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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:

**Zoning Code Text Amendments Related to Residential Building Height:** The City of Dana Point proposes to amend the City's Zoning Code regulations related to the maximum allowed height of residential structures located on steeply sloped, residential zoned building sites. The amendments are intended to address the unique circumstances and constraints posed for development of sites with average slopes of 20 percent or more. The recommended zone text amendments will result in changes to the existing regulations for all residentially zoned properties but, will primarily address the following recommendations from the City's Residential Building Height Task Force:

- Revised height limits allowing additional height only for residential structures on steeply sloping building sites. (Chapter 9.05.110 – Measurement of Building Height)
- Clarification of the requirements for setbacks/stepbacks at upper stories. (Chapter 9.05.110 – Measurement of Building Height)
- Revisions to the definition of "habitable space". (Chapter 9.05.110 – Measurement of Building Height)
- Reduction in the maximum allowed building lot coverage standards. (Chapter 9.09.030 – Residential Development Standards)
- Revisions to standards for roof decks, including permitted encroachments above height limits (Chapter 9.05.230).
- Allowance for greater driveway slope gradients to access a garage. (Chapter 9.35.050 – Access)
- Additional requirement for a maximum floor area ratio (FAR) for steeply sloping building sites.
- Additional requirement placing limits on the height of residential structures above a street or rear property line.

**Project Number:** Zone Text Amendment and Local Coastal Program Amendment  
(ZTA06-02/LCPA06-02)

**Project Location:** Citywide

**Applicant:** City of Dana Point, Community Development Department

**Environmental:** In accordance with CEQA, a Draft Negative Declaration has been prepared.

**Hearing Date:** March 1, 2006

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

**Hearing Location:** 33282 Golden Lantern, Suite 210  
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 John Tilton or come to the Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949) 248-3570.

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 February 17, 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.

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Kyle Butterwick, Director