

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES**

January 28, 2013
6:00 – 7:13 p.m.

City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER – Chairman Denton called the meeting to order.

PLEDGE OF ALLEGIANCE – John Tilton (Acting Director) led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Liz Claus, Chairman Norman Denton, Vice-Chairman Gary Newkirk, Commissioner April O'Connor, Commissioner Tarquin Preziosi

Staff Present: John Tilton (Acting Director), Christy Teague (Acting Planning Manager/Economic Development Manager), Robert Sedita (Management Analyst), Evan Langan (Associate Planner), John Ramirez (City Attorney), and Denise Jacobo (Planning Secretary)

A. PUBLIC COMMENTS

There were no Public Comments.

B. CONSENT CALENDAR

There were no items on the Consent Calendar.

C. PUBLIC HEARINGS

There were no Public Hearing items.

D. NEW BUSINESS

ITEM 1: General Plan Housing Element Workshop
Presented by Christy Teague (Acting Planning Manager/ Economic Development Manager)

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES**

January 28, 2013
6:00 – 7:13 p.m.

PAGE 2

Chairman Denton stated that the Commission will begin their workshop discussion with an introduction by John Tilton (Acting Director).

1. Director's Welcome/Introduction

John Tilton (Acting Director) greeted everyone to the Workshop. He introduced Christy Teague who takes the lead on the City's Housing Element, Robert Sedita, Management Analyst, and Evan Langan, Assistant Planner assisting with the presentation. He also pointed out that City Consultants, the Planning Center were present.

2. Staff Presentation

Christy Teague (Acting Planning Manager/Economic Development Manager) presented the staff report, giving a brief overview of the General Plan Housing Element and discussed the proposed update including Regional Housing Needs Assessment (RHNA) requirements.

Christy Teague (Acting Planning Manager/Economic Development Manager) and **John Ramirez** (City Attorney) responded to Commissioners questions.

Chairman Denton asked how data was gathered for seasonal/vacant homes/residences. Ms. Teague explained that the vacancy rates from 2010 census indicate that 11% Dana Point homes are vacant, many are second homes.

Commissioner Claus questioned how data indicated 85% of senior citizens were homeowners. Ms. Teague confirmed that Dana Point does have a high rate of seniors as shown in the demographics component gathered from the census data. Ms. Teague also responded about the statistics for households and families doubling up and explained that there is no data, and it was not specifically addressed in the housing element, but shows a sign of a strain of affordable housing. She responded to a question about employee housing, and clarified that at the St. Regis there is a subsidy program available for low income workers. On mixed use housing, the City does consider much of the growth to be in the Town Center area, and it is expected to satisfy RHNA allotment. The former Makar property will include an element of affordable housing to meet a 10% minimum, and will be dictated by the final number of units proposed.

Commissioner Preziosi asked if other Southern California coastal cities have not had their Housing Elements certified by California Department of Housing and Community Development (HCD).

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES**

January 28, 2013
6:00 – 7:13 p.m.

PAGE 3

John Ramirez (City Attorney) replied that “some” have, but it’s fewer than anticipated.

Vice-Chairman Newkirk asked if there were any consequences for not meeting RHNA allotment.

John Ramirez (City Attorney) replied that RHNA is a goal, not a mandate. He further explained that most litigation is related to not achieving certification. The State is looking for efforts in good faith (rezoning, certification).

Christy Teague (Acting Planning Manager/Economic Development Manager) explained that the reason the number of allocations are so large is because of the potential for job growth based on the Town Center, analyzed as though the area would have been built (re-built as “new”). Opportunities exist to meet RHNA.

Chairman Denton asked how housing vouchers were provided and to whom. Ms. Teague replied that the vouchers were issued by the County, are portable from City to City, and Dana Point has approximately 32 voucher resident/recipients. She clarified that the housing vouchers are also known as “Section 8 vouchers”.

Commissioner O'Connor asked how Doheny Village could contribute to satisfying RHNA. Ms. Teague replied that neighborhoods are not analyzed individually but that the Doheny Village Specific Plan is being drafted, will result in increased density zoning potential.

3. Public Comments

Janice White (Huntington Beach Resident - Regional Center of Orange County) stated that she is a Representative for the Disabled, providing “support” (not funding for housing, but provide independent living support) to those aging residents who also have children with disabilities.

Erin Laura (Dana Point Resident) stated that she is concerned about availability of facilities for her son as he ages, and other children with special needs to help provide independence.

Linda Tang (Irvine - Kennedy Commission) stated that she is a representative of a coalition of residents in community organizations that advocate for the development of homes affordable to low-income working families. She stated that

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES**

January 28, 2013
6:00 – 7:13 p.m.

PAGE 4

their concerns of rising rents in Dana Point and per the Orange County Register, reported that Dana Point has the third highest rent level in Orange County.

4. Planning Commission Discussion

Commissioner O'Connor stated that she is supportive of Affordable Housing; Doheny Village is a good potential area for affordable/infill workforce housing for teachers, first-responders, etc.

Commissioner Claus stated that the presentation was well done, and seeing what the City has accomplished in the last several years demonstrates that it has put together a very comprehensive program.

Chairman Denton stated that the Town Center and Doheny Village are both excellent sites for infill. Also, the former Makar site, i.e., old mobile home park. He stated that the City depends on hospitality for cash flow and needs housing for workers in that industry.

Vice-Chairman Newkirk stated the relevance of families of the developmentally disabled that key part of the population is increasing and we need to provide for their needs over time.

Commissioner Preziosi thanked City Staff for the presentation.

5. Next Steps

Comments from the Stakeholders, the Planning Commission, and the Public will be collected. A draft on the City's website will be provided to obtain additional feedback. A tentatively scheduled joint-City Council Meeting is on March 19, 2013.

Chairman Denton stated that the Planning Commission received the Draft General Plan Housing Element presentation, and noted a scheduled Joint Meeting to be held on March 19, 2013.

E. STAFF REPORTS

There were no Staff Reports.

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING MINUTES**

January 28, 2013
6:00 – 7:13 p.m.

PAGE 5

F. COMMISSIONER COMMENTS

Commissioner Preziosi inquired about the status of the remodel of former “Hollywood Video” store property.

***John Tilton** (Acting Director) responded that they have tenants in line for half of the building, the property owner has submitted tenant improvement plans to the City.*

Vice-Chairman Newkirk thanked staff for the workshop, and thanked the public for attending the meeting and contributing their comments.

Chairman Denton announced that story poles for buildings proposed under of the Harbor Revitalization Plan will go up on January 31, 2013. He encouraged everyone to take a look at them before they are removed on February 7, 2013.

***John Tilton** (Acting Director) confirmed Commissioner Claus’ inquiry about the story poles covering the Commercial Core in the conceptual plan. He explained that photographs will be taken from different vantage points to input the data into a computer modeling program to show the public.*

G. ADJOURNMENT

Chairman Denton announced that the *next* meeting of the Planning Commission will be held on Monday, February 11, 2013, beginning at 6:00 p.m. (or soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 7:13 p.m.

Norman Denton, Chairman
Planning Commission