)(2), retaining walls thirty (30) inches or greater in height from the top of wall to 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 SDP24-0010(M).

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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 accessory wall structures.

Staff Contact Information: Natalie Tran (Assistant Planner)
Email: 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 June 18, 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, May 31, 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.