

# CITY OF DANA POINT

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Tuesday  
May 6, 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), Alyssa Gonzalez (Associate Planner), Natalie Tran (Assistant Planner) and Martha Ochoa (Management Analyst)

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

**ITEM 1:** **Minutes of the Administrative Hearing April 1, 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 Conditional Use Permit CUP25-0002\(M\) to establish Personal Service Use \(Strands & Co.\) in an existing vacant suite within a commercial building with services to include hairstyling, located in the Town Center Mixed Use \(TC-MU\) Zoning District located at 34116 Pacific Coast Highway, Suite B](#)**

Project Applicant: Riley McDonald

Property Owner: Sam Kollias

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Address: 34116 Pacific Coast Highway, Suite B (APN: 682-241-20)

Request: A request to establish Personal Service Use (Strands & Co.) in an existing vacant suite within a commercial building with services to include hairstyling, located in the Town Center Mixed Use (TC-MU) Zoning District.

Recommendation: That the Director of Community Development approve Conditional Use Permit CUP25-0002(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](mailto:agonzalez@danapoint.org)  
Phone: (949) 248-3556

**ITEM 3: A request to approve Minor Site Development Permit SDP25-0008(M) to construct a 508-square-foot addition to a one-story, single-family dwelling (SFD) that is legal nonconforming to the minimum internal dimensional standards for the two (2) parking stalls in a garage required for a detached, single-family use located in the Residential Single Family 7 (RSF 7) Zoning District located at 33382 Bremerton Street**

Project Applicant: Andrew Deverian

Property Owner: Andrew Deverian and Anna Gex Deverian

Address: 33382 Bremerton Street (APN: 673-183-03)

Request: A request to construct a 508-square-foot addition to a one-story, single-family dwelling (SFD) that is legal nonconforming to the minimum internal dimensional standards for the two (2) parking stalls in a garage required for a detached, single-family use located 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 nonconforming structure may be approved by the Director as a Minor Site Development Permit.

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Recommendation: That the Director of Community Development approve Minor Site Development Permit SDP25-0008(M).

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](mailto: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 May 20, 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, May 2, 2025, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.

 For  
\_\_\_\_\_  
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.