
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:

Site Development Permit SDP24-0023 and Administrative Modification of Standards AMS24-0009 located at 34081 Crystal Lantern Street: A request for Site Development Permits to construct (i) a 3,175 square foot, three-story single family dwelling with an attached two-car garage on a hillside condition pursuant to Dana Point Zoning Code (DPZC) Section 9.05.110(a)(4), and (ii) a retaining walls greater than 30 inches within the front yard setback area pursuant to DPZC Section 9.05.120(c) and (d)(2) with an Administrative Modification of Standards to allow for decks to project more than 2’6” into the additional yard setback areas for three-story residential structures in a hillside condition, pursuant to Dana Point Zoning Code Section 9.61.090(b)(1).

Project Numbers: Site Development Permit SDP24-0023 and Administrative Modification of Standards AMS24-0009
Project Location: 34081 Crystal Lantern (APN: 682-136-25)
Project Applicant: Raul Alexander Aguilar
Property Owner: Greg and Kathryn Ivie
Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical 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: Monday, July 27, 2026
Hearing Time: 6:00 PM (or as soon thereafter as possible)
Hearing Location: 33282 Golden Lantern, Suite 210, Dana Point, California 92629

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. 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 Alyssa Gonzalez, Senior Planner, at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3556.

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 July 10, 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 SDP24-0023 & AMS24-0009
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: Site Development Permit SDP24-0023 & Administrative Modification of Standards AMS24-0009

Applicant: Raul Alexander Aguilar

Location: 34081 Crystal Lantern (APN: 682-136-25)





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 CDP26-0003 and Minor Site Development Permit SDP26-0007(M) at 12 Monarch Bay Drive: A Coastal Development Permit request to demolish an existing single-family dwelling and attached garage, and construct a new 3,714 square foot, one-story, single-family dwelling with attached 855 square foot garage. The project also includes a Minor Site Development Permit for site walls which exceed the maximum heights permitted within yard areas.

- Project Number:** Coastal Development Permit CDP26-0003 and Minor Site Development Permit SDP26-0007(M)
- Project Location:** 12 Monarch Bay Drive (APN: 670-131-46)
- Applicant:** Eyoh Design
- Owner:** Bill and Anette Massey
- Environmental:** The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15303 (Class 3 – New Construction).
- Hearing Date:** Monday, July 27, 2026
- Hearing Time:** 6:00 P.M. (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.

For further information, please contact Danny Giometti, Senior Planner, at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 209, Dana Point, (949) 248-3569.

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 July 10, 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:
CDP26-0003 & SDP26-0007(M)
Danny Giometti, 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: *Coastal Development Permit CDP26-0003 & SDP26-0007(M)*

Applicant: *Eyoh Design*

Location: *12 Monarch Bay Drive*

