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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:

**Minor Site Development Permit SDP17-0049(M) and Minor Conditional Use Permit CUP17-0018(M):**

A request to permit the construction of a new duplex totaling 4,914 square foot (2,070 sq. ft. west unit, 2,135 sq. ft. east unit), with roof decks, tandem parking for the east unit, and increased wall (partially retaining) heights along the rear and both side property lines. The project proposes the use of up to 30-inches of fill to establish the finished pad elevation and create positive drainage to the street. The subject property is located in the Residential Duplex (RD-14) zoning district at 34621 Via Catalina.

**Project Numbers:** SDP17-0049(M) and CUP17-0018(M)  
**Project Location:** 34621 Via Catalina (APN 691-382-28)  
**Applicant/**  
**Property Owner:** Maple Ridge Investment Group, LLC  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(b) (Class 3 – New Construction or Conversion of Small Structures).  
**Hearing Date:** May 14, 2018  
**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.

For further information, please contact John Ciampa, Senior Planner at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3591.

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE     )     ss     AFFIDAVIT OF POSTING  
CITY OF DANA POINT     )

I, Ursula Luna-Reynosa, Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before May 4, 2018, I caused the above notice to be posted in four places in the City of Dana Point, to wit: City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, and the Dana Point Library.

  
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Ursula Luna-Reynosa, Director  
Community Development Department