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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 V02-14(II) / 33771 Robles Drive:** An amendment to the approval of Variance V02-14 which permitted the construction of a new two-story single-family residence on a steeply sloped, vacant lot that will exceed the City's 24-foot height limit for flat roof structures by four (4) feet. The proposed amendment includes a request to add an additional 50 square feet to the first floor and 71 square feet to the second floor livable area. Additionally, the applicant proposes to establish a finish floor elevation at the garage level one (1) foot higher than previously approved to improve site drainage to the street and to reduce the amount of grading on the site. Although, there will be no increase in the structure's height as a result of this change, the proposed structure will sit one (1) foot higher in elevation on the site than previously approved.

**Project Number:** Variance V02-14(II)  
**Project Location:** 33771 Robles Drive (APN: 682-103-04)  
**Applicant/Owner:** Benny Varkel  
**Environmental:** Categorically Exempt, Class 3  
**Hearing Date:** January 19, 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.

For further information, please contact Robert Kain, Permit Coordinator at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949)248-3569.

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 January 7, 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

