

---

# 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:

**Variance V04-03 and Site Development Permit SDP05-21(M)/25205 Manzanita Drive:** A Variance to allow a new 2,955 square foot, two-story single-family dwelling with an attached 412 square foot garage measuring 32 feet in height, instead of the maximum allowable height of 26 feet and a Minor Site Development Permit for retaining walls as high as 3.5 feet on a 4,507 square foot lot in the Residential Single Family (RSF 22) Zoning District.

**Project Number:** Variance V04-03 and Site Development Permit SDP05-21(M)  
**Project Location:** 25205 Manzanita Drive (APN: 682-161-02)  
**Applicant/Owner:** David Tabatabaeepour/David Tabatabaeepour  
**Environmental:** Categorically Exempt, Class 3, Section 15303  
**Hearing Date:** April 20, 2005  
**Hearing Time:** 7:00 p.m. (or as soon thereafter as possible)  
**Hearing Location:** 33282 Golden Lantern, Suite 210, Dana Point, California 92629

All persons either favoring or opposing this proposal are invited to present their views on the above referenced project 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.

For further information, please contact Kurth B. Nelson III, Associate Project Manager at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949) 248-3572.

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

I, Kyle Butterwick, Director of Community Development Department of the City of Dana Point, do hereby certify that on April 8, 2005, I caused the above notice to be posted in four (4) 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.

---

Kyle Butterwick, Director  
Community Development Department