

---

---

**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 CDP08-0004, Variance V08-0002 and Minor Site Development Permit SDP08-0013(M)**: A request to allow the demolition of an existing, single-family residence; and the construction of a new, two-story, single-family residence at 35011 Camino Capistrano. A Variance is requested to permit reduced setbacks from edge of bluff; a Minor Site Development Permit is requested to allow proposed retaining walls in excess of 30 inches in height, as well as to measure residence height from the top of a maximum of 30 inches of fill.

**Project Numbers:** CDP08-0004, Variance V08-0002 and SDP08-0013(M)  
**Project Location:** 35011 Camino Capistrano (APN 123-372-01)  
**Applicant:** Robert Theel (Robert Theel Company)  
**Owner:** The Steven C. and Wendy A. Kalb Family Trust  
**Environmental:** The subject project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 15303 (a) (Class 3 - New Construction or Conversion of Small Structures) and 15305 (a) (Class 5 – Minor Alterations in Land Use Limitations). A Categorical Exemption has been prepared and will be duly filed per the requirements of the statute.  
**Hearing Date:** October 14, 2008  
**Hearing Time:** 7:00 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. 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 Evan Langan, AICP, Associate Planner at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949) 248-3591.

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

I, Kyle Butterwick, Director of Community Development Department of the City of Dana Point, do hereby certify that on October 3, 2008, I caused the above notice to be posted in four (4) 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.

---

Kyle Butterwick, Director  
Community Development Department