

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

January 26, 2015
6:00 – 7:26 p.m.

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

CALL TO ORDER – Chairwoman Claus called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE – Bart Claus led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chairwoman Liz Claus, Vice-Chairwoman April O'Connor, Norman Denton, Gary Newkirk, and Susan Whittaker

Staff Present: Ursula Luna-Reynosa (Community Development Director), John Tilton (City Architect/Planning Manager), Brad Fowler (Public Works Director), Jennifer Farrell (Deputy City Attorney), and Denise Jacobo (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of January 12, 2015.

ACTION: Motion made (Whittaker) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of January 12, 2015. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker 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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Chairwoman Claus stated that she lives within the 500 foot radius of the project and recused herself from the following item and left the meeting at 6:04 p.m.

Vice-Chairwoman O'Connor assumed Chairmanship for the remaining portion of the meeting.

D. PUBLIC HEARINGS

ITEM 2: Conditional Use Permit CUP14-0010 to allow a Shared Parking Program for an existing mixed-use building located at 24582 Del Prado Avenue within the City's Town Center/Lantern District Plan area.

Applicant/

Property Owner: Bill Huff/Huff Meridian LLC

Location: 24582 Del Prado

Recommendation: That the Planning Commission adopt Draft Resolution 15-01-26-xx approving Conditional Use Permit CUP14-0010.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorical Exempt pursuant to Section 15301 (Class 1 – Existing Facilities) of CEQA guidelines.

Request: Approval of a Conditional Use Permit CUP14-0010 to allow a Shared Parking Program at an existing mixed-use building located at 24582 Del Prado Avenue.

John Tilton (City Architect/Planning Manager) presented the staff report on behalf of Saima Qureshy (Senior Planner).

Ursula Luna-Reynosa (Director of Community Development) also provided additional parking control information.

Vice-Chairwoman O'Connor opened the Public Hearing.

Betty Hill (Dana Point – Dana Point Residents for Responsible Development) generally shared concerns about parking in the Lantern District and was concerned with some of the conditions of the CUP.

Bill Huff (Upland – Property Owner) stated that he was supportive of Staff's recommendations and he is confident that there will be adequate parking.

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Vice-Chairwoman O'Connor stated for the record that she would like Mr. Fowler to provide his input on future parking.

Brad Fowler (Director of Public Works and Engineering Services) responded that the City is working with the Nelson Nygaard parking management study which needs to go through the public process seeing what the standards and expectations are to deal with that situation. We are taking it on a step by step basis and at a future date we can decide to do something differently.

Vice-Chairwoman O'Connor closed the Public Hearing.

Commissioner Whittaker stated that she would support the request because of the lease permit and conditions of approval and there is plenty of parking. She felt if there were to be a parking problem it would be a good thing because it means we have some vitality and we do want to encourage development in Dana Point.

Commissioner Denton stated that he agrees with Commissioner Whittaker. He noted enhancements of additional lighting and more signage are good improvements. He stated that he is in support of Staff's recommendation.

Commissioner Newkirk stated that he agrees with his fellow commissioners in approving this item and emphasized the need to look to the future to prevent problems.

Vice-Chairwoman O'Connor stated that she was supportive of Staff's recommendation. She acknowledged the need for tools and incentives to facilitate implementation of the Town Center / Lantern District vision.

ACTION: Motion made (Whittaker) and seconded (Newkirk) to adopt Resolution No. 15-01-26-03 approving Conditional Use Permit (CUP14-0010) to allow a Shared Parking Program at an existing mixed-use building located at 24582 Del Prado Avenue, within the City's Town Center/Lantern District Plan Area, with modified Conditions of Approval No.'s 11 and 12. Motion carried 4-0-1. (AYES: Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: Claus ABSTAIN: None)

E. OLD BUSINESS

There was no Old Business.

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F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Ursula Luna-Reynosa (Director) spoke of some interest in scheduling a Town Center study session with the Planning Commission. She stated that this would be an opportunity to discuss tonight's topic (parking amendment) to be tentatively held on February 23, 2015.

H. COMMISSIONER COMMENTS

Commissioner Whittaker asked about the Planning Commission application process.

Ursula Luna-Reynosa (Director) responded that the City Clerk's office will contact current members of the Planning Commission outlining the process.

Commissioner Denton felt that the timing of having a study session and amending the parking program with new members on the Planning Commission could overwhelm new coming and inexperienced members.

Ursula Luna-Reynosa (Director) responded that it is Staff's intent to have the currently seated Planning Commissioners consider the Town Center / Lantern District Plan amendment to include incorporation of the parking recommendation.

Commissioner Newkirk stated that the dialog tonight was important. He emphasized being proactive and diligent and forward looking to ensure that all parties are taken care of.

Vice-Chairwoman O'Connor spoke about an article in the newspaper regarding Stillwater Spirits and Sounds Restaurant having to discontinue playing music.

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I. ADJOURNMENT

Vice-Chairwoman O'Connor announced that the *next* regular meeting of the Planning Commission will be held on Monday, February 9, 2015, 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 7:26 p.m.

**April O'Connor, Vice-Chairwoman
Planning Commission**

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