
**CITY OF DANA POINT
TOWN CENTER SUBCOMMITTEE
OCTOBER 24, 2005 MEETING MINUTES**

The Subcommittee convened the meeting at approximately 6:10pm.

1. PLEDGE OF ALLEGIANCE

2. SUBCOMMITTEE ROLL CALL

All members were present with the exception of Alice Anderson, Bob Mardian and Steven Weinberg.

3. PUBLIC COMMENTS

The following members of the public spoke.

1. Tom Blake – Owner of Tutor & Spunkys. Increased building height has generated significant developer interest.
2. Jerry Grunor – Stated his reasons for resigning from the Subcommittee.

4. PUBLIC OUTREACH UPDATED

Kathy Barnum provided an overview of outreach efforts.

5. BUILDING HEIGHT

Kyle Butterwick, Brenda Chase and Patrick Munoz presented the staff report related to conditionally allowing buildings heights up to 50-feet. The criteria was expanded as requested by the Subcommittee at the September 27th meeting. Jim Miller asked about the ability to require a super-majority vote for approving variances. Patrick Munoz indicated that additional research would be needed. Boris Dramov provided a PowerPoint presentation which depicted optional building heights and development standards. Subcommittee discussed the criteria for increased building height. Public comments included:

1. Jerry Grunor – Questioned benefit of higher buildings, what large retailers is the City seeking and what is mean by an “inventory”.
2. Herb Hueg – Concerned of potential view loss from his residence on Blue Lantern.
3. Harold Kaufman – Concerned with allowing buildings up to 50-foot. Requested clarification on potential for takings, CUP findings, and the definition of cultural benefit. Should only allow for 5’ for architectural projections. Consider credit for on-street parking, zero front yard setback and encroachments for sidewalk cafes.
4. Darrin Duhamel – Imperative to have 18’ high street level retail. Retaining existing retailers need to be addressed. Consider criteria which would allow for additional height if developer offered space to existing tenants.

Mayor Rayfield suggested conducting a brainstorming session with interested businesses to discuss retention programs.

Staff addressed the questions raised by the public. Boris stated that the success of the town will be based on the quality of place, goods/services and population density.

Members discussed that increased building height should only be considered in truly exceptional cases, questioned if the height would be consistent with the coastal community, explored if 40-feet was enough to generate change in the Town Center and considered requiring a CUP for increased heights.

The members concluded that a maximum of 40-feet was appropriate, but would like to consider projections beyond 40-feet for architectural elements, roof decks and other roof top accessories. Staff will return with a recommendation for these items.

6. DEVELOPMENT STANDARDS

Staff presentation related to development standards was provided with Item #5. Clarification was provided that parking structures would be included in calculated Floor Area Ratio.

Public comment included:

1. Bob Theel – Suggested that need for additional height for roof top decks. It was clarified that subterranean parking would be permitted to the property line. Questioned if tuck-under parking would be included in calculating the FAR. Not allowing for 50-feet is a disincentive. Needed appropriate in-lieu fees to ensure also not a disincentive.

Terry Walsh proposed a motion and Jim Howard seconded to approve the development standards with the following modifications:

- Remove reference to height up to 50-feet
- Max 2.5 FAR, eliminate up to 3.0
- Text related to roof decks to state that roof decks shall be permitted with no limitations on square footage.

7. FOLLOW-UP FROM OCTOBER 11TH SUBCOMMITTEE MEETING

The October 11th meeting minutes were approved. No discussion related to the Subcommittee Recommendations.

8. MEETING SCHEDULE

The meeting schedule provided in the agenda packet would be modified to include one meeting in November and one in December to account for the holidays. Following discussion, the date of November 10th was scheduled for a Focus Meeting at 8am and Subcommittee at 6pm to discuss alternative circulation plans. A Subcommittee meeting on December 7th at 1pm was also scheduled.

9. ROUNDTABLE DISCUSSION

Jim Howard provided clarification to the quotes he provided to the newspaper. Clarification was provided to Terry Walsh that the traffic analysis would include the animated traffic analysis. Yvonne English indicated she was unable to attend the November 10th meeting and asked if she could mail a letter to the business community provided that it stated that she was not representing the Subcommittee. She would provide the letter prior to mailing.

10. NEXT MEETING/ADJOURNMENT

Meeting adjourned 10:05p.m.

Next meetings – November 10, 2005 at 6pm.
December 7, 2005 at 1pm