

CITY OF DANA POINT

Tuesday
February 4, 2025
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 (Planning Manager), Danny Giometti (Senior 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 December 17, 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 SDP22-0054(M) to permit a new, detached, two-story residential unit with an attached two (2) car garage in conjunction with the construction of a one-story, detached accessory dwelling unit (ADU) on a lot which currently contains one (1) existing two-story residential unit. The resulting development would total two (2) detached residential units and one (1) detached ADU located at 34470 Via Verde

Project Applicant: Design Ethos

Property Owner: Brandon Fallon

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Address: 34470 Via Verde (APN: 691-401-12)

Request: A request to permit a new, detached, two-story residential unit with an attached two (2) car garage in conjunction with the construction of a one-story, detached accessory dwelling unit (ADU) on a lot which currently contains one (1) existing two-story residential unit. The resulting development would total two (2) detached residential units and one (1) detached ADU.

Recommendation: That the Director of Community Development continue the item to the February 18, 2025, Administrative Hearing Meeting.

Environmental: The project is categorically exempt per Section 15303 of the CEQA Guidelines (Class 3).

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

ITEM 3: [**A request to approve Minor Conditional Use Permit CUP24-0008\(M\) to establish a recreational use within a vacant suite of a commercial building within the Town Center Mixed Use \(TC-MU\) Zoning District, and to establish a Shared Parking Program pursuant to Dana Point Zoning Code Section 9.35.060\(c\)\(4\)\(C\) to satisfy the minimum number of required parking stalls for the subject building's commercial uses located at 24655 La Plaza, Suite C and 24631 La Plaza**](#)

Project Applicant: Evelyn Luna and Nicholas Aguilar

Property Owner: Dana Point Medical Real Estate LLC

Address: 24655 La Plaza, Suite C (APN: 682-271-24) and 24631 La Plaza (APN: 682-271-25)

Request: A Minor Conditional Use Permit to establish a recreational use within a vacant suite of a commercial building within the Town Center Mixed Use (TC-MU) Zoning District, and to establish a Shared Parking Program pursuant to Dana Point Zoning Code Section 9.35.060(c)(4)(C) to satisfy the minimum number of required parking stalls for the subject building's commercial uses.

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Recommendation: That the Director of Community Development approve Minor Conditional Use Permit CUP24-0008(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 a private structure and proposes minor alterations to the structure to accommodate the proposed use, and the permitting of a Shared Parking Program for a commercial building.

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

ITEM 4: **A request to approve Minor Site Development Permit SDP24-0016(M) to construct a 253-square-foot, first-story addition to an existing one-story, single-family dwelling that is legal nonconforming as to the front and side yard setbacks and to the minimum number of required parking stalls on the lot located within in the Residential Single Family 7 (RSF 7) Zoning District located at 26855 Calle Verano**

Project Applicant: Peter Culp and Christy Culp

Property Owner: Peter Culp and Christy Culp

Address: 26855 Calle Verano (APN: 123-352-18)

Request: A request to construct a 253-square-foot, first-story addition to an existing one-story, single-family dwelling that is legal nonconforming as to the front and side yard setbacks and to the minimum number of required parking stalls on the lot located within in the Residential Single Family 7 (RSF 7) Zoning District. Pursuant to Dana Point Zoning Code Section 9.63.030(a), an expansion of more than 10 percent of the existing gross floor area of a legal nonconforming structure may be approved by the Director with a Minor Site Development Permit.

Recommendation: That the Director of Community Development approve Minor Site Development Use Permit SDP24-0016(M).

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Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) Section 15301(e) (Class 1 – Existing Facilities) since it 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 February 18, 2025, 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, January 31, 2025, 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.