
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 CDP23-0048 and Minor Site Development Permit SDP24-0027(M) located at 345 Monarch Bay Drive: Request to demolish an existing two-story, single-family dwelling and construct a new 8,443-square-foot, two-story, single-family dwelling with a basement and an attached, two-car garage, and to construct retaining walls over 30 inches in height, within the Residential Single Family 4 Zoning District. The project is located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission and is subject to the approval of a Coastal Development Permit. Per Dana Point Zoning Code Section 9.05.120(c), alternatives to the height limits for walls may be granted subject to the approval of a Minor Site Development Permit.

Project Number: Coastal Development Permit CDP23-0048 and Minor Site Development Permit SDP24-0027(M)
Project Location: 345 Monarch Bay Drive (APN: 670-151-44)
Applicant/Owner: Nicole Thompson, Brandon Architects / Bradford F. Freer and Lisa Smith Freer
Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) and (e) (Class 1 – New Construction or Conversion of Small Structures) since the project consists of one single-family residence and accessory structures.
Hearing Date: Monday, October 14, 2024
Hearing Time: 6:00 p.m. (or as soon thereafter as possible)
Hearing Location: 33282 Golden Lantern, Suite 210, Dana Point, California 92629

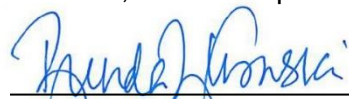
All persons either favoring or opposing this proposal are invited to present their views on the above referenced project to the Planning Commission at or before this hearing.

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, or to review submitted project plans, please contact Natalie Tran, Assistant Planner, at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, by calling (949) 248-3549, or via e-mail: ntran@danapoint.org.

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 September 27, 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.



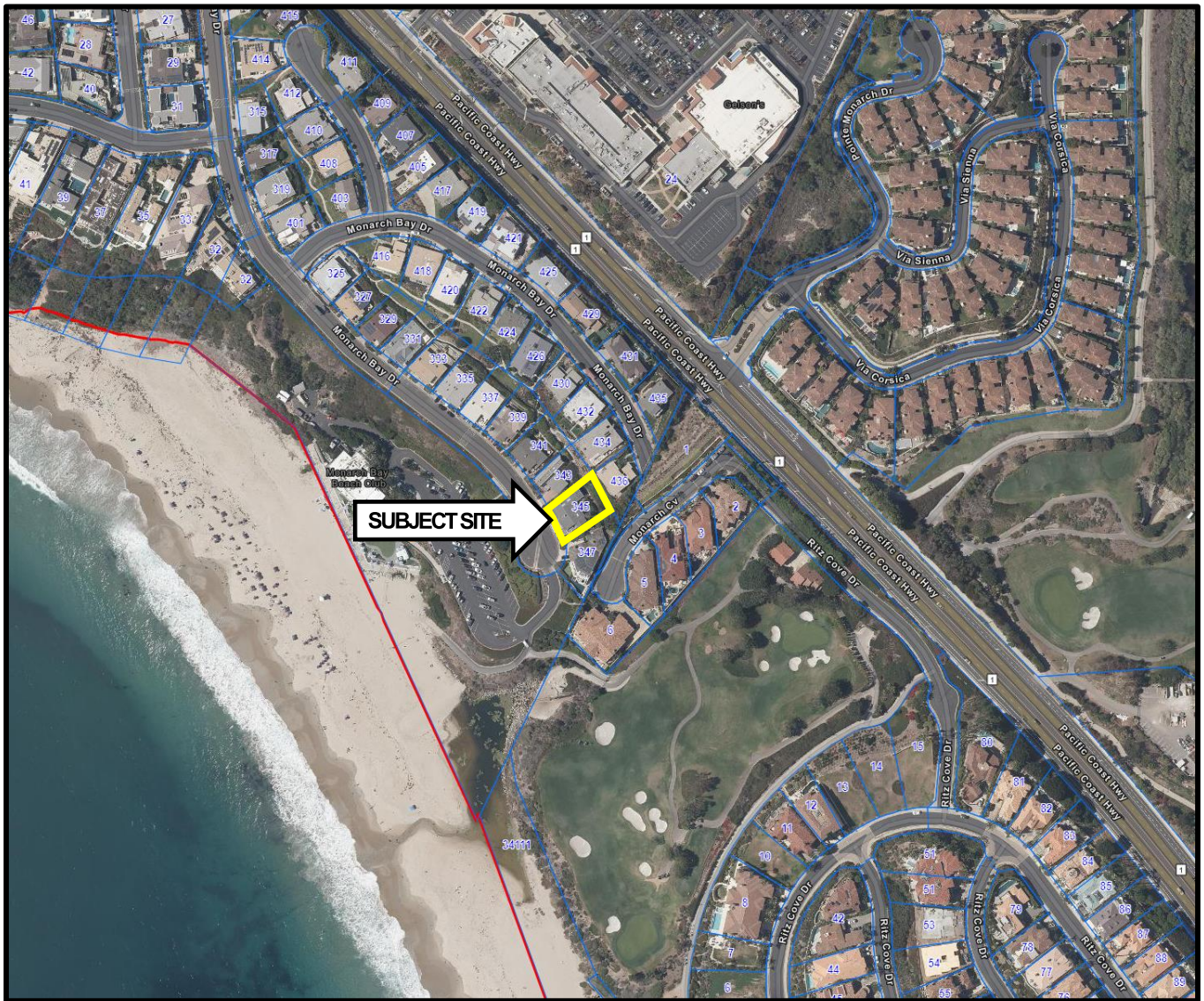
Brenda Wisneski, Director
Community Development Department



City of Dana Point
Public Hearing Notice for CDP23-0048 and SDP24-0027(M)
Natalie Tran, Assistant Planner
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629-1805

**IMPORTANT PUBLIC HEARING NOTICE
THIS MAY AFFECT YOUR PROPERTY**

VICINITY MAP



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Minor Site Development Permit SDP24-0027(M)
Applicant: Nicole Thompson, Brandon Architects
Location: 345 Monarch Bay Drive (APN: 670-151-44)

