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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 21-0019, Site Development Permit 21-0034, and Administrative Modifications of Standards 24-0007:** A request to construct a 5,126 square-foot two-story, single-family dwelling with a lower level 2,131 square foot garage. The project requests a lot line adjustment with the adjacent parcel at 35815 Beach Road to reduce the size of the parcel and an Administrative Modification of Standards to allow the entry stairs to be located seven feet, six inches from the front property line and the stairs on the seaward side of the house to extend 15 feet beyond the structure stringline. The project site is located within the Residential Beach Road 12 (RBR 12) zone, Coastal Overlay (CZ), and in the Floodplain Overlay District (FP-3).

**Project Numbers:** CDP21-0019, SDP21-0034, AMS24-0007  
**Project Location:** 35811 Beach Road (APN: 691-331-31)  
**Project Representative:** David Gutierrez, Project Manager  
**Applicant:** Horriat Family Trust and Parviz Horriat Trust  
**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, September 23, 2024  
**Hearing Time:** 6:00 PM (or as soon thereafter as possible)  
**Hearing Location:** 33282 Golden Lantern, Dana Point, CA 92629 (Dana Point City Hall)

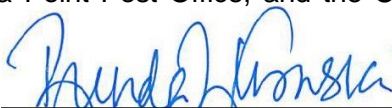
All persons either favoring or opposing the subject project are invited to present their views to the Commission at this hearing.

**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. Any litigation related to this project may be subject to the 90-day statute of limitations set forth in California Government Code section 1094.6 and/or 65009.

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 September 6, 2024, I caused the above notice to be posted in three places in the City of Dana Point, to wit: City Hall, the Dana Point Post Office, and the Capistrano Beach Post Office.

  
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Brenda Wisneski,  
Director Community Development Department



City of Dana Point  
**Public Hearing Notice for:**  
**CDP21-0019, SDP21-0034, AMS24-0007**  
John Ciampa, Principal Planner  
Community Development Department  
33282 Golden Lantern

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

## VICINITY MAP



**Project:** CDP21-0019, SDP21-0034, AMS24-0007

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

**Location:** 35811 Beach Road

