
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 SDP25-0007 located at 34582 Calle Naranja: A request to construct a 985 square foot second-story attached Accessory Dwelling Unit (ADU) in association with the demolition of an existing non-conforming detached two-car garage and the construction of an attached two-car garage on a lot with a non-conforming single-story, single-family dwelling, located within the Residential Single Family 12 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. Furthermore, since the proposed ADU does not comply with Section 9.07.210(f)(6)(A) (exceeds 50% of primary residence's living area), and Section 9.07.210(f)(5)(C) (ADU above attached garage of a non-conforming single-story, SFD), it is subject to the approval of a Site Development Permit pursuant to DPZC Section 9.07.210(h).

Project Numbers: Site Development Permit SDP25-0007
Project Location: 34582 Calle Naranja (APN: 123-303-37)
Project Applicant: Chris Foerstel
Property Owner: Jeffrey and Deborah Neu
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 the construction of an attached Accessory Dwelling unit and an attached two-car garage which exceed 50% of the floor area of the structure before the addition, and that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and is not environmentally sensitive.

Hearing Date: Monday, June 9, 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 May 23, 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.

 For

Brenda Wisneski, Director
Community Development Department



City of Dana Point
Public Hearing Notice for SDP25-0007
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 SDP25-0007

Applicant: Chris Foerstel

Location: 34582 Calle Naranja (APN: 123-303-37)

