
**CITY OF DANA POINT, CALIFORNIA
CITY COUNCIL ADJOURNED REGULAR MEETING /
JOINT MEETING WITH THE PLANNING COMMISSION MINUTES
MAY 10, 2006**

CALL TO ORDER

The Adjourned Regular Meeting of the City Council of the City of Dana Point, California, was called to order by Mayor Anderson at 6:03 p.m. in the Dana Point City Council Chamber, 33282 Golden Lantern, Suite 210, Dana Point.

ROLL CALL

PRESENT: Lara Anderson, Mayor
Russell Chilton, Mayor Pro Tem
Diane L. Harkey, Council Member
James V. Lacy, Council Member
Wayne Rayfield, Council Member

STAFF PRESENT: Douglas Chotkevys, City Manager; Patrick Muñoz, City Attorney; Sharie Apodaca, Director of Administrative Services; Kathy Ward, Acting City Clerk; Cathy Catlett, Assistant City Clerk; Kyle Butterwick, Director of Community Development; Brad Fowler, Director of Public Works/City Engineer; Brenda Chase-Wisneski, Senior Planner; Jackie Littler, Acting Executive Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Lacy.

INVOCATION

The Invocation was led by Reverend Paul Peck.

CONSENT CALENDAR

IT WAS MOVED BY COUNCIL MEMBER RAYFIELD, SECONDED BY MAYOR PRO TEM CHILTON, THAT THE RECOMMENDATIONS BE ACCEPTED FOR ALL ITEMS LISTED ON THE CONSENT CALENDAR.

The motion carried by the following vote:

AYES: Council Members Harkey, Lacy, Rayfield,
Mayor Pro Tem Chilton and Mayor Anderson
NOES: None
ABSENT: None

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1. CLAIMS AND DEMANDS

RECEIVED AND FILED.

PUBLIC HEARINGS

There were no Public Hearings.

UNFINISHED BUSINESS

There was no Unfinished Business.

JOINT MEETING WITH THE PLANNING COMMISSION

ROLL CALL OF PLANNING COMMISSION MEMBERS

PRESENT: J. Scott Schoeffel, Chairman
Steve Weinberg, Vice-Chairman
Liz Anderson-Fitzgerald, Commissioner
Norman Denton, Commissioner
April O'Connor, Commissioner

PUBLIC COMMENTS

John Chaffetz, Dana Point, spoke regarding the proposed Harbor renovation project and story poles there depicting the proposed height of buildings and occlusion of views.

Dr. Jim Seitz, Dana Point, spoke regarding the process of good policy making for affordable housing.

Robert Traphagen, Dana Point, spoke regarding affordable housing.

Kathy Weaver, Florida, representing Millennium Housing as a Board Member, spoke regarding their recent purchase of over twenty mobile home parks, securing the homes of the residents.

NEW BUSINESS

2. HOUSING SUMMIT AND REVIEW OF DRAFT HOUSING ELEMENT

City Manager Chotkevys provided introductory comments.

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Director of Community Development Butterwick provided the staff report, including a summary of the review process and future scheduled public hearings for public input.

John Ramirez, City Attorney's Office of Rutan and Tucker, provided an overview of the State law requirements of the Housing Element.

Colin Drukker, The Planning Center, reviewed the purpose and context of the Housing Element, the process, and the existing and growth needs of Dana Point.

Julie Bidwell, County of Orange, reviewed the County programs available to Dana Point.

Colin Drukker, The Planning Center, provided an overview of the City's programs, land inventory, density bonus laws, and inclusionary housing.

Patrick Evans, Huntington Beach, representing the Dana Point Marina Mobile Home Estates former residents, spoke regarding affordable housing requirements and the City of Dana Point's response to this.

Dr. Jim Seitz, Dana Point, spoke regarding available vacant land in Dana Point and major issues requiring addressing.

Patrick Evans, Huntington Beach, responded to questions from the City Council and Planning Commission Members.

Mayor Anderson declared a recess at 7:43 p.m. and reconvened the meeting at 7:57 p.m. All City Council Members and Planning Commission Members were present.

Robert Traphagen, Dana Point, spoke regarding the limited land available and affordable housing in-lieu fees.

Bob Montgomery, representing the Building Industry Association of Orange County, spoke in support of this project and offered to provide technical assistance in development of the Housing Element.

Collen Ann Traphagen, Dana Point, thanked the Council for their efforts and asked about special needs facilities.

Bonnie Pitkin, Dana Point, spoke about the negative impacts to the residents of the mobile home park closure.

Pat Plepler, Dana Point, spoke of the need for more information/specifics regarding where affordable housing would be located.

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Director of Community Development Butterwick and Colin Drukker, The Planning Center, responded to questions from the City Council and Planning Commission members.

Richard Gardner, Capistrano Beach, spoke regarding the market value of homes in Orange County.

Mayor Anderson declared a recess at 9:33 p.m. and reconvened the meeting at 9:44 p.m. All City Council Members and Planning Commission Members were present.

Members of the City Council and Planning Commission discussed various aspects of the Housing Element, including in-lieu fees for projects, affordable housing, regulatory reforms for new construction, incentives for affordable housing, the City owned property at Via Cañon, possible use of the bus yard property on Del Obispo, residential uses for upper floors in Town Center, onsite work force housing, and streamlining the affordable housing approval process.

Council Member Harkey objected to the sale of Via Cañon as it is the last piece of open space and a valuable asset. Council Member Harkey suggested holding Via Cañon in reserve because it has no debt, and it is extra security should we ever need money in the future. Council Member Harkey was opposed to high density units on this site.

Staff was directed to bring back issues addressed at this meeting at a study session to be held on June 28th.

ADJOURNMENT

There being no further business before the City Council and Planning Commission at this session, Mayor Anderson declared the meeting adjourned at 10:09 p.m.

The next Regular Meeting of the City Council will be May 24, 2006 at 5:00 p.m. in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

KATHY M. WARD
CITY CLERK

APPROVED AT THE MEETING OF JUNE 14, 2006.