

---

---

# 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 CDP22-0016 and Administrative Modification of Standards AMS23-0001 located at 33 Gavina:** A request for a Coastal Development Permit to construct a two-story, 5,737 square foot single-family dwelling, with two attached garages totaling 754 square feet on a vacant lot, with an Administrative Modification of Standards to allow the single-car garage to be located with a 12-foot front yard setback different than the provisions (five (5) feet or 20 feet) of Planned Residential Development 3 in which the site is located.

**Project Number:** Coastal Development Permit CDP22-0016 and Administrative Modification of Standards AMS23-0001  
**Project Location:** 33 Gavina (APN: 672-401-22)  
**Applicant/Owner:** Brandon Architects / Hassan and Farah Kataf  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction of Conversion of Small Structures)  
**Hearing Date:** Monday, March 13, 2023  
**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 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 in accordance with Dana Point Municipal Code Section 9.69.090. 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, Principal Planner at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3572.

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.

  
\_\_\_\_\_  
Brenda Wisneski, Director  
Community Development Department

