

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

May 18, 2009
7:00 – 8:11 p.m.

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

CALL TO ORDER – Chairwoman Fitzgerald called the meeting to order.

PLEDGE OF ALLEGIANCE – Economic Development Manager, Christy Teague led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Vice-Chairman Ed Conway, Commissioner Michael Dec, Commissioner Norman Denton, Chairwoman Liz Anderson Fitzgerald, and Commissioner April O'Connor

Staff Present: Kyle Butterwick (Director of Community Development), Jennifer Farrell (Assistant City Attorney), Christy Teague (Economic Development Manager), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: **Minutes of the regular Planning Commission Meeting of May 4, 2009.**

ACTION: **Motion made (Denton) and seconded (Dec) to approve the Minutes of the regular Planning Commission Meeting of May 4, 2009. Motion carried 5-0. (AYES: Conway, Denton, Dec, Fitzgerald, O'Connor NOES: None ABSENT: None ABSTAIN: None)**

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: General Plan Amendment (GPA09-01) to update the Housing Element.

Applicant: City of Dana Point
Location: Citywide

Request: To amend the City's General Plan to update the Housing Element as required by State law.

Environmental: In accordance with CEQA, a Negative Declaration has been prepared for the Housing Element. CEQA compliance is required for adoption of the Housing Element and certification from the California Housing & Community Development Department.

Recommendation: That the Planning Commission review the Housing Element and related housing programs, conduct the public hearing, and approve the attached draft resolutions recommending to the City Council the approval and adoption of the Negative Declaration and General Plan Amendment (GPA09-01) for the updated Housing Element.

Christy Teague (Economic Development Manager) presented the staff report.

There being no requests to speak on this item, Chairwoman Fitzgerald opened and closed the Public Hearing.

Commissioner O'Connor spoke in favor stating that she would like to see the Town Center and the Via Canon sites considered for a zone change to offer more opportunities for affordable housing; she suggested that the Makar developer be encouraged to consider affordable units at their location, rather than pay in-lieu fees. She added that the updated Housing Element is a great start for Dana Point.

Vice-Chairman Conway complimented Staff for their hard work and for spending the time to come up with a great document for the City.

Commissioner Denton agreed and indicated that he was prepared to make a motion for approval of the recommendation.

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ACTION: Motion made (Denton) and seconded (O'Connor) to approve Resolution 09-05-18-10 recommending that the City Council adopt a Negative Declaration for the General Plan Amendment (GPA 09-01) to update the Housing Element. Motion carried 5-0. (AYES: Conway, Dec, Denton, Fitzgerald, O'Connor NOES: None ABSENT: None ABSTAIN: None)

ACTION: Motion made (Denton) and seconded (Conway) to approve Resolution 09-05-18-11 recommending City Council approval of General Plan Amendment GPA 09-01, which amends the General Plan Housing Element, and submission of the Housing Element for certification by the California Housing and Community Development Department (HCD). Motion carried 5-0. (AYES: Conway, Dec, Denton, Fitzgerald, O'Connor NOES: None ABSENT: None ABSTAIN: None)

E. NEW BUSINESS

There were no New Business items.

F. STAFF REPORTS

Kyle Butterwick (Director) provided the Commission with several updates:

- Last week, the City Council upheld the Planning Commission decision on preserving the Doheny House. He stated that the landowner may decide to return to the Planning Commission with refined alternatives for consideration.
- The City Council will be considering the Planning Commission's recommendations on the Makar proposal at their next meeting (June 8th).
- The upcoming Coastal Commission hearing on the Dana Point Harbor Revitalization Plan is still tentatively scheduled for June 11th. The meeting will be held in Marina Del Rey. Staff will forward the specifics as soon as information is confirmed.

G. COMMISSIONER COMMENTS

Commissioner Dec reported that he had attended the League of California Cities Conference last year, felt that it was an excellent forum for new Commissioners, and expressed an interest in attending any upcoming Planning-

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related programs. *Mr. Butterwick (Director) indicated that he would send available conference information to the Commissioners.*

Commissioner Dec stated that it would be phenomenal to see the affordable housing programs come together in the City so that people can afford to live here.

Commissioner Denton thanked Staff for their work on the Housing Element, and indicated that he is very proud that the City of Dana Point will have its Housing Element certified by the State.

Vice-Chairman Conway stated that he wanted to acknowledge Ms. Teague's excellent Housing Element presentation and recognize her all around duties in the City.

Commissioner O'Connor recalled last night's earthquake and felt safe knowing that Dana Point's Emergency Response Team is well organized if in case any major disaster were to happen. She reminded everyone of how important it is to prepare their families for disasters and to have an emergency preparedness kit at home or retain one from the American Red Cross website at www.redcross.org.

Chairwoman Fitzgerald thanked Staff for their work on the Housing Element. She stated that she was also impressed with the City Council's decision on the Doheny House.

H. ADJOURNMENT

Chairwoman Fitzgerald adjourned the meeting to the *next regular* meeting of the Planning Commission to be held on Monday, June 1, 2009, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 8:11 p.m.

Liz Anderson Fitzgerald, Chairwoman
Planning Commission