
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 CDP11-0007, Variance V11-0001 and Minor Site Development Permit SDP11-0017(M): A request to permit the demolition of an existing, single-family dwelling and the construction of a new, two-story, single-family dwelling on a coastal bluff located within the City's Coastal Overlay District, as well as the Appeals Jurisdiction of the CA Coastal Commission at 35141 Camino Capistrano. A variance is requested to permit a reduced development setback from the delineated edge of coastal bluff.

Project Number: CDP11-0007, V11-0001 and SDP11-0017(M)
Project Location: 35141 Camino Capistrano (APN 691-172-03)
Applicant: Robert Theel (Robert Theel Company)
Owner: Daniel Rodriguez and Debra Liebert
Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).
Hearing Date: November 7, 2011
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

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.

Kyle Butterwick, Director
Community Development Department