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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 CDP20-0007, Site Development Permit SDP20-0010 and Administrative Modifications of Standards AMS22-0001:** To construct a new 4,132 square-foot single-family dwelling, roof deck, stairs that project three feet beyond the structure stringline, and an attached two-car garage located within the Residential Beach Road 12 (RBR 12) zone and within the Floodplain Overlay (FP-3) District at 35525 Beach Road.

**Project Numbers:** CDP20-0007, SDP20-0010, AMS22-0001  
**Project Location:** 35525 Beach Road (APN: 691-161-05)  
**Project Representative:** David Gutierrez, Project Manager  
**Applicant:** Ladan and Babak Fallahzadeh, Property Owners  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction).  
**Hearing Date:** Monday, June 27, 2022  
**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 June 13, 2022, 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 CDP20-0007, SDP20-0010, AMS22-0001**  
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 :** CDP20-0007, SDP20-0010, AMS22-0001

**Project Applicant:** David Gutierrez, Project Manager

**Location:** 35525 Beach Road

