



**CITY OF DANA POINT**  
**LIBRARY & SEA TERRACE**  
**PARK SUBCOMMITTEE**

**MINUTES**

**WEDNESDAY, JULY 26, 2006**

**Location: City Plaza, City Council Chambers, 33282 Golden Lantern, 2<sup>nd</sup> Floor, Dana Point, California 92629**

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APPROVED: September 21, 2006

1. **CALL TO ORDER:** Vice Chair Rayfield called the meeting to order at 3:05 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **SUBCOMMITTEE ROLL CALL & INTRODUCTIONS:**

James Lacy, Council Member (Chair) (Excused absence)  
Wayne Rayfield, Councilmember (Vice-Chair)  
Joanna Adrian  
Philip Bordeaux  
Lynn Dawson  
Bill Johnson  
Michael Mata  
Judy Smith  
Karin Schnell (Alternate)

**STAFF PRESENT:**

Sharie Apodaca, Director of Administrative Services  
Brad Fowler, Director of Public Works  
Lori Fuentes, Recreation Supervisor  
Larry Ryan, RJM Design Group

4. **PUBLIC COMMENTS:** None

5. **MEETING MINUTES:** Approve Minutes of July 15, 2006.

Moved by Member Dawson, seconded by Member Adrian and carried unanimously to approve the minutes as presented.

**6. DISCUSSION RELATIVE TO PUBLIC OUTREACH EFFORT FOR SEA TERRACE PARK DESIGN PLANS.**

At the request of Chair Lacy, Vice Chair Rayfield asked the subcommittee members if they felt the public outreach effort relative to the Sea Terrace Park design was sufficient.

The subcommittee members expressed their viewpoints. It was the consensus of the subcommittee that the public outreach efforts, meeting noticing and newspaper coverage has been more than adequate throughout the process. It was noted that over 1,000 notices were mailed to residents of Niguel Shores; however the attendance at that Saturday meeting was not well attended. It was noted that all subcommittee meetings have been noticed and or mentioned at City Council meetings. It was also stated that this particular park has received a lot of public input over the past ten years during two prior design improvement efforts. It was stated now that conceptual 50% design is nearly complete and the budget is known, interest in the project has increased. It was stated however, that the limited amount of funds available which limits Phase I improvements has not been stressed enough in the newspaper coverage. It was stated that more press coverage would be beneficial which explains the plan and the limited funding for Phase I, plus that the park design can be enhanced in Phases 2 and 3 subject to available funding.

No further action was taken.

**7. REVIEW OF SEA TERRACE PARK CONCEPTUAL DESIGN PLANS AND TIMELINE.**

Public Works Director Fowler stated staff is prepared to review its responses to the discussion items raised at the July 15<sup>th</sup> meeting by the subcommittee and the public relative to the proposed park design. Prior to doing so, he referred to a matrix identifying park and recreation enhancing projects throughout the City that have been completed or are in progress since 2001. He noted that these improvements have provided additional recreational opportunities for the public, including youth and children. He also stated that four recreational beach enhancement projects have been completed since 2002 to reduce beach closings which have also enhanced recreational opportunities at our local beaches.

Public comments:

Art Danielian, representing Danielian Assoc. Architects/Planners located in Irvine, stated he represents the owners of property adjacent to the park, and supports the conceptual 50% design.

Carol McDermott, Government Solutions, Inc., Irvine, representing the Villas adjacent to the park, addressed the subcommittee regarding the park improvements and coordinating efforts with the redevelopment of the Villas. Ms. McDermott requested the opportunity to work with staff to ensure the placement and design of the park amenities are compatible to the future improvements planned for the Villas. She spoke in favor of a passive park to keep noise levels low, and lighting solutions that do not have a negative impact upon Villa residents. She also requested an opportunity to provide input relative to the main access road and that perhaps access to the Villas from that access road can be added to the design. Ms. McDermott stated the Villas plans are not yet final, however affordable housing is being considered as part of the

plans. She stated solutions can be arrived at for the mutual benefit of both parties resulting in a vastly improved setting.

Vice Chair Rayfield stated he hoped her company would consider a financial interest in the library.

Irene Fascher, Dana Point, stated she supports the Tuscan theme, and queried if an alternate location for the primary tramway path had been considered.

The subcommittee proceeded to review the discussion items and staff responses listed in the agenda report as follows:

1. Definition/Clarification of “passive” park:

The difference between passive uses and leisure activities versus organized sports activities was discussed and clarified.

It was the consensus of the subcommittee that organized sports functions and a skateboard park are not a passive use due to noise and potential traffic/parking generation.

However, informal/free “pick up” games in open grass areas and picnic areas would be considered a passive use. Likewise, a passive playground could include half courts for volleyball or basketball and a tot lot.

It was clarified by staff that skateboarding is not a subcommittee issue and that the prohibition of skateboarding in public parks is under the purview of the City Council per City code. Staff stated that the City Council has prohibited skateboarding in most City parks due to previous property damage caused by skateboarders. The subcommittee concurred and refrained from taking a position on the matter.

2. Active Park Additions:

Staff reported that active park additions such as a pool, baseball soccer field would require Planning Commission and City Council action and a revision to the CEQA documents. Staff noted that the playground for 2-12 year olds has already been approved under the current CEQA documents, and that a half court basketball or volleyball court could be implemented as part of the playground into the plan at this time as well.

It was the consensus of the subcommittee to recommend that a location be identified and included in Phase I grading for the possible construction of a half court basketball court and a sand volleyball court in a future phase. This will help address the lack of recreational opportunities for teens.

Larry Ryan, RJM Design Group, stated the volleyball and basketball courts would be located in an area that is bermed to contain loose balls and not interfere with other activities and the enjoyment of the park by others.

3. Maintenance Yard:

In response to subcommittee members concerns, Mr. Fowler clarified that a line of sight study and traffic study will be performed to ensure adequate visibility at the entrance to the maintenance yard for vehicle and pedestrian safety.

He noted that access on Coast Highway to the maintenance yard will accommodate one truck at a time and not in both directions simultaneously. He stated truck traffic will be very minimal ingressing and egressing from the yard, and will not include large semi-truck and trailer rigs.

He also noted that the environmental review already approved a small fuel station at the yard.

4. Landscaping Grasses:

Mr. Ryan presented photos of grasses integrated with other landscaping materials which he recommended for the park. He also suggested that a few subcommittee members visit other city parks where the grasses are being utilized. It was the consensus of the subcommittee that grasses be planted that do not appear dried out and dead. The subcommittee concurred to appoint an ad hoc committee to visit parks in other cities in order to view the grasses recommended by Mr. Ryan. If the ad hoc committee disagrees with the recommendations, then a special meeting will be called in August to discuss this issue.

5. Light Bollards or Pedestrian Lights:

For the record, Member Dawson clarified that in relation to her comments made at the prior meeting, she is not entirely opposed to lighting in the park.

It was the consensus of the subcommittee and the Villas' representatives to recommend pedestrian "down lighting" that will produce less spillage.

6. Neighbor Concerns:

Staff will continue to work with representatives of the Villas HOA to address concerns to their best of their ability related to noise, design and view obstructions.

7. Picnic Tables/Furniture Types:

Parks Manager McClure and Parks Supervisor Jacobo addressed the subcommittee regarding wooden versus concrete furniture. The City staff members recommended redwood tables and benches because they are easier and quicker to repair/replace and less costly to maintain in longevity. Mr. Fowler stated that the difference in long term cost of wooden versus concrete furniture is not that significant, but that after time passes the concrete style may no longer be available to replace in kind.

It was the concurrence of the subcommittee to recommend that the Tuscan theme be maintained which is also displayed by surrounding hotels and buildings, and to continue with concrete furniture in the park. It was noted by Mr. Ryan that all furniture will be properly mounted firmly to the ground per specifications to prevent injuries.

It was also the consensus of the subcommittee to recommend that a substantial number of picnic tables and barbecues be included in the picnic/park areas.

8. Tramway/Trail ways:

Mr. Fowler suggested that the tramway trail be renamed to "primary ocean access trail." It was confirmed by staff that the tramway is a requirement imposed by the Coastal Commission to transport visitors from the St. Regis Hotel to the beach area. It was also confirmed that the trail ways will be bicycle friendly.

It was the consensus of the subcommittee to recommend that the primary ocean access trail have a seeded tan aggregate finish; and that the remaining trail ways would be an attractive colored concrete. Both finishes are within the existing project budget. A color chart will be provided at an appropriate future date.

9. Lodge Pole Fencing:

It was the consensus of the subcommittee to recommend a lodge pole fencing addition which is currently not budgeted, to run along the berm to separate the park from the golf course. More substantial screened fencing will be necessary to keep people out of the maintenance yard area.

10. Parking Lot:

Staff noted that the Phase II parking lot location must be added back into the drawings for space consideration. Also, another trail link for the primary ocean access trail connecting to the future road has been added to accommodate expected travelers in a future phase.

With respect to park maintenance, Mr. Fowler stated that City staff prefers to maintain control over tree trimming in the park versus having Makar do this task. The subcommittee concurred but wanted staff to inquire if Makar would contribute funds elsewhere since it would not incur the expense for tree trimming.

**8. SUBCOMMITTEE MEMBER REPORTS:** None.

**9. NEXT MEETING/ADJOURNMENT:** The meeting was adjourned at 5:01 p.m.

The subcommittee to call a meeting in August if the ad hoc committee considering the proposed grasses for the landscaping does not agree with the recommendations of staff. Otherwise, the next meeting will be held September 21, 2006 at 3:00 p.m. in the Old EOC Conference Room. The park design; library and library foundation to be agendaized for discussion.

Submitted by,

Sharie Apodaca  
Director of Administrative Services