
**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 SDP03-34M/Conditional Use Permit CUP03-11/Variance V03-15/26252 Via Canon: A Site Development Permit is required to construct a duplex on a 6,800 square foot vacant lot. The two residential units would occupy 1,829 and 1,951 square feet and include retaining walls in excess of 30 inches in height. The two residential units would each be one story in height, stacked one on another, and would be placed above two garages. A Conditional Use Permit is required to allow tandem parking for one of the duplex units. A Variance is required to permit a 37 foot structural height, which is 11 feet in excess of the City standard for a structure with roof pitch of 4:12, to permit a front yard structural setback for the garages of 3 feet, 8 inches, and to permit an exterior stairway extending 4 feet into the easterly side setback, rather than the maximum standard of 2 feet, 6 inches, an exterior stairway extending 3 feet into the westerly side setback, rather than the maximum standard of 2 feet, 6 inches.

Project Number: SITE DEVELOPMENT PERMIT SDP03-34M; CONDITIONAL USE PERMIT CUP03-11; VARIANCE V03-02
Project Location: 26252 Via Canon (APN 691-401-22)
Applicant/Owner: Fara Marz Shahbazian
Environmental: Categorically Exempt (Class 3 - Section 15303 - New Construction or Conversion of Small Structures)
Hearing Date: September 17, 2003
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 Albert Armijo, Consultant at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949) 248-3570.

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

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that on September 5, 2003, 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 of Community Development