
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 22-0015, Site Development Permit 22-0023, and Administrative Modifications of Standards 23-0005: To construct a new 5,266 square-foot two-story, duplex with an attached 466 square foot garage with vehicle lifts to provide the additional parking required for the duplex. The project also includes a 300-square-foot roof deck and decks and balconies on the seaward side of the structure. The property is in the Residential Beach Road Duplex 18 (RBRD 18) zone, Coastal Overlay, and within the Floodplain Overlay (FP-3) District at 35075 Beach Road.

Project Numbers: CDP22-0015, SDP22-0023, AMS23-0005
Project Location: 35075 Beach Road (APN: 691-141-08)
Project Representative: Masum Azizi, Project Architect
Applicant: Dr. Mohammed Amer Mohiuddin
Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15303 (Class 3 – New Construction).
Hearing Date: Monday, September 11, 2023
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. Any litigation related to this project may be subject to the 90-day statute of limitations set forth in California Government Code section 1094.6 and/or 65009.

For further information, please contact John Ciampa 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, Brenda Wisneski, Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before August 28, 2023, 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.



Brenda Wisneski, Director
Community Development Department



City of Dana Point

Public Hearing Notice for CDP22-0015, SDP22-0023, AMS23-0005

John Ciampa, Senior Planner

Community Development Department

33282 Golden Lantern

Dana Point, CA 92629-1805

IMPORTANT PUBLIC HEARING NOTICE
This May Affect Your Property

VICINITY MAP



Project: CDP22-0015, SDP22-0023, AMS23-0005

Project Applicant: Masum Azizi, Project Architect

Location: 35075 Beach Road

