
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:

Vesting Tentative Parcel Map VTPM15-0002, Coastal Development Permit CDP14-0012, Variance V14-0003 and Site Development Permit SDP14-0014: A request to allow the demolition of an existing, 9,376 square foot commercial structure and the construction of a new mixed-use structure comprising 8,730 square feet of commercial floor area and 39 (for rent) residential dwelling units on land located within the City's Lantern District/Town Center at 34175 Pacific Coast Highway (PCH). A Vesting Tentative Parcel Map is requested to merge two lots and to allow individual ownership of the project's commercial component. Variances are requested to grant relief from the story-count standard due to maximum exposure above finished grade for a subterranean parking structure, as well as to allow for property ingress and egress (a new driveway) to be taken from PCH.

Project Numbers: VTPM15-0002, CDP14-0012, V14-0003 and SDP14-0014
Project Location: 34175 Pacific Coast Highway
Assessor Parcel Numbers (APNs) 682-322-09 and 682-322-10
Property Owner/Applicant: M & A Gabae, LP
Property Owner's Agent: George Ray (GTR Property Development)
Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15332 (In-fill Development Projects) in that the project is consistent with the General Plan's designation and policies for the property as well as the development standards of the Town Center Plan, that the site is less than five acres in area, is not cited as habitat or containing protected plant or animal species and that the project would not result in significant impacts within the context of CEQA as relate to traffic, noise, air or water quality.
Hearing Date: February 22, 2016
Hearing Time: 6:00 PM (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 the subject project are invited to present their views 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 Evan Langan, AICP, Associate Planner at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3591.

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 or before February 11, 2016, I caused the above notice to be posted in four places in 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