
**CITY OF DANA POINT
TOWN CENTER SUBCOMMITTEE
DECEMBER 7, 2005 MEETING MINUTES**

The Subcommittee convened the meeting at approximately 1:05pm.

1. PLEDGE OF ALLEGIANCE

2. SUBCOMMITTEE ROLL CALL

Georgia Theodor and Yvonne English were absent.

3. PUBLIC COMMENTS

The following members of the public spoke.

1. Jim Kelly – Resides on Santa Clara. Met with staff to discuss impacts on Santa Clara. Need to address parking up front. Alleys too narrow for 2-way circulation. Recommends encouraging access off of side streets.
2. Tom Gates – Resides on Santa Clara. Residents should drive the vision for downtown.

4. PUBLIC OUTREACH UPDATED

Kathy Barnum noted that this was the nineteenth public meeting related to the Town Center Plan, reviewed press packet and discussed the Survey which will be posted on the website. Responses will be summarized in 2 months.

5. SUMMARY OF 11/10 ECONOMIC BRAINSTORMING SESSION

Continued.

6. SIGN CODE & GUIDELINES

Continued.

7. DEVELOPMENT STANDARDS (CONTINUED FROM 10/24)

The proposed development standards were approved by the Subcommittee on 10/24. Boris Dramov and John Tilton provided an overview of the remaining issues related to development standards which were height and setback projection, frontage standards which were modified as a result of the change in circulation pattern, and rear/alley setbacks. Public Comments included:

1. Tom Gates – Proposal is too dense and concerned with height encroachments.
2. Jim Kelly – Suggests: 1) 35' max adjacent to residential areas, 2) Alleys already heavily used, 3) parking upfront may be cost prohibitive but need something guaranteed, possibly some interior surface parking.
3. Jerry Gruner – Concerned with density and parking.
4. Bob Theel – The Town Center had 18 empty lots in 1991, today there are 14. Developers losing interest because of 40- max height and one-way circulation alternatives. Development standards under consideration are too restrictive.

Subcommittee came to consensus on the following:

- Rear/alley 5-foot setbacks, above 20-feet a 10-foot stepback would be required.
- Front setbacks: PCH 100% of building frontage to setback line. Del Prado 50% of building to property line, balance to setback line.

8. FOLLOW-UP FROM OCTOBER 24TH SUBCOMMITTEE MEETING

Motion made by Alice Anderson and seconded by Ronna Kincaid to approve the minutes. Motion passed.

9. FOLLOW-UP FROM NOVEMBER 10TH SUBCOMMITTEE MEETING

Motion made by Steve Weinberg and seconded by Lara Anderson to approve the minutes. Motion passed. Discussion of Subcommittee Recommendations will be continued to allow the Subcommittee to further analyze the development standards and public parking requirements.

10. ROUNDTABLE DISCUSSION

No discussion.

11. NEXT MEETING/ADJOURNMENT

Meeting adjourned 5:10p.m.

Next meetings – January 9, 2006 at 5pm
January 24, 2006 at 1pm