

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

ITEM #2

May 11, 2015
6:04 – 8:24 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.

PLEDGE OF ALLEGIANCE – Commissioner Scott McKhann, Commissioner Danni Murphy, and Commissioner Eric Nelson led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chairwoman Liz Claus, Vice-Chairwoman April O'Connor, Commissioner Scott McKhann, Commissioner Danni Murphy, and Commissioner Eric Nelson

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

ITEM 1: Reorganization of the Planning Commission.

- a) Select nominations and vote for Chairperson to serve until the first meeting of April, 2016.
 - Commissioner Murphy nominated Vice-Chairwoman April O'Connor to serve as Chairwoman; no other nominations were received

ACTION: Motion made (Murphy) and seconded (Nelson) to elect April O'Connor to serve as Chairwoman of the Planning Commission. Motion carried 5-0. (AYES: Claus, McKhann, Murphy, Nelson, O'Connor NOES: None ABSENT: None ABSTAIN: None)

- b) Select nominations and vote for Vice-Chairperson to serve until the first meeting of April, 2016.

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- Commissioner Murphy nominated Chairwoman Claus to serve as Vice-Chairwoman. Chairwoman O'Connor nominated Commissioner Nelson to serve as Vice-Chairman; no other nominations were received.

ACTION: Motion made (O'Connor) and seconded (McKhann) to elect Commissioner Nelson to serve as Vice-Chairman of the Planning Commission. Motion carried 5-0. (AYES: Claus, McKhann, Murphy, Nelson, O'Connor, NOES: None ABSENT: None ABSTAIN: None)

A. APPROVAL OF MINUTES

Patrick Munoz (City Attorney) clarified that the vote for approval of the Minutes from the new Planning Commissioners would be acceptable since they were in attendance at the meeting on April 27, 2015.

ITEM 2: Minutes of the regular Planning Commission Meeting of April 27, 2015.

ACTION: Motion made (McKhann) and seconded (Nelson) to approve the Minutes of the regular Planning Commission Meeting of April 27, 2015. Motion carried 4-0-1. (AYES: Claus, McKhann, Murphy, Nelson NOES: None ABSENT: None ABSTAIN: O'Connor)

B. PUBLIC COMMENTS

Buck Hill (Dana Point – Dana Point Residents for Responsible Development DPRRD) welcomed the new Planning Commissioners. He advised the Commissioners when analyzing all zoning decisions, to take into consideration any data and facts, particularly with the Item which will be presented this evening.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

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D. PUBLIC HEARINGS

Commissioner Claus stated that she lives within the 500' radius of the project and recused herself at 6:17 p.m.

Chairwoman O'Connor stated that she lives within the 500' radius of the project and recused herself at 6:17 p.m.

Vice-Chairman Nelson announced the departure of Chairwoman O'Connor and Commissioner Claus from the Chambers.

ITEM 3: Zone Text Amendment ZTA15-0001, and Local Coastal Program Amendment LCPA15-0001; to amend the City's Zoning Ordinance; Chapter 9.26 and corresponding Appendix "E", generally referred to as "Dana Point Town Center Plan", to address parking regulations, a change to the title of the document to "Dana Point Lantern District Plan" and an addendum to the previously approved Mitigated Negative Declaration. (Continued from the Regular Planning Commission Meeting of April 27, 2015)

Applicant City of Dana Point

Location: The Town Center Plan area ("Plan area") as identified on the City's adopted Zoning Map. Generally, the subject area extends over approximately a one-mile area and encompasses Pacific Coast Highway and Del Prado, from Green Lantern to Copper Lantern, including the area of La Plaza.

Recommendation: That the Planning Commission approve draft Resolutions (Number 15-05-11-13) recommending City Council approval and adoption of the Zone Text Amendment, Local Coastal Program Amendment and addendum to the previously approved Mitigated Negative Declaration (Number 15-05-11-12).

Environmental: A draft addendum to the previously adopted Mitigated Negative Declaration (State Clearinghouse # 2006091005) has been prepared in accordance with the California Environmental Quality Act (CEQA).

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Request: Request for the approval of a 1) Zone Text Amendment ZTA15-0001, Local Coastal Program Amendment LCPA15-0001 and 2) an addendum to the previously approved Mitigated Negative Declaration to amend the City's Zoning Ordinance – Chapter 9.26 and corresponding Appendix "E", commonly referred to as "Dana Point Town Center Plan", to address parking regulations and to change the title of the document to "Dana Point Lantern District Plan".

Ursula Luna-Reynosa (Director) provided a brief introduction of the project before introducing Senior Planner Saima Qureshy to give the staff report.

Saima Qureshy (Senior Planner) provided a background summary of the process to date and the recommended actions before introducing Nelson Nygaard to provide a presentation.

Patrick Siegman (Nelson Nygaard Associates – Project Consultant) provided a PowerPoint presentation reviewing the proposed project.

Vice-Chairman Nelson opened the Public Hearing.

Mary Hartmann (Dana Point) spoke against the project due to limited parking in the Lantern Village.

Cindy Fleming (Dana Point) recommended keeping the minimum average for parking and require new businesses to comply as part of their business license.

Mike Powers (Dana Point) stated that he is in support of the parking plan because it is a step for the Town Center to move forward.

Sandie Iverson (Capistrano Beach) spoke against the proposal due to spillover parking.

Enzo Scognamiglio (Dana Point Chamber of Commerce Representative - Laguna Hills) spoke in support of the Town Center Parking Plan.

Roxanna Watrous (Dana Point) spoke against the parking plan due to difficulty of walking in high heels.

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Erika Johnson (Dana Point) spoke in support of the parking plan because it encourages business.

Cindy Monroe (Dana Point) spoke in support of the parking plan stating that the limited parking is a good problem to have.

Dana Yarger (Dana Point) stated that the solution for parking would take some time.

Terry Walsh (Dana Point) stated that he liked the shared parking plan but was concerned with reducing the number of parking for development.

George Ray (Dana Point) stated that he supports the shared parking plan.

Trent Hofferber (Dana Point) spoke against the proposal because of parking issues.

Bob Theele (Dana Point) stated that the vision of Town Center is to have continuous shops with appropriate parking standards, he recommended adoption of the parking plan.

Michael Frost (Lantern Village Association and Town Center Committee - Dana Point) spoke in favor of the parking plan stating that the plan is better, and the policies are straightforward.

Jim Miller (Dana Point) spoke in favor of the project noting that the plan as it is currently, is not encouraging new development and it is time to move forward.

Patty Short (Lantern Village Committee Member - Dana Point) spoke in support of the parking plan.

Susan Hinman (Dana Point) stated that she was concerned about meeting the resident/taxpayers "ideals".

Buck Hill (Dana Point – DPRRD) spoke against the plan stating that there is not enough data to support the parking plan.

Vice-Chairman Nelson closed the Public Hearing.

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Ursula Luna-Reynosa (Director) addressed the testimony that was received.

Vice-Chairman Nelson thanked staff for getting the Planning Commissioners up to speed on this item.

Brad Fowler (Director of Public Works) responded to questions.

ACTION: Motion made (McKhann) and seconded (Murphy) to adopt Resolution No. 15-05-11-12 recommending the City Council adopt an addendum to the original Mitigated Negative Declaration for the Town Center Plan. Motion carried 3-0-2. (AYES: McKhann, Murphy, Nelson NOES: None RECUSE/ABSENT: Claus, O'Connor ABSTAIN: None)

ACTION: Motion made (McKhann) and seconded (Murphy) to adopt Resolution No. 15-05-11-13 recommending City Council Approval of Zone Text Amendment ZTA15-0001 to Amend the City's Zoning Ordinance; Chapter 9.26 and corresponding Appendix "E" generally referred to as the "Dana Point Town Center Plan" to address parking regulations and a title change of the document to "Dana Point Lantern District Plan" and submission as part of a Local Coastal Program Amendment LCPA15-0001 for approval and certification by the California Coastal Commission; and directed the staff to further analyze an appropriate standard for residential units with two or more bedrooms and present that information to the City Council for their deliberation; and to amend the provision in staff's recommended Town Center Plan document to state "If parking occupancy counts reveal that parking occupancy meets or exceeds 80% of public and shared spaces, take action to increase supply and/or reduce demand". Motion carried 3-0-2. (AYES: McKhann, Murphy, Nelson NOES: None RECUSE/ABSENT: Claus, O'Connor ABSTAIN: None)

Chairwoman O'Connor rejoined the meeting at 8:21 p.m.

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E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

Ursula Luna-Reynosa (Director) announced that in observation of Memorial Day Holiday, Monday, May 25, 2015, the regular scheduled meeting of the Planning Commission will be cancelled.

H. COMMISSIONER COMMENTS

Vice-Chairman Nelson stated that he is appreciative to be on the Commission. He felt that everybody did a great job, and thanked the support of staff for getting them up to speed.

Commissioner Murphy stated that the item on the Agenda was a huge learning curve, but she understood it all and is ready for other subjects.

Commissioner McKhann echoed the thoughts of his two fellow Commissioners. He informed everyone that he will not be attending the first meeting in June.

Ursula Luna-Reynosa stated that she is impressed with the Commission coming up to speed on an item that took a long time to digest. She stated that she looks forward to working with the new Planning Commissioners, and welcomed Chairwoman O'Connor and Commissioner Claus back to the Planning Commission.

Chairwoman O'Connor welcomed and congratulated the new Planning Commissioners. She thanked everyone for electing her as the Planning Commission Chairwoman.

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I. ADJOURNMENT

Chairwoman O'Connor announced that the *next* regular meeting of the Planning Commission will be held on Monday, June 8, 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 8:24 p.m.

April O'Connor, Chairwoman
Planning Commission