
PUBLIC NOTICE
CITY OF DANA POINT
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be held by the Planning Commission of the City of Dana Point to consider the following:

Tentative Tract Map TTM 17751, Coastal Development Permit CDP14-0008, Site Development Permit SDP14-0006, Conditional Use Permit CUP14-0005 and Variance V14-0004 for the properties located at 34135 PCH, 24471 Del Prado, 34129 PCH (Phase 1); 34137 PCH, 24501 Del Prado (Phase 2); and 34155 PCH, 24591 Del Prado (Phase 3): A request to develop seven non-contiguous lots (Phases 1, 2 and 3) with a mixed use project featuring 28,000 square feet of ground floor retail spaces, and 111 residential condominiums. Parking for the project is proposed below grade on two subterranean levels.

The project is requesting approval of the following applications: 1) Tentative Tract Map to allow the sale of dwelling units as condominiums 2) Site Development Permit to allow mechanical equipment to project for a maximum of 42" above the height limit, and to allow for tandem parking arrangement for residences 3) Conditional Use Permit to allow roof decks for all the three phases of the project, to allow guard rails for the roof deck to extend above the height limit and to allow shared parking arrangement between retail and residential guest spaces and 4) Variance to allow for four story structures for all the three phases and to exceed the height limit of 40' by 2 additional feet for Phase 2. The Project is also requesting a Parking Variance to pay in-lieu fees for a total of 56 parking spaces.

Project Numbers: Tentative Tract Map TTM 17751, Coastal Development Permit CDP14-0008, Site Development Permit SDP14-0006, Conditional Use Permit CUP14-0005 and Variance V14-0004
Project Location: 34135 PCH, 24471 Del Prado, 34129 PCH (Phase 1); 34137 PCH, 24501 Del Prado (Phase 2); and 34155 PCH, 24591 Del Prado (Phase 3)
Applicant/Owner(s): Peggy Tabas/ Majestic Housing & Development LLC
Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects)
Hearing Date: July 14, 2014
Hearing Time: 6:00 p.m. (or as soon thereafter as possible)
Hearing Location: 33282 Golden Lantern, Dana Point, CA 92629 (Dana Point City Hall)

All persons either favoring or opposing this proposal are invited to present their views on the above referenced project to the Commission at this hearing.

Note: This project may be appealed to the City Council. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Dana Point prior to the public hearing. For further information, please contact Saima Qureshy, Senior Planner (949-248-3568) at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, CA 92629.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss AFFIDAVIT OF POSTING
CITY OF DANA POINT)

I, Ursula Luna-Reynosa, Director of the Community Development Department of the City of Dana Point, do hereby certify that on July 3, 2014, I caused the above notice to be posted in four places within the City of Dana Point, to wit: City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, and the Dana Point Library.



Ursula Luna-Reynosa, Director
Community Development Department