

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

February 25, 2013
6:00 – 7:19 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 – Commissioner O'Connor led the Pledge of Allegiance.

ROLL CALL

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

Commissioner(s) Absent: Commissioner Tarquin Preziosi

Staff Present: John Tilton (Acting Director), Christy Teague (Acting Planning Manager/Economic Development Manager), Brad Fowler (Director of Public Works), Jennifer Farrell (Deputy City Attorney), Erica Demkowicz (Senior Planner), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of February 11, 2013.

ACTION: Motion made (Newkirk) and seconded (Claus) to approve the Minutes of the regular Planning Commission Meeting of February 11, 2013. Motion carried 4-0. (AYES: Claus, Denton, Newkirk, O'Connor NOES: None ABSENT: Preziosi 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

There were no Public Hearing items.

E. NEW BUSINESS

ITEM 2: STAFF PRESENTATION

1. A General Overview of the Dana Point Town Center Plan – John Tilton (Acting Director) gave the staff presentation.
 - a. Historical Perspective
 - b. Public Planning Process
 - c. Guiding Principles
 - d. Goals and Policies
 - e. Land Use Regulations/Development Standards
 - f. Potential Development Opportunities
 - g. Implementation
2. Public Improvements Update from Director of Public Works – Brad Fowler provided an overview of the Phasing Strategies for Town Center.
3. Questions
Brad Fowler (Director of Public Works) responded to questions regarding the estimated timeline for each phase. He noted integrating each phase with South Coast Water District (SCWD) working on their portion of the streets. He also responded to a question about working in sections to keep street lanes open at all times to reduce impacts. He further responded to a question about funding and discussed cost effective measures by reducing expenses on consultants and through relying on existing developers, existing funds, and City staff.

Chairman Denton opened the discussion:

Dana Yarger – (Dana Point) commented that he recently opened an art gallery on Del Prado, and is expanding art and culture related items. He commended staff for the decades of work that has gone into Town Center, and noted that staff has answered his questions this evening. He noted that his business would be in a construction zone, and he suggested flexibility toward temporary signage

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permit requirements for small business owners once development moves forward.

Ray Nona (Capistrano Beach) noted that he has lived in Capistrano Beach since 1973. He asked staff for confirmation regarding the articulation of buildings in the Town Center, if there was an architectural style established.

John Tilton (Acting Director) responded that no architectural style is mandated in the Town Center Plan. He confirmed that the Town Center area was no longer covered under the Dana Point Specific Plan, when the building design requirement was in the Cape Code style. There is no specific style, but developers are encouraged to choose a style and building it in a high quality way.

Chairman Denton closed the discussion. He thanked staff for the presentation, and thanked the public for attending.

F. STAFF REPORTS

John Tilton (Acting Director) reported that staff would prepare a Harbor Regulations presentation for a future meeting.

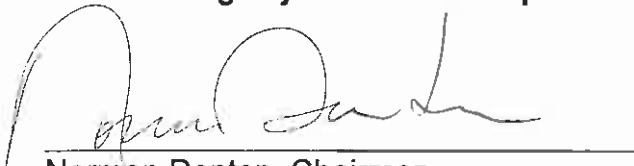
G. COMMISSIONER COMMENTS

There were no Commissioner Comments.

H. ADJOURNMENT

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

The meeting adjourned at 7:19 p.m.



Norman Denton, Chairman
Planning Commission