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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:

**Variance V04-01/Site Development Permit SDP04-02M/ Coastal Development Permit CDP05-25/34142 Chula Vista:** A request to authorize the construction of a new 5,370 square foot, single-family residence at a 6,004 square foot, downward sloping lot. The proposed structure would be three stories, 32-feet, 9-inches in height, including a garage at the upper, street level and two habitable levels below. The proposed project requires approval of a Variance to allow the structure to exceed the City's height requirements by 6-feet, 9-inches. Due to the sloping conditions of the site, retaining walls up to 6-feet in height are proposed to step the front of the property and along a portion of the southern property line. Construction of the retaining walls requires approval of a Site Development Permit. Because the property is located in the Coastal Overlay Zone a Coastal Development Permit is also required.

**Project Number:** Variance V05-08/Site Development Permit SDP05-65M/  
Coastal Development Permit CDP05-25  
**Project Location:** 34142 Chula Vista (APN 682-245-14)  
**Applicant/Owner:** Lynn Muir/Usha Gopal  
**Environmental:** Categorically Exempt (Class 3 & 5 - Sections 15303 & 15305)  
**Hearing Date:** December 7, 2005  
**Hearing Time:** 7:00 p.m. (or as soon thereafter as possible)  
**Hearing Location:** 33282 Golden Lantern, Suite 210, Dana Point, California 92629

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 and the Appeal Jurisdiction of the City's Local Coastal Program and may be appealed to the California Coastal Commission.

For further information, please contact Brenda Chase, Associate Planner for the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949) 248-3568.

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 November 23, 2005, 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.

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Kyle Butterwick, Director  
Community Development Department