

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: Site Development Permit SDP24-0026

Project Applicant: Tiffany Perez
1511 E. Orangethrope Ave. Suite C
Fullerton, CA 92831

Project Location – Specific: 34761 Calle Fortuna (APN: 123-224-11)

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

Description of Nature, Purpose, and Beneficiaries of Project:

A request to allow the construction of an 856 square foot, second-story Accessory Dwelling Unit (ADU) to an existing single-story, single-family dwelling with an attached two-car garage located within the Residential Single Family 7 Zoning District. Pursuant to Dana Point Zoning Code 9.07.210(h), an attached ADU may be constructed on the second story of an existing single-story, single-family dwelling subject to the approval of a Site Development Permit. In accordance with Zoning Code Section 9.07.210(f)(4)(A), in single family residential zoning districts where ADUs are permitted, an applicant shall be allowed to construct one (1) attached ADU per lot.

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: 15301(e) (Class 1 – Existing Facilities);
- Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is found to be Categorically Exempt per Section 15301(e)(2) (Class 1 – Existing Facilities) since the project consists of a second-story addition of an 856 square foot ADU, as is located within an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and is not located within an environmentally sensitive area.

Lead Agency

Contact Person: Alyssa Gonzalez **Telephone:** (949) 248-3556 **Email:** agonzalez@danapoint.org

Signature: *Alyssa Gonzalez* Date: 4/8/25 Title: Associate Planner

- Signed by Lead Agency Signed by Applicant

Date received for filing at OPR: