

**To:** County of Orange  
County Clerk-Recorder  
12 Civic Center Plaza, Room 101  
Santa Ana, CA 92701  
Attn: EIR Clerk

**From:** City of Dana Point  
Community Development Department  
33282 Golden Lantern, Suite 209  
Dana Point, CA 92629

Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812  
County Clerk  
County of Orange

**Project Title:** Minor Conditional Use Permit CUP23-0009(M) and Minor Site Development Permit SDP23-0032(M)

**Project Applicant:** Hallie LeCompte  
162 Avenida Florencia B  
San Clemente, CA 92627

**Project Location – Specific:** 34622 Camino Capistrano (APN: 691-382-18)

**Project Location – City:** Dana Point                      **Project Location – County:** Orange

**Description of Nature, Purpose, and Beneficiaries of Project:**

Requests to permit the optional duplex parking arrangement permitted for duplexes on lots less than 50 feet wide and two (2) roof decks in association with an 859-square-foot addition and a full remodel to an existing duplex in the Residential Duplex 14 Zoning District. According to Dana Point Zoning Code (DPZC) Section 9.35.080(e)(3) and Exhibit 9.35-10, a duplex on a lot less than 50 feet wide may provide one uncovered tandem stall, subject to approval of a Minor Conditional Use Permit by the Planning Commission. Pursuant to DPZC Section 9.05.230, roof decks are permitted, subject to approval of a Minor Site Development Permit.

**Name of Public Agency Approving Project:** City of Dana Point

**Name of Person or Agency Carrying Out Project:** City of Dana Point

**Exempt Status: (check one)**


- Ministerial (Sec. 21090(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: 15303(e)(1) (Class 1 – Existing Facilities);
- Statutory Exemptions. State code number:

**Reasons why project is exempt:**

Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303(e)(1) (Class 1 – Existing Facilities) since the project consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

**Lead Agency**

**Contact Person:** Natalie Tran                      **Telephone:** (949) 248-3549                      **Email:** ntran@danapoint.org

Signature:  \_\_\_\_\_ Date: 10/17/24                      Title: Assistant Planner

- Signed by Lead Agency                       Signed by Applicant

Date received for filing at OPR: