
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 SDP24-0002 located at 34554 Calle Portola: A request to allow a second-story Accessory Dwelling Unit (ADU) addition totaling 594 square feet with a balcony to an existing single-story, single-family dwelling with an attached two-car garage located within the Residential Single Family 12 (RSF 12) Zoning District. Pursuant to Dana Point Zoning Code 9.07.210(h), an attached ADU with a balcony which has a total floor area that is 54% of the living area of the existing primary dwelling may be constructed on the second story of an existing single-story, single family dwelling subject to the approval of a Site Development Permit. In accordance with Zoning Code Section 9.07.210(f)(4)(A), in single family residential zoning districts where ADUs are permitted, an applicant shall be allowed to construct one (1) attached ADU per lot.

Project Numbers: Site Development Permit SDP24-0002
Project Location: 34554 Calle Portola (APN: 123-282-30)
Project Applicant: Warren Hutcherson
Property Owner: Bianca and Jaime Leon
Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(2) (Class 1 – Existing Facilities) since the project consists of a second-story addition of a 594 square foot ADU.
Hearing Date: Monday, March 25, 2024
Hearing Time: 6:00 PM (or as soon thereafter as possible)
Hearing Location: 33282 Golden Lantern, Suite 210, Dana Point, California 92629

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 March 8, 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 SDP24-0002
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 SDP24-0002

Applicant: Warren Hutcherson

Location: 34554 Calle Portola (APN: 123-282-30)

