

# CITY OF DANA POINT

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Tuesday  
February 18, 2025  
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), Danny Giometti (Senior Planner) and Martha Ochoa (Management Analyst)

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

**ITEM 1: Minutes of the Administrative Hearing February 4, 2025**

### **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 approve Minor Site Development Permit SDP22-0054(M).

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](mailto:dgiometti@danapoint.org)  
Phone: (949) 248-3569

**D. STAFF REPORTS**

**E. ADJOURNMENT**

The *next* Administrative Hearing of the Planning Department will *tentatively* be held on March 4, 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.

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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, February 14, 2025, 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.