

PUBLIC NOTICE
CITY OF DANA POINT
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be held by the City Council of the City of Dana Point to consider the following:

APPEALS OF VARIANCE V25-0001 AND SITE DEVELOPMENT PERMIT SDP25-0010 LOCATED AT

33911 CALLE LA PRIMAVERA: Appeals⁽¹⁾ of the Planning Commission's approval of Site Development Permit SDP25-0010 to construct (i) a 4,493 square foot, three-story, single family dwelling (SFD) with an attached two (2) car garage in a hillside condition [Dana Point Zoning Code (DPZC) Section 9.05.110(a)(4)] and (ii) retaining walls greater than 30 inches in height within the front yard setback, and Variance V25-0001 to allow the three-story SFD to exceed the maximum building height of 29 feet (proposed at 44 feet 5 inches) as specified in DPZC Sections 9.05.110(a)(4)(D), -(a)(2), and -(a)(7), and to allow the third story to exceed 14 feet in height (proposed at 21 feet 8 inches) above the upper street curb elevation (DPZC Section 9.05.110(a)(4)(F)).

(1) Four appellants include: Timothy and Mylene Candy Corbett, Robert L. Glushon, Robert and Brenda DiGruccio, and Robert and Catherine Waters.

Project Numbers:	Variance V25-0001 and Site Development Permit SDP25-0010
Project Location:	33911 Calle La Primavera (APN: 682-141-07)
Project Applicant:	James Carlson
Property Owner:	Willow & Sun Realty LLC
Environmental:	Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) and 15303(e) (Class 3 – new construction or conversion of small structures), as it involves the construction of a single-family residence, and associated retaining walls. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.
Hearing Date:	Tuesday, January 20, 2026
Hearing Time:	6:00 PM (or as soon thereafter as possible)
Hearing Location:	33282 Golden Lantern, Dana Point, CA 92629 (Dana Point City Hall)

Those desiring to be heard in favor of or in opposition to this item will be given an opportunity to do so during such hearing to be conducted at the above address, by writing to the City Council at: 33282 Golden Lantern, Suite 203, Dana Point, California 92629, Attention: City Clerk; or via email at comment@danapoint.org. Please reference hearing title and date of hearing in any correspondence. For further information, you may contact the City Clerk at (949) 248-3505.

Any petition for judicial review of a decision of the Dana Point City Council is controlled by the statute of limitations provisions set forth in Sections 2.50.010 and 2.50.020 of the Dana Point Municipal Code and Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. Any action or proceeding to attack, review, set aside, or void any decision of the Dana Point City Council is controlled by Section 2.50.010 and Section 2.50.020 of the Dana Point Municipal Code. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Dana Point City Council, shall be limited to those issues raised at the hearing as provided in Chapter 2.50 of the Dana Point Municipal Code. Copies of the procedures for the conduct of City Council public hearings are available from the City Clerk.

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

Shayna Sharke, being first duly sworn, deposes and says that she is the duly appointed and qualified City Clerk of the City of Dana Point and that by January 6, 2026 she caused the above notice to be posted in three (3) public places in the City of Dana Point, to wit: City Hall, the Dana Point Post Office, the Capistrano Beach Post Office.

Shayna Sharke

SHAYNA SHARKE, CITY CLERK



City of Dana Point
Public Hearing Notice for V25-0001 & SDP25-0010
Alyssa Gonzalez, 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: Variance V25-0001 & Site Development Permit SDP25-0010

Applicant: James Carlson

Location: 33911 Calle La Primavera (APN: 682-141-07)

