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**PUBLIC NOTICE**  
**CITY OF DANA POINT**  
**NOTICE OF PUBLIC HEARING**

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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 20-0024, Site Development Permit 21-0014 and Administrative Modifications of Standards 21-0005:** To demolish an existing single-family dwelling and construct a new 3,488 square-foot single-family dwelling and attached two-car garage, located within the Residential Beach Road 12 (RBR 12) zone and within the Floodplain Overlay (FP-3) District at 35275 Beach Road. The project is requesting the stairs for the seaward deck to project 6.75 inches beyond the structure stringline.

**Project Numbers:** CDP 20-0024, SDP 21-0014, AMS 21-0005  
**Project Location:** 35275 Beach Road (APN 691-151-07)  
**Project Representative:** Elizabeth Hanna, Project Manager  
**Applicant:** Vicki and Mike Meursing, Property Owners  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303 (Class 3 – New Construction).  
**Hearing Date:** Monday, July 12, 2021  
**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 John Ciampa at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3591.

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

I, Brenda Wisneski, Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before July 2, 2021, 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.

  
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Brenda Wisneski, Director  
Community Development Department



City of Dana Point  
**Public Hearing Notice for CDP20-0024, SDP21-0014, AMS21-0005**  
John Ciampa, Senior Planner  
Community Development Department  
33282 Golden Lantern  
Dana Point, CA 92629-1805

**IMPORTANT PUBLIC HEARING NOTICE**  
**This May Affect Your Property**

## VICINITY MAP



**Project :** *CDP20-0024, SDP21-0014, AMS21-0005*

**Project Applicant:** *Elizabeth Hanna, Project Manager*

**Location:** *35275 Beach Road*

