
**CITY OF DANA POINT
TOWN CENTER SUBCOMMITTEE
AGENDA**

January 24, 2006
1:00 p.m.

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

1. PLEDGE OF ALLEGIANCE
2. SUBCOMMITTEE ROLL CALL
3. PUBLIC COMMENTS
4. PUBLIC OUTREACH UPDATE
5. TIMING FOR CONSTRUCTING PUBLIC PARKING *Attachment A*
6. FEEDBACK FROM 1/17 RESIDENTIAL FOCUS MEETING *Attachment B*
7. DEVELOPMENT STANDARDS (CONTINUED FROM 12/7/05) *Attachment C*
 - a. *Projections Beyond Height and Setbacks*
 - b. *Roof Deck Provisions*
 - c. *Driveway Locations*
8. LAND USE *Attachment D*
9. FOLLOW-UP FROM JANUARY 9TH SUBCOMMITTEE MEETING *Attachment E*
 - a. *January 9, 2006 Meeting Minutes*
 - b. *Subcommittee Recommendations To Date* *Attachment F*
10. ROUNDTABLE DISCUSSION
11. NEXT MEETING/ADJOURNMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that on or before, January 20, 2006, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office and the Dana Point Library.

Kyle Butterwick, Director
Community Development Department

Agendas are available on the City's website at www.danapoint.org
IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3564. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.

Timing for Constructing Public Parking

The Inclusion of public parking facilities is a vital part of the Town Center Plan. Because of the change in the recommended circulation system to maintain the one-way pattern, consideration should be given to the timing and management of public parking opportunities.

The issue of public parking was magnified when a two-way circulation system was being considered which would have eliminated a portion of on-street parking on PCH. As part of the recommendation for the two-way circulation pattern, the Subcommittee included a requirement that one, and preferably two, parking facilities be constructed prior to roadway construction.

The current recommendation by the Subcommittee is to maintain the one-way traffic pattern which will not affect on-street parking. In fact, a comprehensive use analysis was conducted by the City which evaluated existing on-street and off-street parking which demonstrated that excess parking is available in the Town Center. The key is to balance demand with supply which will be accomplished with the creation of a parking management program to be developed prior to offering an in-lieu parking program.

Maintaining the one-way circulation pattern will actually result a small increase in on-street public parking and because it has been demonstrated that excess parking exists, investing in a parking facility in the early stages of the project is not initially necessary. In addition, start up costs should be dedicated to roadway and public improvements which are most vital to the success of the project. Nevertheless, it is critical that the steps be taken at the appropriate time to ensure adequate public parking is provided when it is needed.

Recommendation Summary

The following measures are recommended in order to ensure an adequate supply of public parking in Town Center:

1. The City shall actively pursue the creation of additional public parking opportunities in Town Center.
2. The City shall conduct a parking management program prior to roadway construction to establish a baseline parking condition (using a supply/demand analysis).
3. Require participants of the in-lieu parking program to conduct a parking analysis to ensure adequate parking is provided at the time of development. Participation in the in-lieu parking program is dependant on the availability of adequate public parking.

**Residential Focus Meeting (1/17/06)
Questions & Comments**

Height/View Impacts

1. *Should the number of buildings that are permitted to be constructed to 40-feet be limited? (Add to Frequently Asked Questions)
2. Buildings should be limited to 2 stories.
3. Compensation should be considered for loss of views.
4. Older buildings in other communities provide street level buildings at 18' which makes a huge difference.
5. *Will the Town Center be staked prior to adoption of the Plan to depict 40-feet?
6. Consider measuring building height from the floor of subterranean parking.
7. Why are roof top decks and gardens necessary?

Mixed Use

8. *Will mixed use residential development be a requirement?
9. *Why is residential mixed use needed? Should it be limited to a certain area?

Alley Issues

10. *How will delivery trucks park if buildings are permitted to be 5' from rear setback?
11. One way alleys, in opposing directions will be an issue for emergency vehicles and cause confusion.
12. Alley setbacks are not adequate.
13. New residential uses will generate additional noise.
14. Alley issues include: noise, lighting, smell, delivery trucks.

Neighborhood Concerns

15. *How would setbacks be applied to commercial which abuts residences, such as buildings on Golden Lantern and Colegio?
16. Overflow parking is already an issue on Santa Clara.
17. Should residential permits be considered?

Other Comments

18. *Why is change in the Town Center needed?
19. Vacant lots should be used for parking.
20. Why didn't the whale sculpture go to the Subcommittee before the Council?
21. *Consider San Juan Street as a courtyard for pedestrian use.
22. Two-way plan appeared to handle traffic better.
23. *Has diagonal parking been considered? Can the street be returned to its current pattern if the initial construction isn't satisfactory?
24. *Consider phasing improvements and deal with traffic first.
25. Should residential permits be considered?

* Question will be addressed in Frequently Asked Questions.

Underlined items are issues which require follow-up by staff and the Subcommittee.

Proposed Additions and Revisions to Development Standards

In previous meetings, the Subcommittee agreed on most of the development standards for the Town Center. At the 12/7/05 meeting the Subcommittee reviewed and made minor refinements to the standards which addressed the relationship of buildings to streets, sidewalks, alleys and adjacent residential neighborhoods. The table below highlights the development standards

Summary Table

The following tables were taken from the Dana Point Zoning Code and modified to provide a comparison of the revised development standards. The revised standards on setbacks, stepbacks and the treatment of building frontages are highlighted in ***bold italic***. The underlined text indicates the sections which were modified by the Subcommittee on 12/7/05. The standards which the Subcommittee has come to consensus are shaded.

DISTRICT-SPECIFIC DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	EXISTING		REVISED STANDARDS (Town Center)
	Commercial/Res. (south of Del Prado)	CC/P (north of Del Prado and PCH)	
Minimum Lot Size (2)	5,000 sf	5,000 sf	No change.
Minimum Lot Width (2)	50 ft	50 ft	No change.
Minimum Lot Depth (2)	100 ft	80 ft	No change.
DENSITY			
Maximum Lot Coverage	40%	60%	Remove coverage.
Maximum Residential Density	10 du/acre	N/A	Remove density. (<u>Limits on minimum size of units. See Unit Mix below</u>)
Maximum Height	31-35 ft (3) 3 stories (4)	31-35 ft (3) 3 stories (4)	40-feet 3 stories (9)
Standard Floor Area Ratio (5) - Non-residential - Mixed Use	.5 (up to 1.5) 0.7	0.6 (up to 1.75) N/A	2.5 2.5
SETBACKS			
Minimum Front Yard Setback (6)	5 ft	10 ft (7)	<i>PCH: Retain existing setback. Require offer of dedication of 10-foot public access easement if necessary for street functionality. San Juan: Portion of building not built to property line, 5 ft. Del Prado: Portion of building not built to property line, 10 ft. (Note build-to requirements.)</i>
Minimum Street-Front Build-To Line	None.	None.	<i>Pacific Coast Highway: Build 100% of building frontage to setback line.</i>

DEVELOPMENT STANDARDS	EXISTING		REVISED STANDARDS (Town Center)
	Commercial/Res. (south of Del Prado)	CC/P (north of Del Prado and PCH)	
			<i>San Juan: Build 50% of building frontage to property line; balance to setback line. Del Prado: Build to 50% width of front property line. All Other Streets: No build-to lines.</i>
Minimum Side Yard Setback - Interior Side - Street Side (6)	0 ft 5 ft	0 ft 5 ft	No change. No change.
Minimum Rear Yard Setback - Standard (8) - Adjacent to Alley or Street (6) - Adjacent to Residential	15 ft 10 ft	0 ft 5 ft 20 ft	0 ft 5 ft No change.
AMENITIES			
Minimum Open Space (Res Only) - Private - Common	100sf/du 100 sf/du	N/A N/A	No change in area requirements. 50% of units may combine common and public space reqmts.
Min. Landscape Coverage (6)	10%	15%	Remove Landscape Coverage.
Minimum Building Separation	10 ft	10 ft	No change.
Minimum Lockable Storage	250 cu.ft./unit	N/A	No change.

GENERAL DEVELOPMENT STANDARDS

In addition to standards that apply to particular zoning districts, it is recommended that the General Development Standards also be modified to support revitalization of the Town Center.

	EXISTING	REVISED STANDARDS (Town Center)
MAXIMUM PROJECTIONS INTO REQUIRED YARD AREAS		
Balconies and Bay Windows	Maximum 2'-6" into required yards but at least 5'-0" from property lines	<i>Maximum 2'-6" into required yards and step back areas adjacent to alleys. May project 2'-6" beyond property line above a height of 20 feet if permitted by Building Code.</i>
Awnings	Front Yard: 4 ft (no supports) Rear Yard 3 ft Side Yard: 2'-6" Min. From Property Lines: 2 ft	<i>Only retractable awnings permitted in front and street-side yards and public ROW. Pacific Coast Highway and North-South Streets: To property line. Del Prado and San Juan Road: 7 ft into required yard or into public right-of-way but no closer than 8 ft to nearest curb. All Other Yards: No change.</i>
Outdoor Dining Areas (e.g., Sidewalk Cafés)	On Private Property: No specific zoning standards.	<i>Pacific Coast Highway -- Front and Street-Side Yards: To property line</i>

	EXISTING	REVISED STANDARDS (Town Center)
	In Public Right-of-Way: As permitted by Municipal Code Sections 14.01.350 and 14.01.360.	with revocable encroachment permit. Del Prado and San Juan Road-- Front and Street-Side Yards: 2 ft into public right-of-way. All Other Yards: To property line.
All Other Items	Various Restrictions	No change
Maximum Percentage of Building Elevation Length	Front: 60% Side: 40% Rear: 80%	No change.

STEPBACKS

Adjacent to a Street	Above 2nd Story: 20 feet from the street or alley property line, but no less than 10 feet from the first and second stories.	Pacific Coast Highway: For 50% of building built to setback line, step back 10 ft from setback line above 2nd story or 30 ft (whichever is lower). Del Prado and San Juan: For portion of building built to property line, 10 ft from property line above 2nd floor or 30 ft (whichever is lower). North-South Streets: 50% of building frontage, 10 ft from building face. All Other Streets: No requirement.
Adjacent to an Alley or Rear Property Line	Above 2nd Story: 20 feet from the street or alley property line, but no less than 10 feet from the first and second stories.	Blocks North of Pacific Coast Highway and South of Del Prado: Above First 20 Feet Height: Minimum 25 10 feet additional setback from alley. All Other Blocks: None required.
Adjacent to a Residential District	Above 2nd Story: 20 feet from property line.	Additional 10' setback.
Interior Side Property Line	Above 2nd Story: 5 feet from property line.	Above First 20 Feet Height: Starting 40 feet back from the front building face, minimum 5 feet from interior side property line.

FRONTAGE -- PACIFIC COAST HIGHWAY AND DEL PRADO BETWEEN BLUE LANTERN AND GOLDEN LANTERN

	None.	Structure to occupy no less than 75% of street frontage. Retail to occupy no less than 75% of structure frontage. Minimum 18 feet floor-to-floor dimension at street level. Minimum interior depth of retail 40-feet from front. Retail to be built within 2 feet of front property line or side-street setback line. Interior floor elevation to be flush with sidewalk.
UNIT MIX		No more than 20% of units to be studios

	EXISTING	REVISED STANDARDS (Town Center)
		At least 20% of units to be 2-bedroom or larger.
BUILDING HEIGHT MEASUREMENT	For non-residential structures, vertical distance above existing grade, finished grade, finished pad elevation (excluding subterranean parking structure finished pad elevation), ceiling of uppermost level of subterranean parking structure, or eighteen (18) inches above the flood protection level, whichever is lower, to the top of the roof.	Measure building height from the level of the sidewalk at the midpoint of the front property line. Count 2 stories of above-grade structured parking as a single story when fronted by single story of usable ground floor space, such as a shopfront.
PERMITTED ENCROACHMENTS INTO REQUIRED HEIGHT LIMIT		
Parapets and Guardrails	Not permitted above maximum height.	Permit up to 42" above maximum height if set back 5 ft from roof edge.
Stairwells and Elevators Providing Access to Roof Decks	No greater than 10% of horizontal roof area; up to 5 feet above maximum building height.	Stairwells: One per roof; maximum 200 square feet of roof area; up to 8 feet above maximum building height. Elevators: One per roof; maximum 100 square feet of roof area; up to 8 feet above maximum building height.
Elevators Not Providing Access to Roof Decks	No provision.	Permit up to 42" above maximum height.
PARKING		
Driveway Location	No provision.	Lots with Alley Access: No driveways from streets. <u>Corner lots permitted to take access from side street.</u> Corner Lots With No Alley Access: No driveways on Pacific Coast Highway or Del Prado; set driveway back from curb return on Pacific Coast Highway or Del Prado 50 feet minimum.
In-Lieu Fee for Off-Site Parking	No provision.	Between Blue Lantern and Golden Lantern, allow retail and restaurant uses to pay fee in-lieu of building on-site parking.
ROOF DECKS		
Maximum Size	Residential Districts: Maximum 25% of roof area of 300 square feet, whichever is less. Non-Residential Districts: No restriction.	<u>Roof decks shall require a Conditional Use Permit.</u>
Guardrail	36" guardrail required; not to exceed maximum building height.	42" guardrail required; allowed to exceed maximum building height if set back 5 ft from roof edge.

Existing Footnotes Referenced in the First Table Above: Those footnotes that would not apply based on the revised standards have been shown as strike-outs. New footnotes are underlined.

(1) See Chapter 9.75 for definitions and illustrations of development standards.

(2) Development standard applies to proposed subdivisions of land through a SDP. The standards may be modified by the Planning Commission when necessary to accommodate the parcel configuration for

an integrated commercial development subject to the approval of a Conditional Use Permit pursuant to Chapter 9.65.

~~(3) Subject to the measurement and design criteria in Section 9.05.110(b).~~

~~(4) A maximum of 3 stories may only be permitted in accordance with Section 9.05.200.~~

~~(5) A maximum FAR of 1.75 for CC/P and FAR of 1.5 for C/R may be permitted in accordance with Section 9.05.210.~~

~~(6) All setback areas adjacent to public streets must be landscaped. All residential units shall be provided with twenty (20) square feet of private landscaped area which shall not be calculated in the minimum landscape coverage.~~

~~(7) A zero setback may be allowed if the structure is designed to occupy no more than sixty (60) percent of the front 10 feet of the parcel and with an increase in minimum landscape coverage to fifteen (15) percent.~~

(8) Twenty (20) feet adjacent to residential use or district.

(9) Count two levels of above-grade parking as a single story when fronted by a single story of retail space not exceeding 20 feet in height.

Land Use Regulations

The Subcommittee originally discussed land use issues at its July 19, 2005 meeting and provided the following comments:

- *Address specific types of restaurants (i.e., drive thru, etc.),*
- *Require a Conditional Use Permit for personal service uses (massage).*
- *Identify open space as a permitted use.*

Conclusion of the issue was delayed until the recommended circulation pattern was finalized. With the two-way circulation pattern it was envisioned that the land uses on PCH and Del Prado would differ. However, with maintaining the one-way pattern, it was determined that the two streets would be equal and the same land use provisions would apply to both streets.

Land uses are defined by zoning districts and are listed as permitted, conditionally permitted and prohibited uses. The proper mix of land uses in this area, particularly at the street level, is a critical component for creating a vibrant, pedestrian-oriented environment. The attached matrix indicates the uses which should be permitted by right (i.e., no discretionary review); uses that would be permitted subject to a Conditional Use Permit; and uses which would be prohibited. Uses not listed are prohibited.

The matrix identifies the existing land use categories south of Del Prado, which is currently zoned commercial/residential (CR) and the remaining portion of the couplet, which is zone Community Commercial/Pedestrian (CC/P). Also shown are the proposed land uses for the Town Center Plan.

Recommendation Summary

The following summarizes the recommendations forwarded by the Subcommittee related to Land Use in the Town Center.

1. Generate a land use matrix which would identify uses which would be permitted, conditionally permitted and prohibited in the Town Center.

Existing and Proposed Land Uses

LAND USES	EXISTING PCH & North of Del Prado (CC/P)	EXISTING South of Del Prado (C/R)	PROPOSED Town Center Uses
Administrative Office Uses – real estate, insurance, banks, travel agent	P	P	P
Adult Businesses – establishment which offer its patrons products, merchandise, services or entertainment relating to sexual activities.	X	X	X
Adult Day Health Care - facility which provides nonmedical care to persons 18 years of age or older	C	C	X
Alcoholic Beverage Outlets – establishments which serve or sell alcohol - Restaurant which serve alcohol - Establishments which sell alcohol for off-site consumption	P C	P C	P C
Animal Hospital - facility where animals are given medical treatment	P	X	X
Animal Shelter - facility providing boarding for stray animals	C	X	X
Automotive Sales and Rental Uses - establishments which offer motor vehicles for rent or sale.	C*	C (1)	C
Bed and Breakfast Inn - large dwelling unit which provides lodging.	P	X	C
Building Materials Sales and Service Uses - lumber yards, interior design shops, cabinet shops, carpet sales, garden supply stores, nurseries, pool supply and equipment sales, glass and mirror sales, home improvement centers, paint and wallpaper stores, tile sales and drapery sales.	P	X	X
Business Service Uses - office products and supply stores, parcel/postal services, computer sales and service, and courier/messenger services.	P	P	P
Caretaker’s Residence - dwelling unit accessory to the principal use on a site and intended for occupancy by a caretaker, security guard, or worker.	C	C	C
Clinical Services - medical and health clinics, chiropractic/physical therapy clinics, counseling services and emergency care centers.	P	P	C
Commercial Antennas	C*	C*	C*
Commercial Entertainment Uses - video game rooms, movie theaters, arcades, batting cages, skating rinks, shooting galleries, miniature golf courses, and bowling alleys.	P	X	C
Commercial Recreation Uses - bicycle rentals, billiard parlors, boat rentals, dance studios, golf courses, health and athletic clubs and youth clubs.	P	X	C
Community Care Facility – facility which provides nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults.	X	C	X
Congregate Care Facility - apartment housing which is arranged in a group setting that includes independent living accommodations and shared dining and recreational facilities.	X	C	X
Congregate Living Health Facility - with a noninstitutional, home-like environment which provides inpatient care	X	C	X
Construction and Maintenance Services - construction companies, carpentry services, electrical contractors, handyman services, janitorial services, home and business maintenance services, painting	P	X	X

LAND USES	EXISTING PCH & North of Del Prado (CC/P)	EXISTING South of Del Prado (C/R)	PROPOSED Town Center Uses
contractors, pest control services, tree surgeons, landscape maintenance services, and plumbing contractors.			
Convalescent Facility - State licensed facility which provides long term nursing, dietary, and other medical services	X	C	C
Cultural Uses - public art galleries, museums, libraries, auditoriums, performance halls, amphitheatres and live arts theaters.	P	P	P
Dance Halls/Clubs - a public hall which is primarily intended for dancing	C	X	C
Day Care Centers - facility which provides non-medical care to children under 18 years of age	P	P	X
Day Treatment Facility - facility which provides nonmedical care, counseling, educational or vocational support, or social rehabilitation services to persons under 18 years of age.	X	C	X
Drinking Establishments - restaurants that serve alcoholic beverages, bars, pubs, taverns, nightclubs and cocktail lounges.	P*/C*	P*/C*	P*/C*
Drive - Through Uses - establishments which provide goods, services or food to persons who are occupants of a motor vehicle.	C	C(2)	X
Drug Abuse Recovery or Treatment Facility – a facility which is operated exclusively to provide 24-hour residential nonmedical services in a group setting to adults.	C	C	X
Dwelling Unit, Multi Family	X	A (3)	P(6)
Dwelling Unit, Single Family	X	P (4)	X
Educational Uses - art schools, martial arts schools, dance schools, day care centers, gymnastics schools, technical schools, vocational schools and university/college extension programs or satellite facilities.	P	X	C
Emergency Shelter - facility that provides immediate and short term housing and supplemental services.	C	X	X
Family Day Care Home, Large - home which provides family day care to seven to twelve children.	C	C	X
Family Day Care Home, Small - home which provides family day care to one to six children.	C	C	X
Food Service Uses, Specialty - candy stores, bakeries, delicatessens, donut shops, sandwich shops, ice cream/yogurt shops and coffee houses.	P	P	P
Fortune Telling	C	X	X
Furniture Store - large appliances, floor coverings, wall coverings, window coverings, bedding and linens, kitchen and bath fixtures and lamps and lighting fixtures.	P	X	C
Fractional Ownership Facility	X	X	X
Group Dwelling/Group Home - retirement homes, boarding houses and lodging houses.	X	C	X
Hospital, Acute Psychiatric - medical, nursing, rehabilitative, pharmacy, and dietary services.	C	C	C
Hospital, Chemical Dependency Recovery - facility which provides 24-hour inpatient care for persons who have a dependency on alcohol or	C	C	X

LAND USES	EXISTING PCH & North of Del Prado (CC/P)	EXISTING South of Del Prado (C/R)	PROPOSED Town Center Uses
other drugs.			
Hospital, General Acute Care - facility which provides 24-hour inpatient care.	C	C	X
Hospital, Special - specialized health facility which provides inpatient or outpatient care in dentistry or maternity.	C	C	X
Hotel - structure containing six (6) or more guest rooms or suites offering transient lodging	P	X	C(6)
Institutional Uses - libraries, public or private schools, hospitals, municipally owned or operated buildings, structures or lands used for public purposes.	C	X	C
Intermediate Care Facility - health facility which provides inpatient care	X	C	X
Kennel – Facility where four or more small animals are kept.	P	X	X
Live Entertainment Uses - dance halls, dinner theaters, discotheques, nightclubs, playhouses, theaters and restaurants with dance floors.	C	C	C
Major Automotive Uses - auto body repair shops, auto glass shops, automotive painting shops, customizing shops, engine rebuilding, speed shops and transmission shops.	C	X	X
Marine Uses - boat rental, boat storage, fishing supply stores, surfboard sales and repair, scuba equipment sales and service, marine supply sales, sail making and repair and jet ski repair.	P	X	C
Massage Establishments – offering massages, baths, or health treatments involving massages, or baths as regular functions.	P	X	C(6)
Medical Office Uses - offices of doctors, dentists, chiropractors and veterinarians.	P	P	P
Membership Organizations - union halls, fraternities and sororities, boys and girls clubs, and lodge halls.	P	P	C
Minor Automotive Uses - brake shops, tire stores, muffler shops, alignment shops, car washes (full service or self service), detail shops, radiator shops, upholstery shops, service stations, stereo installation shops, tune-up services and oil and lubrication services.	X(5)	X	X
Minor Repair Service Uses - fix-it shops, jewelry and watch repair, household appliance repair, locksmith shops, stereo and television repair and upholstery shops.	P	P	C
Mixed Use Center - combination of certain types of retail, office, residential and light industrial uses	X	P	P
Motel - hotel with at least twenty-five (25) percent of all rooms having direct access to the parking areas.	X	X	X
Open Space	P	P	P
Park, Public	P	P	P
Personal Service Uses - establishments which provide services to an individual related to personal care and appearance, or the cleaning or repair of personal effects such as antique restoration, barber shops and beauty salons, cosmetologists (including incidental facial and scalp massage) mortuaries and funeral parlors, shoe repair, dry cleaning, laundromats, reducing salons, nail salons, tailors, and pet grooming.	P	P	C
Photographic, Reproduction and Graphic Service Uses - printing	P	P	C

LAND USES	EXISTING PCH & North of Del Prado (CC/P)	EXISTING South of Del Prado (C/R)	PROPOSED Town Center Uses
establishments, blueprint companies, lithographic services, motion picture studios, photographic studios, photographic laboratories, photocopy companies, radio/television studios and recording studios.			
Professional Office Use - accountants, architects, accountants, designers, engineers, interior decorators, landscape architects, photographers and planners.	P	P	P
Public Utility Use	X	C	
Recreational Uses - athletic clubs, health clubs, dance studios, game courts, golf courses, golf driving ranges, gymnasiums, swimming pools, private or public recreational facilities and parks.	P	C	C
Recycling Facilities - center for the collection of recyclable materials.	P*	X	X
Religious Uses - churches, synagogues and temples.	C*	C*	C*
Research and Development Uses - research, design or testing laboratories for aeronautics, automobiles, computer products development, controls, engineering services, materials testing, medical/dental, and electronics.	P	P	X
Residential Care Facility for the Elderly - housing for persons 60 years of age or over where varying levels of care are provided.	C	C	C
Residential Facility - family home established for 24-hour nonmedical care of persons	C	C	X
Restaurant - dining rooms, cafes, cafeterias, coffee shops, and pizza parlors.	P	P	P
Restaurant, Drive-Through -restaurant which includes one (1) or more drive-through lanes	C	X	X
Restaurant, Fast Food - restaurant whose principal business is the sale of a pre-prepared food in a ready-to-consume state for consumption either on or off the premises.	C	X	C
Restaurant, Take-Out - restaurant where foods and/or beverages are sold directly to the customer in a ready to consume state for consumption off-site.	P	P	P
Restaurant, Walkup - restaurant where the serving and consumption of foods and/or beverages is made available to patrons outside the confines of a building.	P	P	P
Retail Sales Uses - antique sales, appliance sales and repair, art supplies, automotive parts stores, bicycle sales and service, book stores, camera sales and service, clock sales, clothing sales, coin and stamp sales, computer and electronics stores, convenience stores, department stores, drug stores, feed and grain stores, fishing supply stores, florist shops, furniture sales, gift shops, grocery and food stores, gun shops, hardware stores, hobby shops, jewelry stores, liquor stores, machine and tools sales, medical/dental equipment sales, music stores, newsstands, optical products sales, pawnshops, pet shops and pet supply stores, photo finishing and photo supply stores, shoe stores, sporting goods stores, stationery stores, television/stereo sales, toy stores and video sales/rental stores.	P	P	P
Senior Citizen Housing - licensed housing for persons 62 years of age or older, or unlicensed housing for persons 55 years of age or older,	X	C	C

LAND USES	EXISTING PCH & North of Del Prado (CC/P)	EXISTING South of Del Prado (C/R)	PROPOSED Town Center Uses
including such housing facilities as retirement villas, apartments, condominium.			
Single Room Occupancy - cluster of guest units within a residential hotel for weekly or longer tenancy providing sleeping or living facilities for one person per unit.	C	C	C
Skilled Nursing Facility - health facility which provides skilled nursing care	C	C	X
Social Rehabilitation Facility - residential facility which provides social rehabilitation services for no longer than 18 months in a group setting to adults	C	C	X
Tattoo Parlors - premises used for the business of marking or coloring the skin with tattoos	C	X	X
Temporary Uses	T	T	T
Timeshares	X	X	X
Transportation Uses - bus stations, ferry service facilities, train stations and park and ride facilities.	X	X	X
Video Arcades or Game Rooms - establishments which provide six (6) or more video games, virtual reality devices or computers for the use and enjoyment of the general public.	C	X	C

- (1) Accessory repair or service of motor vehicles is prohibited, but the incidental installation of parts or accessories, excluding mechanical components, is permitted.
- (2) Permitted with a Conditional Use Permit which shall be reviewed and approved by the Planning Commission and precludes restaurant/food uses, and liquor establishments, and permits such uses, but not limited to, dry cleaners, banks and pharmacies. (See Section 9.07.240)
- (3) Permitted only as an accessory use to commercial or professional uses in a mixed use project.
- (4) A single family detached unit may only be permitted to replace an existing nonconforming single family residence. The replacement residence shall be developed in accordance with the development standards of the RSF 7 district. Single family attached units may be constructed as an accessory use in a mixed use project.
- (5) All minor automotive uses existing prior to (final action date), or applications for such uses which were deemed complete prior to that date, shall be considered legal conforming uses and shall be exempt from the provisions of Chapter 9.63.
- (6) Permitted or Conditionally Permitted above the street level only.

LEGEND:

P = Permitted Use P* = Permitted Use subject to special use standards (see Chapter 9.07)
 C = Conditional Use C* = Conditional Use subject to special use standards (see Chapter 9.07)
 T = Temporary Use T* = Temporary Use subject to special use standards (see Chapter 9.39)
 X = Prohibited Use A = Accessory Use

**CITY OF DANA POINT
TOWN CENTER SUBCOMMITTEE
JANUARY 9, 2006 MEETING MINUTES**

The Subcommittee convened the meeting at approximately 5:05pm.

12. PLEDGE OF ALLEGIANCE

13. SUBCOMMITTEE ROLL CALL

Ronna Kincaid was absent.

14. PUBLIC COMMENTS

The following members of the public spoke.

1. Steve Cary – Resides on Santa Clara. Suggested that an alley setback of more than 5-feet is needed to allow for delivery truck access.
2. Leslie Cary – Resides on Santa Clara. Concerned with air pollution generated by idling delivery trucks.
3. Terry Goller – Opposed to proposed whale statue. Provided photos of Savannah and Scottsdale.
4. Liz Fitzgerald – Congratulated Subcommittee members.
5. Don Beaver – Needs to review information.

5. PUBLIC OUTREACH UPDATED

Kathy Barnum discussed development of a shopping guide and presented a preliminary map which identified some retail businesses and restaurants. She is seeking input from the Subcommittee and businesses. City has joined the California Downtown Association (www.californiadowntown.com). The next newsletter is under development.

6. SUMMARY OF 11/10 ECONOMIC BRAINSTORMING SESSION

Kathleen Rosenow reviewed the incentive measures identified by the business community at the 11/10 Focus Meeting and how these measures would be implemented. Darrin Duhamel from Revo Cycles provided public comment which included clarification of “formula” businesses and discussed their impacts on communities and existing businesses. This item was only informational and no formal action was required.

7. SIGN CODE & GUIDELINES

John Tilton provided an overview of the Sign Code and Guidelines. Public comment was provided by Darrin Duhamel who requested that banners with words not be considered advertisement and not to preclude outdoor displays. Motion to approve by Lara Anderson, and seconded by Steve Weinberg for the following:

1. Evaluate and update, as needed, the Sign Code & Guidelines to ensure regulations encourage signage which is consistent with the goals of the Town Center Plan. Specific consideration shall be made for:
 - a. Special consideration for businesses at corner locations,
 - b. Clarify allowance of window signage and window displays,
 - c. Offer additional staff support for processing sign entitlements,
 - d. Assess appropriate outdoor displays as related to streetscape design,
 - e. Encourage residents & businesses to participate in the update of the Code, and
 - f. Ensure Sign Code and/or Sign Guidelines adequately eliminate undesirable signs.

2. Develop an interim Sign Program to address signage needs for existing businesses during the construction phase of roadway improvements and temporary signage needed for businesses relocating at the old and new location.

4. ART IN PUBLIC PLACES

Brenda Chase provided an overview of the current program and the recommended action. Public Comments included:

1. Barbara Johannes – Recommended lanterns to be considered as part of AIPP and used along the streets. Lanterns with spots would illuminate the sidewalks.
2. Frank Turner – Local artist residing in Niguel Shores presented a ship concept for the library which could be used at other locations.
3. Steve Leonard – Recommended constructing several art pieces rather than one large piece.

Members expressed interest in utilizing a lantern design for street lighting and private development. The recommendations have been updated to reflect the desire lantern to be used in the streetscape design and the requirement of private development will be reflected in the policies. The Subcommittee discussed the need to bring the AIPP program to the next level and made the following action (Motion by Lara Anderson, seconded by Yvonne English):

1. Formulate a group to be led by Karen Schnell to evaluate the current AIPP program and suggest revisions which would be implemented citywide. Suggested modifications may include:
 - a. Consider an increase to the required value of art which is currently one-half percent to one percent of the total development construction costs.
 - b. Lower threshold for which projects would be subject to the AIPP program from \$1 million to \$100,000.
 - c. Identify a body which would review proposed public art pieces.
 - d. Consider development of an endowment.
 - e. Review the potential for providing a preference to local artists.

5. FOLLOW-UP FROM DECEMBER 7TH SUBCOMMITTEE MEETING

- a. Proposed Actions to Limit Impacts on Surrounding Residential Areas was presented by Brenda Chase. The Subcommittee modified the strategies to reduce the hours of delivery trucks and to discourage trucks from idling in alleyways. The actions will be presented at the 1/17/06 Residential Focus Meeting.
- b. A correction was made to the 12/7/05 Meeting Minutes that Yvonne English and Georgia Theodor were absent. Motion made by Steve Weinberg and seconded by Alice Anderson to approve the minutes. Motion passed.
- c. The strikeout of the recommendations related to two-way circulation was removed to allow the Subcommittee to review at its 1/24/06 meeting each recommendation and determine if all may be applicable. Lanterns were added to streetscape improvements.

6. ROUNDTABLE DISCUSSION

A Fact & Fiction flyer and proposed schedule were distributed to the Subcommittee for discussion.

7. NEXT MEETING/ADJOURNMENT

Meeting adjourned 8:25p.m.

Next meetings – January 24, 2006 at 1pm

TOWN CENTER SUBCOMMITTEE RECOMMENDATIONS (as of 1/9/06)

APPROVED RECOMMENDATIONS – the following recommendations were approved by the Subcommittee.

IN-LIEU PARKING PROGRAM (8/9/05 Meeting)

1. Continue with the recommended concept, as detailed in the May 2005 Plan which includes the establishment of an in-lieu parking program, as well as the following components:
 - a. Require that residential and guest parking be provided on-site.
 - b. Conduct study to determine appropriate in-lieu fee.
 - c. Implement parking program in areas between Golden Lantern and Blue Lantern.

HISTORIC PRESERVATION (8/23/05 Meeting)

- 1) Require that the nine structures and gazebo located in the Town Center which were identified in the 1997 survey be placed on the Dana Point Historic Register and be subject to Section 9.07.250(g)(1)(C) for removal. Similar to the two structures which were required to be designated, removal of these structures in the Town Center would require review by the Planning Commission.
- 2) With the assistance of the Historic Society, identify other structures in the Town Center which satisfy the eligibility criteria and include these structures on the Register. These structures would also be subject to Section 9.07.250(g)(1)(C) for removal.
- 3) Update the Dana Point Historic Resources Inventory every five years.
- 4) Preserve portions of concrete sidewalks which have historical stamp from original development of the City, where feasible.
- 5) Notify property owners of the benefits of registering their structures on the National Register of Historic Places.
- 6) Create incentives for structures which have been modified to reestablish historical characteristics.

DESIGN GUIDELINES (8/23/05 Meeting)

1. Supplement and/or replace the existing design guidelines for private property in the Town Center with new design guidelines, focusing on humanizing the pedestrian environment within the Town Center, with consideration for courtyards, passages, and other provisions that help to link and extend the quality of public space into quasi-public and private areas. Guidelines are to address:
 - a. roof top gardens,
 - b. clarify encroachment for outdoor seating,
 - c. ensure guidelines are flexible,
 - d. architecture should be regionally significant, and
 - e. evening character and lighting.
 - f. Encourage lantern design for private lighting.

MARKETING COUNCIL TASK FORCE (9/15/05 Meeting) *ACTED ON BY COUNCIL 9/28/005*

1. Retain economic development director and develop a formal Economic Development Program for the City of Dana Point that would involve the formulation of a formal economic development strategy to market the City as well as to assist with business development in Dana Point;
2. While staff is developing an Economic Development Program for the City, staff should be exploring opportunities to partner with the Harbor Association to market Dana Point as an upscale visitor destination that can be implemented immediately; and

3. In addition, direct staff to pursue, as a part of the Economic Development Program, a more regional approach with the Tri-City area Cities towards marketing South County as a visitor destination.

BUILDING HEIGHT (9/15/05, 9/27/05 and 10/24/05 Meetings)

1. Increase the overall Town Center building height standard for 3 stories to 40-feet (additional 5-feet).

DEVELOPMENT STANDARDS (9/15/05, 10/24/05 and 12/7/06 Meetings)

1. Replace the existing development standards for the Town Center with new standards which would encourage design that would support the objectives of greater residential development, retail concentration and continuity, and economic feasibility (see matrices reviewed at 10/24/05 meeting).

ART IN PUBLIC PLACES (7/19/05 and 1/9/06 Meetings)

2. Formulate a group to be led by Karen Schnell to evaluate the current AIPP program and suggest revisions which would be implemented citywide. Suggested modifications may include:
 - a. Consider an increase to the required value of art which is currently one-half percent to one percent of the total development construction costs.
 - b. Lower threshold for which projects would be subject to the AIPP program from \$1 million to \$100,000.
 - c. Identify a body which would review proposed public art pieces.
 - d. Consider development of an endowment.
 - e. Review the potential for providing a preference to local artists.

SIGN CODE & GUIDELINES (10/11/05 and 1/9/06 Meetings)

3. Evaluate and update, as needed, the Sign Code & Guidelines to ensure regulations encourage signage which is consistent with the goals of the Town Center Plan. Specific consideration shall be made for:
 - a. Special consideration for businesses at corner locations,
 - b. Clarify allowance of window signage and window displays,
 - c. Offer additional staff support for processing sign entitlements,
 - d. Assess appropriate outdoor displays as related to streetscape design,
 - e. Encourage residents & businesses to participate in the update of the Code, and
 - f. Ensure Sign Code and/or Sign Guidelines adequately eliminate undesirable signs.
4. Develop an interim Sign Program to address signage needs for existing businesses during the construction phase of roadway improvements and temporary signage needed for businesses relocating at the old and new location.

STREETSCAPE (10/11/05 Meeting)

Streetscape improvements such as lighting, seating, trash receptacles, restrooms, landscaping have been addressed through Town Center Plan policies. Detailed selection of lighting, seating, etc., will occur during streetscape design and will not be addressed in the development of the Plan.

BUSINESS RETENTION (10/11/05 Meeting)

The issue of business retention has been included as a policy of the Plan and through the Economic Development Plan.

ISSUES TO BE FINALIZED – the following issues have been discussed, but the Subcommittee has not approved final recommendations.

**PCH/DEL PRADO STREET IMPROVEMENTS AND PHASING PLAN
(8/9/05 and 11/10/05 Meetings)**

*The following Recommendation was modified as a result of the Subcommittee's vote on 11/10/05 to maintain the one-way circulation system. However, the Subcommittee has not taken formal action to remove the listed actions. Staff recommends maintaining the items which are **bolded** and removing the remaining itemst.*

1. Continue with the proposed preferred concept, as detailed in the May 2005 Plan, which includes four lanes on PCH and two lanes on Del Prado, as well as the following components:
 - a. Create additional public parking which would include one and preferably two facilities prior to Phase I and ensure adequate parking signage is provided.
 - b. Reestablish on-street cut-out parking on PCH in moderate to heavily utilized areas in which it is physically possible to create 3 or more spaces and at the request of the property owner(s) who may be required to dedicate property for right-of-way purposes.
 - c. Construct the landscaped median on PCH during Phase I.
 - d. **Consider modifying the intersection of Blue Lantern and PCH, as well as other intersections, to narrow the entrance to the side streets and making it appear as a less desirable alternative route.**
 - e. Evaluate an alternative intersection at Copper Lantern.
 - f. Meet with the business community to review parking issues.
 - g. **Establish specific entry features at the north and south end of the couplet.**
 - h. Establish 4-way stop signs on Del Prado, where justified.
 - i. **Establish appropriate parking time limits for public parking in the Town Center as an action of the Implementation Plan.**

1. Maintain one-way circulation pattern with the following improvements:
 - a. Reduce to two lanes on PCH and Del Prado
 - b. Include pedestrian amenities and traffic calming measures, such as intersection bulb-outs and textured paving, narrowed roadway, and signal priorities for pedestrians.
 - c. Include roadway beautification measures at a pedestrian scale, such as landscaping, seating and lighting (preference for lantern design).
 - d. Establish specific entry features at the north and south end of the couplet.

LAND USE (7/19/05 and 8/9/05 Meetings)

2. Generate a land use matrix which would identify uses which would be permitted, conditionally permitted and prohibited in these districts.

BUILDING HEIGHT (9/15/05, 9/27/05, 10/24/05 and 12/7/05 Meetings)

1. Consider items such as architectural elements, roof decks and other appurtenances to exceed the maximum building height.

ACTIONS TO LIMIT IMPACTS ON SURROUNDING RESIDENTIAL AREAS (1/9/06 Meeting)

1. Implement a circulation plan which would maintain an acceptable level of service.
2. Consider modifying the intersection of Blue Lantern and PCH, as well as other intersections, to narrow the entrance to the side streets and making it appear as a less desirable alternative route.
3. One-way alley circulation, each block to be opposing direction.

4. Encourage access from side streets for development located on corner lots.
5. Require new development to improve adjacent alleyways, as appropriate.
6. Develop a parking management program to evaluate parking supply and demand throughout the Town Center.
7. Require new development to comply with current parking regulations defined in the Dana Point Zoning Code.
8. Require new development which seeks to participate in in-lieu parking to conduct a parking analysis to be reviewed and approved by the City to ensure adequate parking is available prior to the construction of the project.
9. Establish public parking facilities.
10. Activities in the Town Center shall comply with the City Noise Ordinance standards.
11. Limit deliveries to hours consistent with the day time noise standards which are between 7am and 10pm.
12. Increased Code Enforcement and police presence during periods of increased activity, to enforce the City's Noise Ordinance.
13. Require a Conditional Use Permit for outdoor commercial activities (i.e., cafes) which abut residential uses outside the Town Center.
14. Post signs to discourage delivery trucks from idling in alleyways.
15. New development to enclose trash bins and provide improvements to beautify alleys and buffer activities, such as landscaping and walls.
16. Review business lighting in alleyway to ensure not reflected onto adjacent residences.
17. Upper levels to be stepped back from the lower levels.

TOWN CENTER POLICIES (10/11/05 Meeting) – Continue to review and update draft policies. Ensure the following issues are addressed as policies:

1. Utilize historical lantern design for lighting in public improvements and private development.
2. Develop incentives to promote improvements to historic structures and building façades and create programs to provide relocation assistance.

ISSUES TO BE ADDRESSED

“Streetscape Improvements” and “business retention programs” have been moved to Approved Recommendations because these issues have been addressed through policies and will be addressed more specifically during the implementation phase of the project. Incentives for historic structures and building façade improvements have been moved to Issues to be Finalized and will be addressed at the policy level and as an implementation measure.

1. Town Center and Street Names