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**PUBLIC NOTICE**  
**CITY OF DANA POINT**  
**NOTICE OF PUBLIC HEARING**

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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 CDP23-0040, Conditional Use Permit CUP23-0007, and Minor Site Development Permit SDP24-0006(M) located at 34541 Camino Capistrano:** A Coastal Development Permit request to allow the demolition of an existing detached three (3) car garage and construction of a two (2) story detached structure that includes a first story three (3) car garage and bathroom, and a second story 732 square foot Second Dwelling Unit, and other improvements associated with the existing single-family dwelling on a coastal bluff lot. Pursuant to Dana Point Zoning Code Section 9.07.210(b) Second Dwelling Units are located within the Coastal Overlay District require the approval of a Conditional Use Permit. Additionally, a Minor Site Development Permit is requested to construct a wooden fence exceeding 42 inches (five (5) feet-tall) in the front yard setback pursuant to DPZC Section 9.05.120(c).

**Project Numbers:** CDP23-0040, CUP23-0007 and SDP24-0006(M)  
**Project Location:** 34541 Camino Capistrano (APN: 123-381-01)  
**Project Owner/Applicant:** Tracy Ellis  
**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 the construction of a two-story detached structure with a three (3) car garage on the first story and a Secondary Dwelling Unit on the second story, a new wooden fence, and new pool and spa.  
**Hearing Date:** Monday, July 22, 2024  
**Hearing Time:** 6:00 P.M. (or as soon thereafter as possible)  
**Hearing Location:** 33282 Golden Lantern, Suite 210, Dana Point, CA 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 in accordance with Dana Point Municipal Code Section 9.61.110. 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 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 July 18, 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.

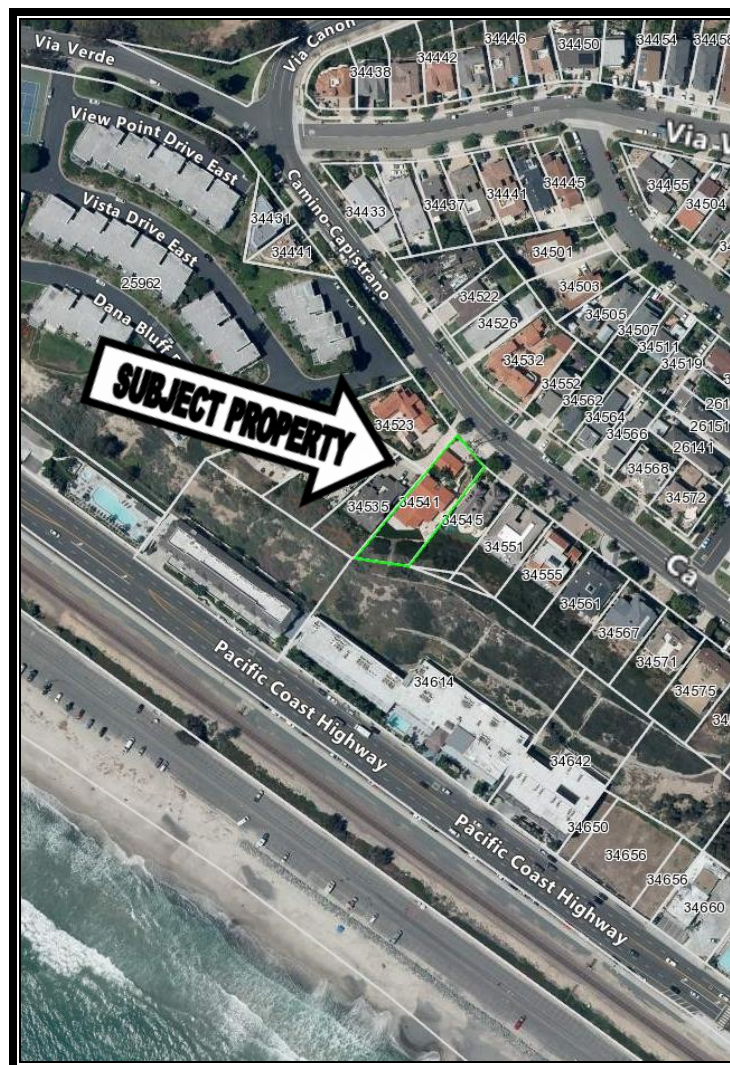
  
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Brenda Wisneski, Director  
Community Development Department



City of Dana Point  
**Public Hearing Notice for**  
**CDP23-0040, CUP23-0007, SDP24-0006(M)**  
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:** *Coastal Development Permit CDP23-0040, Conditional Use Permit CUP23-0007, Minor Site Development Permit SDP24-0007(M)*

**Applicant:** *Tracy Ellis*

**Location:** *34541 Camino Capistrano (APN: 123-381-01)*

