
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 CDP06-22, Variance V06-08, Minor Site Development Permit SDP07-08(M), and Minor Conditional Use Permit CUP07-03(M) at 34148 Chula Vista: A Coastal Development Permit, Variance, Minor Site Development Permit and Minor Conditional Use Permit to construct a new two-story, 4,353 square foot, single-family residence with an attached 564 square foot garage on a sloping lot in the Coastal Overlay Zone. The proposed structure will measure approximately 31 feet, instead of the maximum allowable height of 26 feet. As a result, the proposed project will require a variance to allow the structure to exceed the City's height requirements by 5-feet. Retaining walls up to a maximum of 9-feet 8-inches in height are also being proposed along both side property lines and a Minor Site Development Permit and Minor Conditional Use Permit are requested for these walls.

Project Number: Coastal Development Permit CDP06-22, Variance V06-08, Minor Site Development Permit SDP07-08(M), and Minor Conditional Use Permit CUP07-03(M)
Project Location: 34148 Chula Vista (APN 682-245-36)
Applicant/Owner: Stan Andrade/Suresh Idnani
Environmental: This project is Categorically Exempt (Class 3 & 5 - Sections 15303 & 15305 - New Construction/ Minor Alterations to Land Use Limitations) from the provisions of the California Environmental Quality Act (CEQA) because it consists of the construction of a new single-family residence not in conjunction with the building of two or more such units and that the variance request will not result in the creation of any new parcel.
Hearing Date: February 27, 2007
Hearing Time: 7:00 p.m. (or as soon thereafter as possible)
Hearing Location: 34052 Del Obispo, Dana Point, California 92629 (Dana Point Community Center)

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. 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 lies within the Coastal Overlay District, but is not in the Appeal Jurisdiction of the City's Local Coastal Program and may not be appealed to the California Coastal Commission.

For further information, please contact Erica H. Williams, Senior Planner for the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949) 248-3588.

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

I, Kyle Butterwick, Director, Community Development Department of the City of Dana Point, do hereby certify that on February 16, 2007, 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 Community Center.

Kyle Butterwick, Director
Community Development Department