
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 CDP24-0013, Minor Site Development Permit SDP24-0022(M), and Administrative Modification of Standards AMS24-0005 located at 32642 Adriatic Drive: A request to locate a 508-square-foot, one-story, detached accessory structure [Accessory Living Quarter (ALQ)] in the front half of the parcel, and to allow a reduced building separation from ten (10) feet to five (5) feet between the primary (single-family dwelling) and accessory buildings on the same lot, within the Residential Single Family 4 Zoning District. Because the proposal requires other discretionary permits and is within the non-appeals jurisdiction of the Coastal Overlay District, a Coastal Development Permit, subject to the approval of Planning Commission is required, per Dana Point Zoning Code (DPZC) Section 9.69.030(a)(3). Pursuant to DPZC Section 9.61.090(b)(1), an applicant may apply for an administrative modification related to the reduction of distance between buildings required by the DPZC. Since the proposed ALQ is a detached accessory structure located in the front half of the parcel, a Minor Site Development Permit is required, per DPZC Section 9.05.080, Footnote L.

Project Number: Coastal Development Permit CDP24-0013, Minor Site Development Permit SDP24-0022(M) and Administrative Modification of Standards AMS24-0005
Project Location: 32642 Adriatic Drive (APN: 670-062-03)
Applicant: Atieh Kaeni
Owner: Amr K. Hamdan and Carma A. Hamdan
Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(e) (Class 3 – New Construction or Conversion of Small Structures) since the project consists of the construction of an accessory structure.
Hearing Date: Monday, March 10, 2025
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. 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 February 21, 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.



Brenda Wisneski, Director
Community Development Department

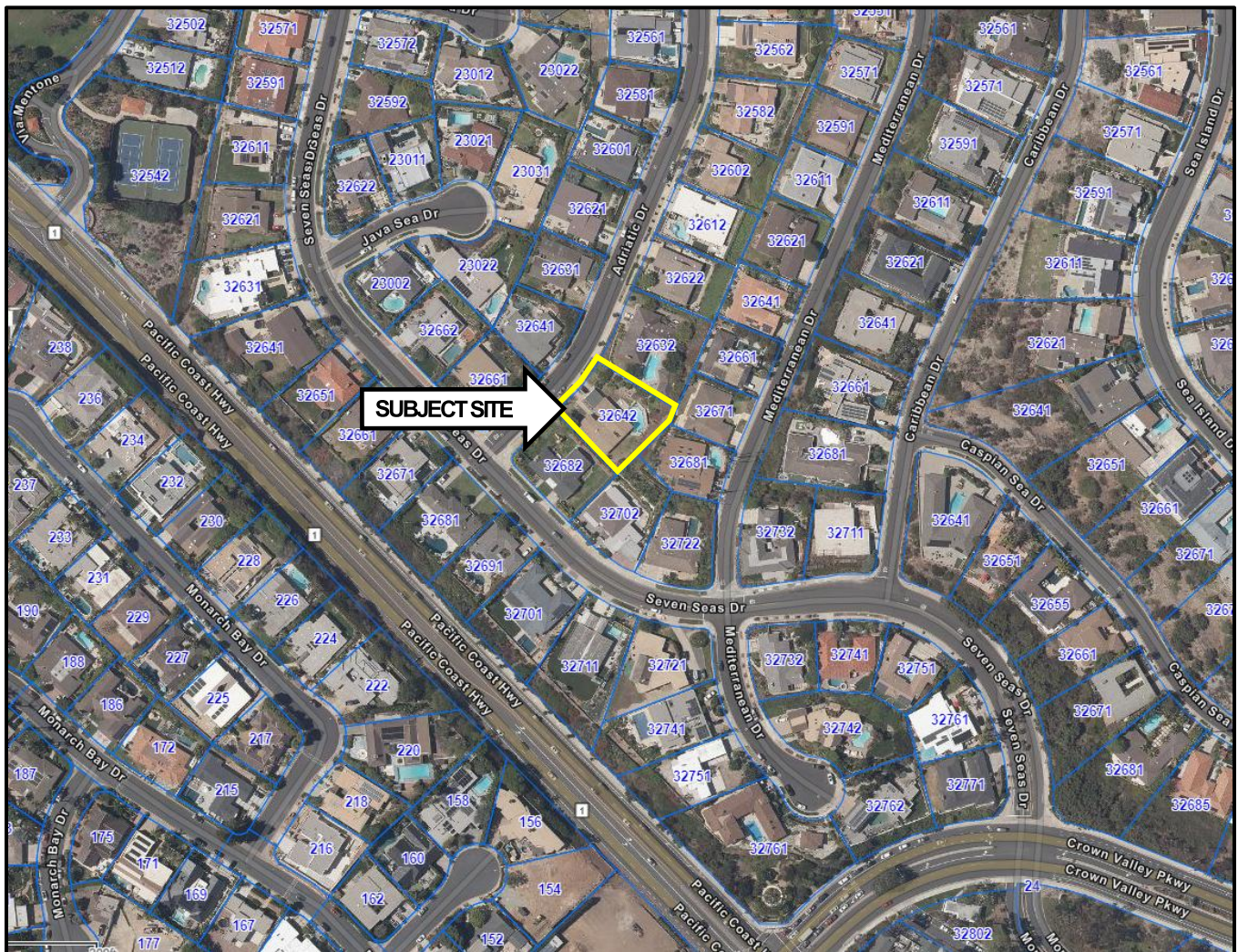
City of Dana Point

**Public Hearing Notice for
CDP24-0013, SDP24-0022(M), and AMS24-0005**

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



Project: CDP24-0013, SDP24-0022(M) and AMS24-0005

Applicant: Atieh Kaeni

Location: 32642 Adriatic Drive (APN: 670-062-03)

