
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 CDP06-25 and Minor Site Development Permit SDP07-02(M)/156

Monarch Bay Drive: A Coastal Development Permit and Minor Site Development Permit to allow the construction of a 6,273 square-foot single-family residence and four-car garage with retaining walls over 30 inches in height. The retaining walls will be situated along the side yard property line along the western edge of the driveway leading to the semi-subterranean garage. The subject site is located in the Residential Single Family (RSF 4) zone and is addressed as 156 Monarch Bay Drive.

Project Number: COASTAL DEVELOPMENT PERMIT CDP06-25
MINOR SITE DEVELOPMENT PERMIT SDP07-02(M)
Project Location: 156 Monarch Bay Drive (670-131-04)
Applicant/Owner: Todd Voelker/Dr. Albert Sukut
Environmental: This project is Categorically Exempt (Class 1 - Section 15303 – New Construction) from the provisions of the California Environmental Quality Act (CEQA) because it consists of the construction of a new single family residence.

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 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 Russ Cunningham, Project Planner 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 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