
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:

Description of Proposed Project: The City of Dana Point is proposing to adopt a Mitigated Negative Declaration (MND) for the proposed General Plan Amendment (GPA 07-01), Zone Text Amendment (ZTA 07-02), Zone Change (ZC 07-01), and Local Coastal Program Amendment (LCPA 07-01). The applicant, Makar Properties, LLC, is proposing to amend the land use and zoning designations of the subject property from the "Dana Point Specific Plan – Coastal Recreation Space" to the General Plan designation of "Residential/Commercial" and Zoning designation of "Residential/Commercial-22". No development is proposed at this time and the environmental analysis is for amendments to the site's land use and zoning designations. The proposed project is for General Plan Amendment (GPA07-01), Zone Text Amendment (ZTA07-02), Zone Change (ZC07-01) and Local Coastal Program Amendment (LCPA07-01).

As stated above, the General Plan Amendment is proposed to amend the subject site's designation to "Residential/Commercial". Additionally the GPA also entails addition of a new land use category "Residential/Commercial" in the Land Use Element of the General Plan.

The project also involves a Zone Text Amendment for the addition of a new zoning category, "Residential/Commercial-22 (R/C-22)", in Chapter 9.13 – Mixed Use District" of the Zoning Ordinance. The R/C-22 zoning district would allow for the development of a mixture of residential uses with commercial and office uses. The gross floor area of commercial uses is limited to a maximum of 10% of the total site area. The proposed zoning district would allow for a density of up to 22 dwelling units per acre (du/ac). The new "R/C-22" zoning district implements the City's goals, objectives and policies for the production of affordable housing, by requiring any residential project of 10 units or more to provide a minimum of 10 percent of the total units as "affordable units" as defined in the City's Housing Element.

In addition to the General Plan Amendment, Zone Text Amendment, and Zone Change described above, the project also includes a Local Coastal Program Amendment. Since the project site is located within the Coastal Overlay District, an LCPA is required for the amendment to its land use and zoning designations. The LCPA is also required for the addition of a new land use category "Residential/Commercial" designation in the Land Use Element of the General Plan and for the new zoning category of "R/C-22".

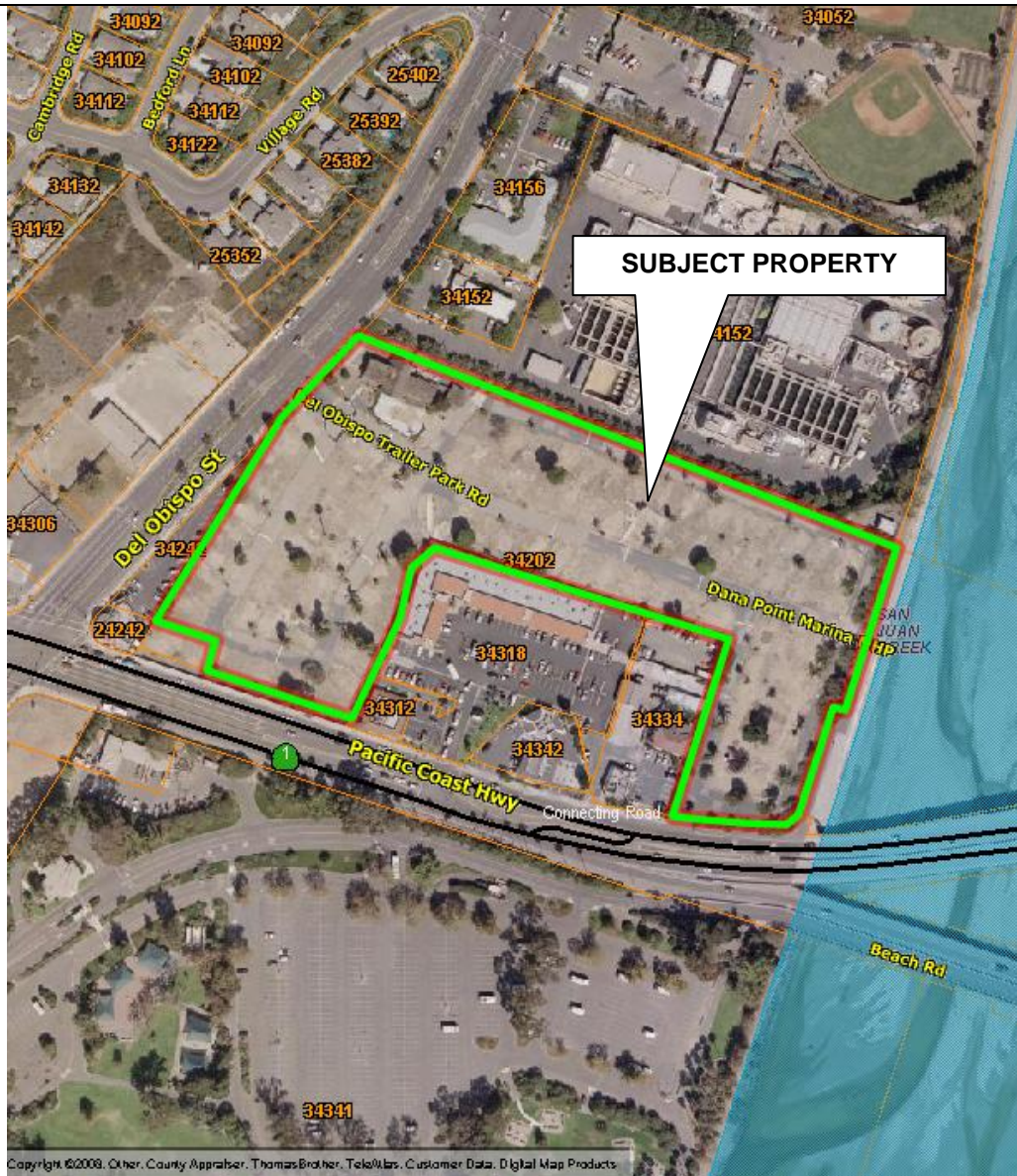
Project Number: General Plan Amendment, Zone Text Amendment, Zone Change, and Local Coastal Program Amendment (GPA07-01/ZTA07-02/ZC07-01/LCPA07-01)
Project Location: 34202 Del Obispo Street
Applicant: Makar Properties, LLC
Environmental: In accordance with the CEQA, a Draft Mitigated Negative Declaration has been prepared for the proposed project.
Hearing Date: February 2, 2009
Hearing Time: 7:00 p.m. (or as soon thereafter as possible)
Hearing Location: 33282 Golden Lantern, Dana Point, California 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. The Planning Commission will prepare a recommendation on the above noted applications for future consideration by the City Council. The City Council hearing date will be determined and publicly noticed at a future time.

For further information, please contact Saima Qureshy, Senior Planner at the City of Dana Point, Community Development Department, 33282 Golden Lantern, Suite 212, Dana Point, (949) 248-3568.

Kyle Butterwick, Director
Community Development Department

VICINITY MAP



Project **GPA07-01/ZTA07-02/ZC07-01/LCPA07-01**

Applicant: **Makar Properties, LLC**

Location: **34202 Del Obispo Street**

