

CITY OF DANA POINT

Tuesday
April 1, 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) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the Administrative Hearing February 18, 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 SDP25-0001(M) to demolish all existing improvements and permit a 292 square foot roof deck in association with the construction of a new, two-story, single-family dwelling. The project also includes a request to construct a 6'-6" high, partially retaining screen wall in the front yard setback, with 4'-6" of the wall measured from finished grade exposed on the side facing Mazo Drive located at 34061 Mazo Drive**

Project Applicant: Structures Inc.

Property Owner: Housify, LLC

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Address: 34061 Mazo Drive (APN: 682-143-05)

Request: A request to demolish all existing improvements and permit a 292 square foot roof deck in association with the construction of a new, two-story, single-family dwelling. The project also includes a request to construct a 6'-6" high, partially retaining screen wall in the front yard setback, with 4'-6" of the wall measured from finished grade exposed on the side facing Mazo Drive.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP25-0001(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
Phone: (949) 248-3569

ITEM 3: A request to approve Minor Site Development Permit SDP25-0004(M) to demolish all existing improvements and permit a 290 square foot roof deck in association with the construction of a new, two-story, single-family dwelling located at 34031 El Contento Drive

Project Applicant: VECO Design Studio

Property Owner: Aaron Amador

Address: 34031 El Contento Drive (APN: 682-135-16)

Request: A request to demolish all existing improvements and permit a 290 square foot roof deck in association with the construction of a new, two-story, single-family dwelling.

Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP25-0004(M).

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

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

ITEM 4: **A request to approve Minor Conditional Use Permit CUP25-0001(M) to establish Personal Service Use (REJUVEN8) within a vacant ground floor suite of an existing three-story mixed-use building located in the Town Center Mixed Use (TC-MU) Zoning District located at 24662 Del Prado, Unit 1A**

Project Applicant: Phillip Brown

Property Owner: Eric Winkler

Address: 24662 Del Prado, Unit 1A (APN: 682-192-04)

Request: A request to establish Personal Service Use (REJUVEN8) within a vacant ground floor suite of an existing three-story mixed-use building located in the Town Center Mixed Use (TC-MU) Zoning District.

Recommendation: That the Director of Community Development approve Minor Conditional Use Permit CUP25-0001(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 an existing public or 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
Phone: (949) 248-3556

D. STAFF REPORTS

E. ADJOURNMENT

The *next* Administrative Hearing of the Planning Department will *tentatively* be held on April 15, 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, March 27, 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.