

# CITY OF DANA POINT

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Tuesday  
November 5, 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 (Planning Manager), Alyssa Gonzalez, (Associate Planner), Natalie Tran (Assistant Planner) and Martha Ochoa (Management Analyst)

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

**ITEM 1: Minutes of the Administrative Hearing October 15, 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 SDP23-0011(M) to construct a 266 square foot roof deck in association with the construction of a new two (2) story single family dwelling and an over height retaining wall totaling six (6) feet in height adjacent to Calle Cambio located in the Residential Single Family 7 (RSF 7) Zoning District located at 26742 Calle Ultima**

Project Applicant: Chase Oliphant

Property Owner: Chase Oliphant and Kristin Sterling

Address: 26742 Calle Ultima (APN: 123-423-27)

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Request: A request to construct a 266 square foot roof deck in association with the construction of a new two (2) story single family dwelling and an over height retaining wall totaling six (6) feet in height adjacent to Calle Cambio located in the Residential Single Family 7 (RSF 7) Zoning District.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP23-0011(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 retaining walls and 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](mailto:agonzalez@danapoint.org)  
Phone: (949) 248-3556

**ITEM 3:** **A request to approve Minor Conditional Use Permit CUP24-0005(M) to establish a Recreational Use (Sweat House OC) located within an existing vacant suite on the ground floor of an existing mixed-use building located within the Town Center Mixed Use (TC-MU) Zoning District located at 24471 Del Prado Avenue, Suite C**

Project Applicant: Cameron Castillo

Property Owner: Raintree Partners

Address: 24471 Del Prado Avenue, Suite C (APN: 682-232-12)

Request: A request to establish a Recreational Use (Sweat House OC) located within an existing vacant suite on the ground floor of an existing mixed-use building located within the Town Center Mixed Use (TC-MU) Zoning District. Recreational Uses on the ground floor are permitted, subject to review and approval of a Minor Conditional Use Permit.

Recommendation: That the Director of Community Development approve Minor Conditional Use Permit CUP24-0005(M).

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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: [agonzalez@danapoint.org](mailto:agonzalez@danapoint.org)  
Phone: (949) 248-3556

**ITEM 4:**     **A request to approve Minor Conditional Use Permit CUP24-0006(M) to establish a Personal Service Use (“Fade Style Barbershop”) within an existing suite of a two-story commercial building located in the Town Center Mixed-Use (TC-MU) Zoning District located at 24843 Del Prado Avenue**

Project Applicant: Saeed Ramenzani Kooshesh

Property Owner: Marjack LLC

Address: 24843 Del Prado Avenue (APN: 682-301-26)

Request: A request to establish a Personal Service Use (“Fade Style Barbershop”) within an existing suite of a two-story commercial building located in the Town Center Mixed-Use (TC-MU) Zoning District. Pursuant to the Land Use Matrix within the Dana Point Town Center Plan, a Personal Service Use is permitted, subject to review and approval of a Minor Conditional Use Permit.

Recommendation: That the Director of Community Development approve Minor Conditional Use Permit CUP24-0006(M).

Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of leasing a unit within an existing public or private structure and proposes minor alterations to the existing unit to accommodate the proposed use.

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

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**D. STAFF REPORTS**

**E. ADJOURNMENT**

The *next* Administrative Hearing of the Planning Department will *tentatively* be held on November 19, 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, November 1, 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.