

---

---

**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 CDP13-0004 and Variance V13-0001:** A request for a Coastal Development Permit to add 759 square feet, to convert 997 square feet of former garage to habitable space, to construct 954 square feet of new garage space, and; a Variance to construct the new garage within the required 20 foot front-yard setback, on land located within the City's Coastal Overlay District and containing a coastal bluff at 73 Monarch Bay Drive.

**Project Numbers:** CDP13-0004 and V13-0001  
**Project Location:** 73 Monarch Bay Drive (APN 670-121-65)  
**Applicant:** Andrade Architects (Stan Andrade)  
**Owner:** Peter Burke  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).  
**Hearing Date:** September 9, 2013  
**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.

For further information, please contact Evan Langan, AICP, Associate Planner at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3588.

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

I, Ursula Luna-Reynosa, Director of Community Development Department of the City of Dana Point, do hereby certify that on or before August 30, 2013, I caused the above notice to be posted in four places in the City of Dana Point, to wit: City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, and the Dana Point Library.

  
\_\_\_\_\_  
Ursula Luna-Reynosa, Director  
Community Development Department