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# PUBLIC NOTICE

## CITY OF DANA POINT

### NOTICE OF PUBLIC HEARING

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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:

**Accessory Dwelling Unit Permit located at 26941 Calle Dolores:** An appeal filed by the property owner of the subject property related to the Community Development Director's determination that the Accessory Dwelling Unit Permit application does not comply with Section 9.07.210 of the Dana Point Zoning Code, and more specifically because it does not comply with Section 9.07.210(h)(1) since the proposed attached Accessory Dwelling Unit (ADU) would be constructed less than 4-feet from the side and rear property lines.

**Project Numbers:** Accessory Dwelling Unit Permit (PA24-0058)  
**Project Location:** 26941 Calle Dolores (APN: 123-332-12)  
**Project Applicant:** Red Bluff Funding, LLC  
**Property Owner:** Stephen Niednagel  
**Environmental:** Pursuant to the California Environmental Quality Act (CEQA), determining the status of the application is not a "project" per CEQA Guidelines Section 15378 and it qualifies for the "common sense" exemption since the determination has no potential for causing a significant effect on the environment.  
**Hearing Date:** Monday, February 24, 2025  
**Hearing Time:** 6:00 PM (or as soon thereafter as possible)  
**Hearing Location:** 33282 Golden Lantern, Suite 210, Dana Point, California 92629

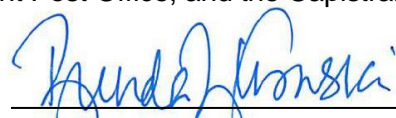
All persons either favoring or opposing the subject project are invited to present their views to the Commission at this hearing.

**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, Associate 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, Brenda Wisneski, Director of the Community Development Department of the City of Dana Point, do hereby certify that on or before February 7, 2025, 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.



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Brenda Wisneski, Director  
Community Development Department



City of Dana Point  
**Public Hearing Notice for PA24-0058**  
Alyssa Gonzalez, Associate Planner  
Community Development Department  
33282 Golden Lantern  
Dana Point, CA 92629-1805

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

## VICINITY MAP



**Project:** Accessory Dwelling Unit Permit PA24-0058

**Applicant:** Red Bluff Funding, LLC

**Location:** 26941 Calle Dolores (APN: 123-332-12)

