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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:

**Site Development Permit SDP24-0026 located at 34761 Calle Fortuna:** A request to allow the construction of an 856 square foot, second-story Accessory Dwelling Unit (ADU) to an existing single-story, single-family dwelling with an attached two-car garage located within the Residential Single Family 7 Zoning District. Pursuant to Dana Point Zoning Code 9.07.210(h), an attached ADU may be constructed on the second story of an existing single-story, single-family dwelling subject to the approval of a Site Development Permit. In accordance with Zoning Code Section 9.07.210(f)(4)(A), in single family residential zoning districts where ADUs are permitted, an applicant shall be allowed to construct one (1) attached ADU per lot.

**Project Numbers:** Site Development Permit SDP24-0026  
**Project Location:** 34761 Calle Fortuna (APN: 123-224-11)  
**Project Applicant:** Tiffany Perez  
**Property Owner:** Travis Mellem  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(2) (Class 1 – Existing Facilities) since the project consists of a second-story addition of an 856 square foot ADU, as is located within an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and is not located within an environmentally sensitive area.  
**Hearing Date:** Monday, February 24, 2025  
**Hearing Time:** 6:00 PM (or as soon thereafter as possible)  
**Hearing Location:** 33282 Golden Lantern, Suite 210, Dana Point, California 92629

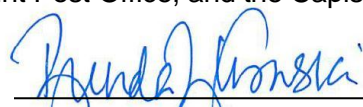
All persons either favoring or opposing the subject project are invited to present their views to the Commission at this hearing.

**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     )     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 February 7, 2025, 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.



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Brenda Wisneski, Director  
Community Development Department



City of Dana Point  
**Public Hearing Notice for SDP24-0026**  
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 SDP24-0026

**Applicant:** Tiffany Perez

**Location:** 34761 Calle Fortuna (APN: 123-224-11)

