
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 CDP25-0019 and Site Development Permit SDP25-0026 at 33781 Cabrillo Isle: A request to demolish an existing single-family dwelling and construct a new 6,030 square-foot, two-story, single-family dwelling with a 701 square-foot, attached garage, spa, air conditioning units, and associated landscape and hardscape improvements at 33781 Cabrillo Isle. Additionally a request to construct retaining walls over 30 inches in the rear and side yard setbacks. Pursuant to Dana Point Zoning Code Section 9.05.120(d)(2), retaining walls greater than 30 inches in height from the finished grade to the top of the wall within required yards may be permitted subject to the approval of a Minor Site Development Permit.

- Project Numbers:** Coastal Development Permit CDP25-0019 and Site Development Permit SDP25-0026
Project Location: 33781 Cabrillo Isle (APN: 672-061-32)
Project Applicant: Gavin Frieauf (Brandon Architects)
Property Owner: Kevin & Kristi Hykes
Environmental: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) Sections 15302 (Class 2 – Replacement or Reconstruction) and 15303(a) (Class 3 – New Construction or Conversion of Small Structures) since the project consists of a single-family residence, spa, air conditioning units, retaining walls, and associated landscape and hardscape improvements. 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:** Monday, June 22, 2026
Hearing Time: 6:00 PM (or as soon thereafter as possible)
Hearing Location: 33282 Golden Lantern, Suite 210, Dana Point, CA 92629 (Dana Point City Hall)

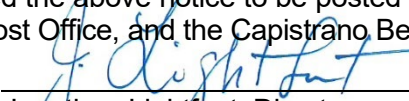
All persons either favoring or opposing the subject project are invited to present their views to the Commission at this hearing.

Note: This project may be appealed to the City Council within 15 calendar days of the decision. 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 Associate Planner, Garrett Wank 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, Jonathan Lightfoot, Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before June 5, 2026, I caused the above notice to be posted in three places in the City of Dana Point, to wit: City Hall, the Dana Point Post Office, and the Capistrano Beach Post Office.



Jonathan Lightfoot, Director
Community Development Department



City of Dana Point
Public Hearing Notice for CDP25-0019 & SDP25-0026
Garrett Wank, Associate Planner
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629-1805

**IMPORTANT PUBLIC HEARING NOTICE
THIS MAY AFFECT YOUR PROPERTY**

VICINITY MAP



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