
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 SDP23-0028 and Administrative Modification of Standards AMS24-0008

located at 33822 Silver Lantern Street: A request to allow an addition totaling 1,522 square feet to an existing nonconforming three-story, single-family dwelling, the construction of a 284 square foot roof deck, and a retaining wall greater than 30 inches within the front yard setback area. Site Development Permits are required for the project pursuant to the following Dana Point Zoning Code Sections:

- Section 9.05.110(a)(4): three-story residential structures in a hillside condition;
- Section 9.63.030(a): ten (10) percent or greater expansion of gross floor area of a nonconforming structure;
- Section 9.05.230 roof decks in any zoning district; and
- Section 9.05.120(c) and (d)(2) retaining walls greater than 30 inches in height in the front yard setback.

An Administrative Modification of Standards is requested to allow for architectural projections to exceed more than 2'6" into the required setback areas, pursuant to Dana Point Zoning Code Section 9.61.090(b)(1).

Project Numbers: SDP23-0028 and AMS24-0008

Project Location: 33822 Silver Lantern Street (APN: 682-263-11)

Project Applicant: Ron Witteveen

Property Owner: Yang-UK Living Trust

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Sections 15301(e)(2) (Class 1 – Existing Facilities) and 15303(e) (Class 3 – New Construction of Conversion of Small Structures) since the project includes an addition to an existing structure that is less than 10,000 square feet and is located in an area (1) where all public services and facilities are available to allow for maximum development permissible in the General Plan and (2) that is not environmentally sensitive, and the project involves the construction of an accessory structure (retaining wall).

Hearing Date: Monday, September 23, 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. 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)

CITY OF DANA POINT)

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AFFIDAVIT OF POSTING

I, Brenda Wisneski, Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before September 6, 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.



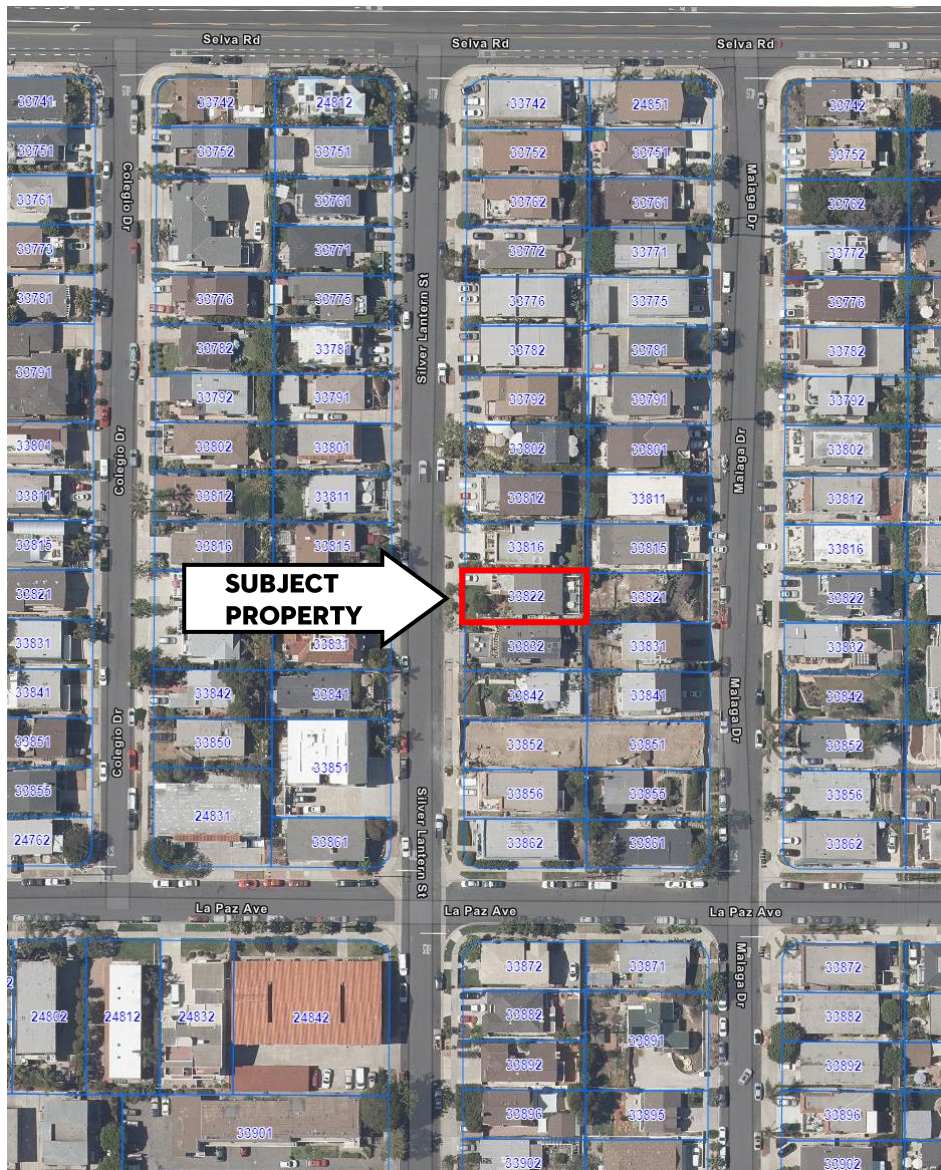
Brenda Wisneski, Director
Community Development Department



City of Dana Point
Public Hearing Notice for SDP23-0028 & AMS24-0008
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 SDP23-0028 & Administrative Modification of Standards AMS24-0028

Applicant: Ron Witteveen

Location: 33822 Silver Lantern Street (APN: 682-263-11)

