
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 22-0001, Site Development Permit 22-0001, Variance V23-0001, and Administrative Modifications of Standards 23-0004: A request to demolish an existing single-family dwelling and construct a new 2,627 square-foot two-story, single-family dwelling with a lower level 1,025 square foot garage. The project requests a Variance to allow the first and second levels (habitable floors above the garage) to be located six feet from the front property line, instead of the required 18-feet. Additionally, an Administrative Modification of Standards is requested to allow stairs to be located seven feet nine inches from the front property line. The project site is located within the Residential Beach Road 12 (RBR 12) zone, Coastal Overlay, and in the Floodplain Overlay (FP-3) District at 35665 Beach Road.

Project Numbers: CDP22-0001, SDP22-0001, V23-0001, AMS23-0004
Project Location: 35665 Beach Road (APN: 691-162-15)
Project Representative: David Gutierrez, Project Manager
Applicant: Rick and Wendy Watson
Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction).
Hearing Date: Monday, January 22, 2024
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. This project may also be appealed to the California Coastal Commission in accordance with Dana Point Municipal Code Section 9.69.090. The process includes but is not limited to contacting the Coastal Commission for the appropriate forms and instructions to file an appeal. 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 John Ciampa 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, Brenda Wisneski, Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before January 5, 2024, I caused the above notice to be posted in three places in the City of Dana Point, to wit: City Hall, the Dana Point Post Office, and the Capistrano Beach Post Office.



Brenda Wisneski,
Director Community Development Department



City of Dana Point
Public Hearing Notice for CDP22-0001, SDP22-0001, V23-0001, AMS23-0004
John Ciampa, Principal Planner
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629-1805

IMPORTANT PUBLIC HEARING NOTICE
This May Affect Your Property

VICINITY MAP



Project: *CDP22-0001, SDP22-0001, V23-0001, AMS23-0004*

Project Applicant: *David Gutierrez, Project Manager*

Location: *35665 Beach Road*

