
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 SDP23-0003 and Variance V24-0001 located at 34041 Blue Lantern: a request to permit the demolition of an existing single-family dwelling structure and the construction of a 2,395 square foot, two-story single-family dwelling with an attached, 576 square foot, accessory dwelling unit and multiple landscape retaining walls. The project also includes a request to permit a 539 square foot addition to an existing non-conforming, two (2) car garage, resulting in a 1,012 square foot garage located within the front yard setback. The project does not result in a loss of on-street public parking.

Pursuant to Sections 9.05.120(c) and 9.07.210(F)(1)(c) of the Dana Point Zoning Code (DPZC), retaining walls greater than 30-inches in height and the construction of an ADU associated with an existing structure which is nonconforming to parking or driveway length, respectively, may be permitted subject to the review and approval of a SDP. Because the project includes the construction of multiple over height retaining walls, and an attached ADU on a property which has a substandard driveway length, the subject SDP is required.

Additionally, pursuant to DPZC Sections 9.05.080(j), 9.05.260 and 9.35.050(b)(5)(A)(1)-(2), detached accessory structures are not permitted to be located within the front yard setback, detached garages are limited to 18-feet in height and a driveway shall be a minimum of 20-feet in length, respectively. Because the project involves an addition to a detached accessory structure (garage) located within the front yard setback that exceeds 18-feet in height and has a nine (9) inch driveway, a deviation from these three development standards requires the approval of a variance.

Project Numbers: SDP23-0003; V24-0001
Project Location: 34041 Blue Lantern (APN: 682-245-05)
Owner: John and Lori Wright
Applicant: David Bailey, Architect, Inc.
Environmental: Pursuant to the California Environmental Quality Act (CEQA), this project is found to be Categorically Exempt pursuant to Section 15301 – Existing Facilities.
Hearing Date: Monday, December 9, 2024
Hearing Time: 6:00 p.m. (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 this proposal are invited to present their views on the above referenced project 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 Danny Giometti, Senior Planner (949-248-3569) at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, CA 92629.

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 November 22, 2024, I caused the above notice to be posted in three places within 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 SDP23-0003; V24-0001
Danny Giometti, Senior Planner
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629-1805

IMPORTANT PUBLIC HEARING NOTICE
This May Affect Your Property

VICINITY MAP



Project: SDP23-0003; V24-0001
Applicant: John and Lori Wright
Location: 34041 Blue Lantern

