
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 CDP21-0022, Variance V22-0002, and Site Development Permit SDP22-0041: To permit the construction of a new, two-story, 4,471 square foot, single-family dwelling and an attached 517 square foot, two-vehicle garage, pool, and detached mechanical/storage area. The project is requesting a height Variance to exceed the maximum 29 foot limit for a hillside condition lot and allow the structure to be 33 feet 8 $\frac{3}{4}$ inches tall to address the design challenges with a steeped sloped lot. The project also proposes a five foot wall/fence within the required 20 foot setback and retaining walls exceeding 30 inches to address the hillside condition of the property. The property is located in the Coastal Overlay District (Coastal Zone) and the Residential Single-Family 7 (RSF-7) Zoning District at 34152 Chula Vista.

Project Numbers: CDP21-0022, V22-0002, and SDP22-0041
Project Location: 34152 Chula Vista (APN: 682-245-34)
Project Applicant: Anders Lasater (Architect)
Property Owner: Mr. and Mrs. Mouchawar
Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures).
Hearing Date: September 12, 2022
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, Brenda Wisneski, Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before August 29, 2022, 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.



Brenda Wisneski, Director
Community Development Department



City of Dana Point

Public Hearing Notice for CDP21-0022, V22-0002, and SDP22-0041

John Ciampa, 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 : CDP21-0022, V22-0002, and SDP22-0041

Project Applicant: Anders Lasater

Location: 34152 Chula Vista

