

**CITY OF DANA POINT
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND
NOTICE OF PUBLIC HEARING**

Notice is hereby given, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), that the City of Dana Point (City) has completed the Draft Mitigated Negative Declaration (MND) for the project described below, and that the MND is available for public review.

Description of Proposed Project: Zone Change ZC23-0001, Zone Text Amendment ZTA07-01; Tentative Tract Map TTM 16970 and Site Development Permit SDP07-06

A request to establish a Planned Residential Development Overlay District at the subject parcel by changing the Zoning Map from Residential Single Family 7 to Planned Residential Development 28, and adding development regulations for Planned Residential Development (PRD) 28 to Appendix B of the Dana Point Zoning Code (DPZC), with corresponding requests for a tentative tract map to subdivide the subject site into 11 numbered and one (1) lettered lots consistent with the proposed PRD 28 development standards, and accompanying Site Development Permits to allow the construction of a three-story, single-family dwelling on each of the 11 proposed lots that contain a hillside condition per DPZC Section 9.05.110(a)(4), each with roof decks in accordance with DPZC Section 9.05.230, and for site retaining walls thirty (30) inches or greater in height per DPZC Section 9.05.120(d)(2) and incumbent upon City Council approval of ZTA07-01 and ZC23-0001.

Location of Proposed Project: Accessors Parcel Number APN# 691-401-37 (south of the intersection Camino Capistrano/Via Canon)

Copies of the proposed Negative Declaration and accompanying Initial Study are available for review at the City's Community Development Department, located at 33282 Street of the Golden Lantern, Dana Point during normal business hours or they can be reviewed on the City's website <https://www.danapoint.org>. The City of Dana Point will receive comments on said document during the 20-day public review period starting **March 25, 2024, and ending on April 15, 2024**. Please address your written comments to **Kurth Nelson**, City of Dana Point, 33282 Street of the Golden Lantern, Suite 209, Dana Point, CA 92629 or knelson@danapoint.org.

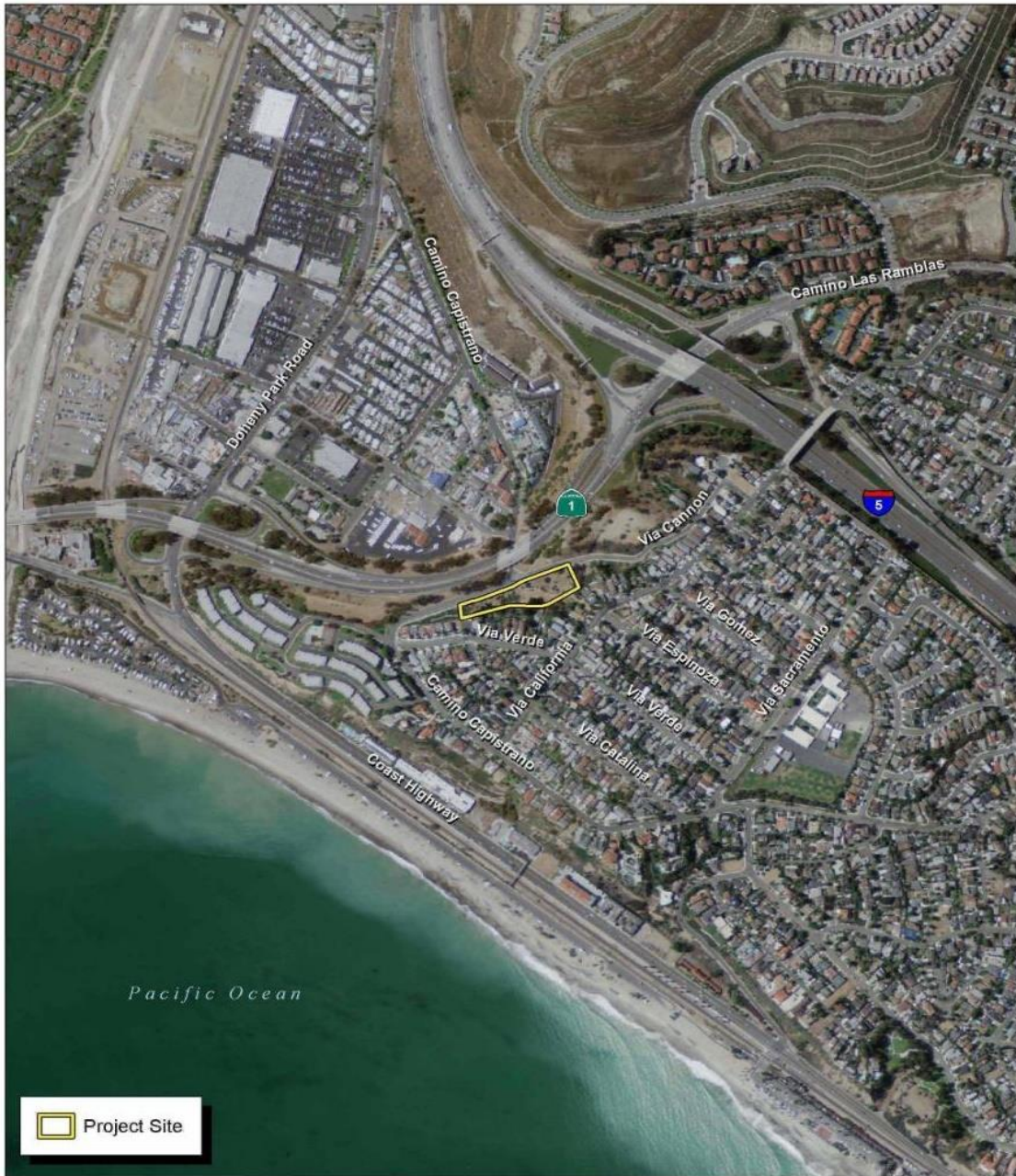
The Planning Commission will hold a public hearing to consider formulating a recommendation to be forwarded to the City Council regarding the proposed amendment and this Mitigated Negative Declaration during their regularly scheduled meeting on April 22, 2024, beginning at 6:00 p.m. in the City's Council Chambers located at 33282 Street of the Golden Lantern, Dana Point. Please note, this project was originally scheduled for the April 8, 2024, Planning Commission meeting. A second public hearing will be held by the City Council to consider adoption of the proposed amendment and Mitigated Negative Declaration on a later date.

Hearing Date: April 22, 2024
Hearing Time: 6:00 p.m. (or as soon thereafter as possible)
Hearing Location: 33282 Golden Lantern, Suite 210, Dana Point, California 92629

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.



City of Dana Point
**Notice of Intent to Adopt a
Mitigated Negative Declaration**
ZC23-0001, ZTA07-01, TTM 16970, & SDP07-06
Kurth B. Nelson III
Community Development Department
33282 Golden Lantern, Suite 209
Dana Point, CA 92629-1805



Local Vicinity
Aerial Base