
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:

General Plan Amendment (GPA06-01), Zone Text Amendment (ZTA06-03) and Local Coastal Program Amendment (LCPA06-04) to update the Housing Element and adopt an Inclusionary Housing Program and Density Bonus Program:

The City of Dana Point proposes to amend its General Plan and Zoning Code to update existing and incorporate new housing provisions. The General Plan Amendment includes an update to the City's Housing Element to revise demographic data and modify existing and create new housing strategies to meet the City's housing objectives. An amendment to the Zoning Code is also proposed to allow an increased number of housing units as a Density Bonus, under certain conditions, in order to comply with State law (California Government Code Section 65915); and to require the provision of affordable housing units in conjunction with future residential development, as part of an Inclusionary Housing Program. Following a recommendation of the Planning Commission, these items will be forward to the City Council for consideration.

Project Number: General Plan Amendment, Zone Text Amendment and Local Coastal Program Amendment (GPA06-01/ZTA06-03/LCPA06-04)

Project Location: Citywide

Applicant: City of Dana Point, Community Development Department

Environmental: In accordance with CEQA, a Draft Negative Declaration has been prepared for the proposed Ordinances. The Housing Element is proposed to be "approved in concept" at this time. CEQA compliance for adoption of the Housing Element will be addressed following comments and certification from the State Housing & Community Development and prior to the City's final adoption of the Element.

Hearing Date: September 6, 2006

Hearing Time: 7:00 p.m. (or as soon thereafter as possible)

Hearing Location: Dana Point Community Center

34052 Del Obispo

Dana Point, CA 92629

All persons either favoring or opposing this proposal are invited to present their views at this hearing. Note: 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.

For further information, please call Brenda Chase or come to the Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949) 248-3568.

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

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that on August 25, 2006, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, the Capistrano Beach Post Office, the Dana Point Post Office, and the Dana Point Library.

Kyle Butterwick, Director
Community Development Department

