



**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 CDP22-0028 and Minor Site Development Permit SDP22-0057(M) at 32511 Caribbean Drive:** A request to demolish an existing single-family dwelling with an attached garage, and construct a 6,597 square foot, two-story, single-family dwelling with an attached 603 square foot garage and multiple landscape retaining walls. The project is in the Coastal Overlay District as defined by the City’s Zoning Map and includes landscape retaining walls which exceed 30-inches in height, therefore approval of a Coastal Development Permit and a Minor Site Development Permit are required, respectively. This project was previously noticed for the January 9, 2023 Planning Commission meeting, but was tabled at the request of the applicant. The project design has not changed from the original request.

- Project Number:** CDP22-0028 & SDP22-0057(M)
- Project Location:** 32511 Caribbean Drive (APN: 670-053-03)
- Applicant:** James Conrad
- Owner:** Forte Living, LLC
- Environmental:** The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15303 (Class 3 – New Construction).
- Hearing Date:** Monday, March 13, 2023
- Hearing Time:** 6:00 P.M. (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. 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 Danny Giometti, Senior Planner, at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3569.

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 February 27, 2023, 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 CDP22-0028; SDP22-0057(M)**  
Danny Giometti, Senior Planner  
Community Development Department  
33282 Golden Lantern  
Dana Point, CA 92629-1805

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

### VICINITY MAP



<b>Project:</b> <i>Coastal Development Permit CDP22-0028 and Site Development Permit SDP22-0057</i>	
<b>Applicant:</b> <i>James Conrad</i>	
<b>Location:</b> <i>32511 Caribbean Drive</i>	