
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 CDP08-0007 and Variance V09-0001: A request to permit the demolition of an existing, single-family residence; and the construction of a new, two-story, single-family residence; a variance is requested for a reduction in the required front-yard setback.

Project Numbers: CDP08-0007 and V09-0001
Project Location: 57 Monarch Bay Drive (APN 670-141-23)
Applicant: Nikolas Viboch (Landry Design Group)
Owner: Dr. Kianoosh Jafari
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: April 20, 2009
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 209, 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 April 10, 2009, 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.

Kyle Butterwick, Director
Community Development Department

VICINITY MAP



Project : *CDP08-0007 and V09-0001*

Applicant: *Nikolas Viboch*

Location: *57 Monarch Bay Drive*

