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**PUBLIC NOTICE**  
**CITY OF DANA POINT**  
**NOTICE OF PUBLIC HEARING**

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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:

**Site Development Permit 18-0034:** The applicant requests approval to construct a 432 square-foot addition to an existing 1,021 square-foot duplex and attached two-car garage, located within the Residential Multiple Family 14 (RMF 14) zone at 34072 El Encanto Drive. A Site Development Permit is required to construct an addition greater than 10 percent of gross floor area to a nonconforming structure, pursuant to DPMC Section 9.63.030(a). The existing structure is nonconforming due to side setbacks, interior garage depth clearance, and covered parking. The proposed lower level addition and exterior improvements meet all current development standards.

**Project Numbers:** SDP18-0034  
**Project Location:** 34072 El Encanto Drive (APN 682-272-10)  
**Project Representative:** Gregg Abel, Designer  
**Applicant:** Bob Mister, Property Owner  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities).  
**Hearing Date:** Monday, January 28, 2019  
**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 Belinda Deines, Senior Planner, at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3570.

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

I, Matthew Schneider, Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before January 25, 2019, 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.

  
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Matthew Schneider, Director  
Community Development Department



City of Dana Point  
**Public Hearing Notice for SDP18-0034**  
Belinda Deines, Senior Planner  
Community Development Department  
33282 Golden Lantern  
Dana Point, CA 92629-1805

**IMPORTANT PUBLIC HEARING NOTICE**  
**This May Affect Your Property**

### VICINITY MAP



**Project :** SDP18-0034

**Project Applicant:** Gregg Abel, Designer

**Location:** 34072 El Encanto Drive – Mister Residence

