

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING AND
INTENT TO ADOPT A NEGATIVE DECLARATION**

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:

Description of Proposed Project: Adoption of Negative Declaration for Zone Text Amendment - ZTA 10-0001 for Housing Element Implementation Measures.

The City of Dana Point is proposing to adopt a Negative Declaration (ND) for the proposed Zone Text Amendment ZTA 10-0001 to implement policies contained in the adopted Housing Element. There is no new development proposed with this project.

The City adopted its updated Housing Element in June, 2009, in compliance with the State's Housing Element Law. The Housing Element includes various Goals, Policies, and Programs to plan for an adequate supply of housing for all economic segments of the community, promote a variety of housing types, create housing opportunities by amending the Zoning Ordinance to allow multi-family housing in the Community Facilities (CF) zone and streamlining the approval process for emergency shelters and for affordable housing.

The City is amending its Zoning Ordinance to implement the mandated programs outlined in the Housing Element. The requirement to amend the Zoning Ordinance is stated in the following three Housing Element Programs:

Program 1.2: Update the Zoning Ordinance to permit multifamily housing in the CF Zone at densities between 14 and 30 units per acre.

Program 1.3: Update the Zoning Ordinance to permit emergency shelters in the CF zone and as an accessory use to places of worship without any discretionary permits, adopt development and management standards for emergency shelters, and update the definitions of emergency shelters, transitional housing, and permanent supportive housing in compliance with California Senate Bill 2.

Program 3.1: Update the Zoning Ordinance to permit multifamily projects meeting specific density, zoning, and affordability thresholds through administrative review and minor discretionary permits.

The City of Dana Point has conducted an environmental review of the proposed project and intends to adopt a Negative Declaration. Copies of the proposed Negative Declaration and accompanying Initial Study are available for review at the City's Community Development Department, located at 33282 Street of the Golden Lantern, Dana Point during normal business hours. The City of Dana Point will receive comments on said document during the 30-day public review period starting **February 8, 2010**, and ending on **March 8, 2010**. Please address your written comments to: Saima Qureshy, City of Dana Point, 33282 Street of the Golden Lantern, Dana Point, CA 92629. For further information, please call (949)-248-3568 or come to the Community Development Department at the City Hall.

Project Number: Zone Text Amendment ZTA10-0001
Project Location: Citywide
Applicant/Owner: City of Dana Point, Community Development Department
Environmental: Negative Declaration
Hearing Date: March 15, 2010
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 this proposal are invited to present their views on the above referenced project to the Commission at this hearing. 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.

The site is not designated on the hazardous material list that has been compiled pursuant to Government Code Section 65962.5.

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

I, Kyle Butterwick, Director of Community Development for the City of Dana Point, do hereby certify that I caused the above notice to be posted both in accordance with local and state regulations.

Kyle Butterwick, Director
Community Development Department