
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 SDP24-0031 located at 34516 Via Verde: A request to allow the conversion of the second story of a two-story, nonconforming (substandard parking area) Single Family Dwelling with an existing roof deck into a 921.5 square foot one-bedroom attached Accessory Dwelling Unit (ADU) in the Residential Duplex 14 Zoning District. Pursuant to Dana Point Zoning Code (DPZC) Section 9.07.210(f)(1)(C), lots with existing developments that are nonconforming as to parking development standards, and located within the specified areas of Exhibit A identified therein, must obtain a Site Development Permit. Pursuant to DPZC 9.07.210(h)(4) an attached ADU on a property zoned Multi-family upon which an existing Single Family Dwelling exists is permitted pursuant to the approval of a Site Development Permit.

Project Numbers: Site Development Permit SDP24-0031
Project Location: 34516 Via Verde (APN: 691-392-10)
Applicant/Owner: Dan Brazeau
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 converting an existing second story into an ADU.
Hearing Date: Monday, April 14, 2025
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. 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 March 28, 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 SDP24-0031
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 SDP24-0031

Applicant: Dan Brazeau

Location: 34516 Via Verde (APN: 691-392-10)

