

CITY OF DANA POINT

Tuesday
August 20, 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), Natalie Tran (Assistant Planner) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the Administrative Hearing August 6, 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 CUP24-0004(M) to establish an alcoholic beverage outlet permitting the sale of beer and wine for consumption on and off site (Type 41 California Alcoholic Beverage Control License), occasional Live Entertainment use, and a shared parking program in conjunction with a restaurant and retail use located at 24621 Del Prado**

Project Applicant: F. Michael Ayaz, Esq.

Property Owner: William D. McCormack

Address: 24621 Del Prado Avenue (APN: 682-323-19)

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Request: A Minor Conditional Use Permit to establish an alcoholic beverage outlet permitting the sale of beer and wine for consumption on and off site (Type 41 California Alcoholic Beverage Control License), occasional Live Entertainment use, and a shared parking program in conjunction with a restaurant and retail use.

Recommendation: That the Director of Community Development approve Minor Conditional Use Permit CUP24-0004(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 the establishment of an alcoholic beverage outlet and live entertainment uses, and the permitting of a shared parking program for the leasing of an existing tenant space involving alterations including such things as interior partitions, plumbing, and electrical conveyances and negligible expansion of uses on site.

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

ITEM 3: **A request to approve Administrative Modification of Standards AMS24-0004 to allow a reduced front yard setback from 20 feet to five (5) feet, three (3) inches for an 83-square-foot habitable addition to an existing 2,952-square-foot, one-story, single family dwelling (SFD) located in the Planned Residential Development 3 (PRD 3)/Residential Single Family 7 (RSF 7) Zoning District located at 33701 Brigantine Drive**

Project Applicant: Alex Bishop

Property Owner: John M. Yocca and Laurel L. Yocca

Address: 33701 Brigantine Drive (APN: 672-051-38)

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Request: A request to allow a reduced front yard setback from 20 feet to five (5) feet, three (3) inches for an 83-square-foot habitable addition to an existing 2,952-square-foot, one-story, single family dwelling (SFD) 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.

Recommendation: That the Director of Community Development approve Administrative Modification of Standards AMS24-0004.

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 September 3, 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.

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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 16, 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.