

---

---

**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:

**Site Development Permit SDP22-0010 located at 26525 Via Sacramento:** A request to construct a detached 794 square foot, two-bedroom, Accessory Dwelling Unit (ADU) in association with an existing nonconforming two-story, duplex in the Residential Duplex 14 (RD 14) Zoning District. Lots with existing developments that are nonconforming as to driveway length, must obtain a Site Development Permit pursuant to Dana Point Zoning Code Section 9.07.210(f)(1)(C) prior to constructing the detached ADU. In accordance with Zoning Code Section 9.07.210(f)(4)(b), in multi-family residential zoning districts where ADUs are permitted, an applicant shall be allowed to construct a detached ADU.

**Project Numbers:** Site Development Permit SDP22-0010  
**Project Location:** 26525 Via Sacramento (APN: 123-151-19)  
**Project Applicant:** Nicholas Huizar  
**Property Owner:** Luchy D. and Elizabeth M. Roteliuk Family Trust  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(e) (Class 3 – New Construction or conversion of small structures) since the project consists of constructing a new detached ADU.  
**Hearing Date:** Monday, November 27, 2023  
**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. Any litigation related to this project may be subject to the 90 day statute of limitations set forth in California Government Code section 1094.6 and/or 65009.

For further information, please contact Alyssa Gonzalez, Associate Planner, at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3556.

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 or before November 22, 2023 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.

  
\_\_\_\_\_  
Brenda Wisneski, Director  
Community Development Department



City of Dana Point  
**Public Hearing Notice for SDP22-0010**  
Alyssa Gonzalez, Associate Planner  
Community Development Department  
33282 Golden Lantern  
Dana Point, CA 92629-1805

**IMPORTANT PUBLIC HEARING NOTICE  
THIS MAY AFFECT YOUR PROPERTY**

## VICINITY MAP



**Project:** Site Development Permit SDP22-0010

**Applicant:** Nicholas Huizar

**Location:** 26525 Via Sacramento (APN: 123-151-19)

