



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:

Coastal Development Permit CDP22-0017 and Conditional Use Permit CUP22-0007: A request to allow the addition and remodel of an existing one (1) story, single-family dwelling, which includes the construction of a second story, one (1) bedroom, two (2) bath, 743 square foot, second dwelling unit (referred to as an “accessory dwelling unit (ADU)” per Government Code Section 65852.2) and an expansion of the existing two (2) car garage to accommodate three (3) vehicles, located within the City’s Coastal Zone, at 432 Monarch Bay Drive.

Section 9.07.210 of the City’s Local Coastal Program (LCP) states that a Second Dwelling Unit requires a CUP and outlines specific development standards including the requirement of an additional covered parking stall, notwithstanding the Government Code’s waiver of parking for ADU’s based on proximity to public transportation.

- Project Numbers:** CDP22-0017 & CUP22-0007
- Project Location:** 432 Monarch Bay (APN: 670-151-26)
- Applicant:** Phil Edmondson, Pacific Coast Architects
- Owner:** Timothy and Mary McFadden
- Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) because the project consists of additions to an existing SFD.
- Hearing Date:** Monday, December 12, 2022
- 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 Danny Giometti, Senior Planner, at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, CA 92629, (949) 248-3569.

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

I, Brenda Wisneski, Director of the Community Development Department of the City of Dana Point, do hereby certify that on November 28, 2022, 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.



Brenda Wisneski, Director
Community Development Department



City of Dana Point
Public Hearing Notice for CDP22-0017 & CUP22-0007
Danny Giometti, 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: *Coastal Development Permit CDP22-0017 & Conditional Use Permit CUP22-0007*

Applicant: *Phil Edmondson, Pacific Coast Architects*

Location: *432 Monarch Bay Drive*

