RESOLUTION NO. 2009-26

RECOMMENDING THE DANVILLE TOWN COUNCIL APPROVE A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE AND APPROVE GENERAL PLAN AMENDMENT REQUEST GPA 2009-01 ADOPTING AN UPDATE OF THE HOUSING ELEMENT OF THE DANVILLE 2010 GENERAL PLAN

WHEREAS, the Town is required by State Government Code Section 65580 - 65589.8 to update the Housing Element of its General Plan; and

WHEREAS, the Danville 2007 - 2014 Housing Element must be consistent with the Danville 2010 General Plan, must satisfy State regulations and California Housing and Community Development Department guidelines, and must include the following components:

- A review and assessment of the Town effort to implement the goals and policies of the Danville 1999 - 2006 Housing Element;
- An assessment of current and future housing needs, including the needs of identified special needs populations;
- An inventory of resources and constraints relative to meeting the identified needs; and
- A statement of Town goals and policies with respect to development of housing to meet the identified need within the Town, and

WHEREAS, the draft Danville 2007 - 2014 Housing Element was prepared and circulated for public review, with such circulation including the provision of the requisite review period for the Department of Housing and Community Development; and

WHEREAS, for purposes of compliance with the provisions of the California Environmental Quality Act, a Negative Declaration of Environmental Significance has been prepared for the Danville 2007 - 2014 Housing Element indicating that no significant adverse environmental impacts are anticipated to be associated with the adoption of the update of the Housing Element; and

WHEREAS, a Mitigated Negative Declaration of Environmental Significance (MND) was prepared and approved for the Danville 2010 General Plan update; and

WHEREAS, the MND prepared and approved for Danville 2010 General Plan update addressed impacts of future development within the Town beyond such development that would be reviewed by separate and subsequent general plan amendments which will be necessary to address the shortage of adequate sites to meet the very low and low income components of Danville's Regional Housing Needs Assessment (RHNA); and

WHEREAS, the projected increase in the Town's dwelling unit and population totals provided for in the Danville 2010 General Plan update, and the implementation of programs proposed in the draft update of the Housing Element do not raise any new significant environmental issues which were not addressed in the MND prepared and approved for the Danville 2010 General Plan update; and

WHEREAS, public participation was solicited and encouraged during the process of preparing the Danville 2007 - 2014 Housing Element; and

WHEREAS, a Town-wide notification of the Housing Element update effort was supplied to all Town residents and commercial property owners by way of distribution of general information articles published in Danville Today quarterly newsletters; and

WHEREAS, a copy of the draft Danville 2007 - 2014 Housing Element was made available for public review on the Town's website prior to the public hearing process; and

WHEREAS, the Planning Commission conducted a series of study sessions pertaining to the draft Danville 2007 - 2014 Housing Element leading up to the public hearing for the document, and

WHEREAS, the Planning Commission did review the draft Danville 2007 - 2014 Housing Element at noticed public hearings on July 28, 2009; and

WHEREAS, the public notice of this action was given in all respects as required by law; and

WHEREAS, the Planning Commission did hear and consider all reports, recommendations, and testimony submitted in writing and presented at the hearing, now, therefore, be it

RESOLVED, the Planning Commission of the Town of Danville recommends Goal 5 of the draft Danville 2007 - 2014 Housing Element be amended to indicate that mitigation of governmental constraints be mitigated to the extent feasible and, be it further

RESOLVED, the Planning Commission recommends that the Danville Town Council approve a Negative Declaration of Environmental Significance and approve General Plan Amendment GPA 2009-01 and adopt the update of the Housing Element of the Danville 2010 General Plan.

APPROVED by the Danville Planning Commission at a regular meeting on July 28, 2009, by the following vote:

AYES:	**Antoun, Attwood, Combs, Nichols, Overcashier, Radich**
NOES:	-
ABSENT:	**Morgan, Storer**
ABSTAIN:	-

Chairman

APPROVED AS TO FORM:

City Attorney

Chief of Planning

PAGE NO. 2 OF RESOLUTION NO. 2009-26