

CITY OF DANA POINT

Tuesday
August 6, 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 July 16, 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 Permit SDP24-0014(M) to construct a 299 square foot roof deck in association with the construction of a new two (2) story single family dwelling and attached accessory dwelling unit located in the Residential Single Family 7 (RSF 7) Zoning District located at 34882 Doheny Place

Project Applicant: MH Mino Enterprises LLC

Property Owner: Michael Mino

Address: 34882 Doheny Place (APN: 123-232-12)

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Request: A request to construct a 299 square foot roof deck in association with the construction of a new two (2) story single family dwelling and attached accessory dwelling unit located in the Residential Single Family 7 (RSF 7) Zoning District. 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 SDP24-0014(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 it consists of the construction of a roof deck in conjunction with the construction of a new single-family dwelling.

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

ITEM 3: **A request to approve Administrative Modification of Standards AMS24-0003 to allow a reduced front yard setback from 20 feet to ten (10) feet as part of a 493 square foot habitable addition to an existing 2,218 square foot, one-story, single family dwelling (SFD), that is in conjunction with a remodel of the existing SFD and a 180 square foot addition to the attached, two-car garage located at 33661 Windjammer Drive**

Project Applicant: Alex Bishop

Property Owner: Michael T. Scifres and Stacie M. Scifres

Address: 33661 Windjammer Drive (APN: 672-051-60)

Request: A request to allow a reduced front yard setback from 20 feet to ten (10) feet as part of a 493 square foot habitable addition to an existing 2,218 square foot, one-story, single family dwelling (SFD), that is in conjunction with a remodel of the existing SFD and a 180 square foot addition to the attached, two-car garage. 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 AMS24-0003.

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301(e) (Class 1 – Existing Facilities) since the project consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

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

D. STAFF REPORTS

E. ADJOURNMENT

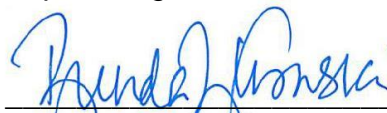
The *next* Administrative Hearing of the Planning Department will *tentatively* be held on August 20, 2024, beginning at 10:00 a.m. (or as soon thereafter) at the Dana Point City Hall, located at 33282 Golden Lantern, Dana Point, California.

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, August 2, 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.