

---

---

# 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 CDP25-0020 and Minor Site Development Permit SDP25-0029(M) located at 93 Monarch Bay Drive:** A request to permit a 1,084 square foot addition to an existing, single-story, single-family dwelling with a non-conforming 12 foot front yard setback (20 feet required). Pursuant to Dana Point Zoning Code Section 9.63.030(a), nonconforming structures may be expanded by more than ten (10) percent of the existing gross floor area if the expansion complies with the Zoning Code requirements, subject to the approval of a Minor Site Development Permit. Additionally, the subject property is within the appealable area of the Coastal Zone; therefore, necessitating the need for the subject Coastal Development Permit.

**Project Numbers:** Coastal Development Permit CDP25-0020; Minor Site Development Permit SDP25-0029(M)  
**Project Location:** 93 Monarch Bay Drive (APN: 670-121-48)  
**Applicant:** William Peters, Peters and Associates  
**Owner:** Steve and Beth Gex  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of an addition and remodel to an existing residence. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.  
**Hearing Date:** Monday, January 26, 2026  
**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. This project may also be appealed to the California Coastal Commission in accordance with Dana Point Municipal Code Section 9.69.090. The process includes but is not limited to contacting the Coastal Commission for the appropriate forms and instructions to file an appeal. 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 Danny Giometti, Senior Planner at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3569.

STATE OF CALIFORNIA       )  
COUNTY OF ORANGE       )       ss       AFFIDAVIT OF POSTING  
CITY OF DANA POINT       )

I, Jeff Rosaler, Interim Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before January 9, 2026, 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.

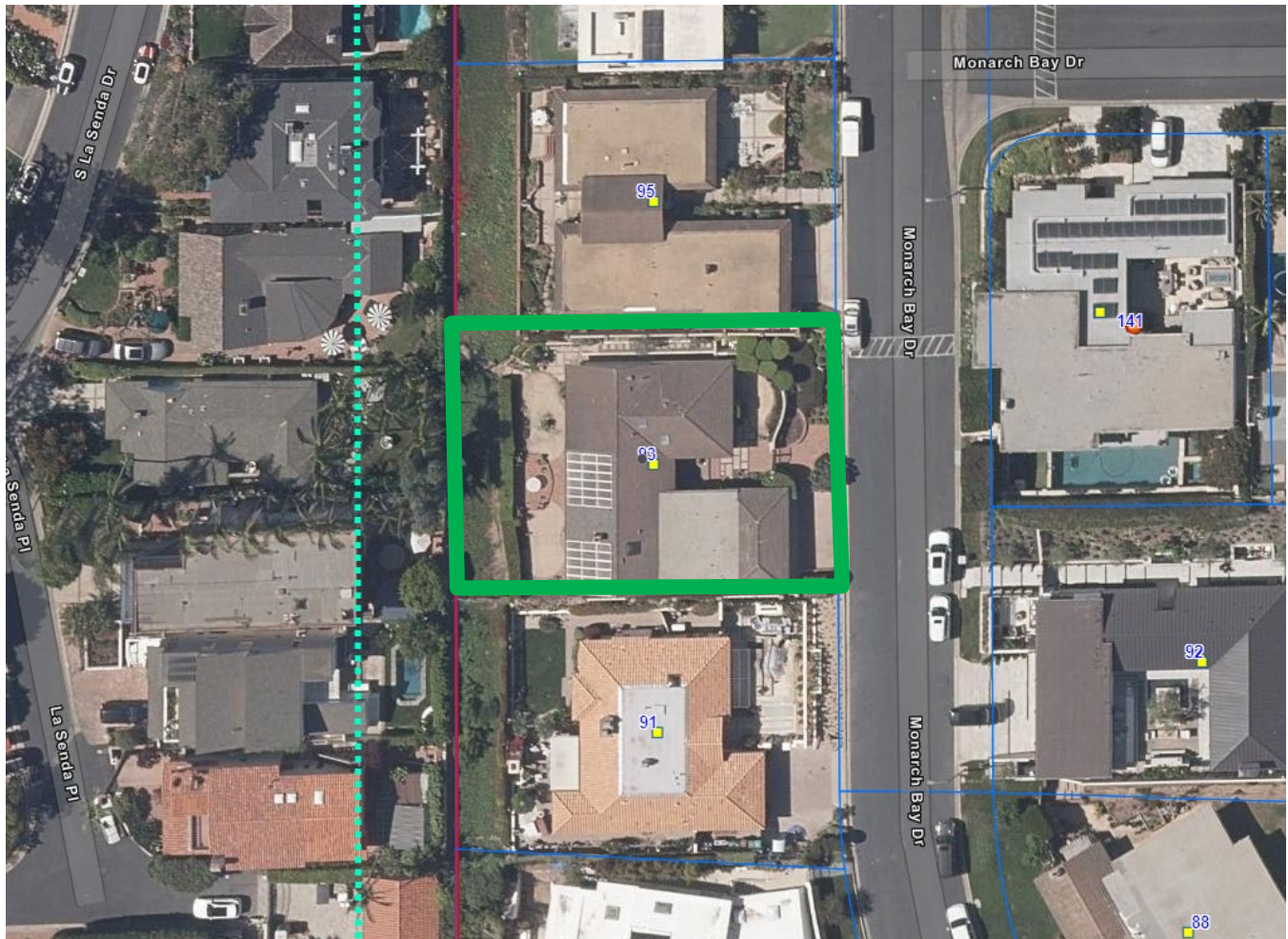
  
\_\_\_\_\_  
Jeff Rosaler, Interim Director  
Community Development Department



City of Dana Point  
**Public Hearing Notice for CDP25-0020; SDP25-0029(M)**  
Community Development Department  
33282 Golden Lantern (Danny Giometti, Senior Planner)  
Dana Point, CA 92629-1805

**IMPORTANT PUBLIC HEARING NOTICE**  
**This May Affect Your Property**

## VICINITY MAP



**Project:** Coastal Development Permit **CDP25-0020** and Minor Site Development Permit **SDP25-0029(M)**

**Applicant:** William Peters, Peters and Associates

**Location:** **93 Monarch Bay Drive** (APN: 670-121-48)



---

---

# 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 SDP25-0028 located at 33881 El Encanto:** A request to construct an attached one-bedroom single story Accessory Dwelling Unit totaling 792 square feet on a lot with an existing single story single-family dwelling containing non-conforming parking conditions located within the Residential Multiple Family 14 (RMF 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 Section 9.07.210(h).

**Project Numbers:** Site Development Permit SDP25-0028  
**Project Location:** 33881 El Encanto (APN: 682-091-18)  
**Project Applicant:** Natalie Smith  
**Property Owner:** Natalie Smith and Kyle Smith  
**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 792 square foot Accessory Dwelling Unit to an existing Single Family Dwelling that is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and not environmentally sensitive. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.

**Hearing Date:** Monday, January 26, 2026  
**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, Senior 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, Jeff Rosaler, Interim Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before January 9, 2026, 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.

  
\_\_\_\_\_  
Jeff Rosaler, Interim Director  
Community Development Department





City of Dana Point  
**Public Hearing Notice for SDP25-0028**  
Alyssa Gonzalez, 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:** Site Development Permit SDP25-0028

**Applicant:** Natalie Smith

**Location:** 33881 El Encanto (APN: 682-091-18)

