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**CITY OF DANA POINT  
TOWN CENTER SUBCOMMITTEE  
SEPTEMBER 27, 2005 MEETING MINUTES**

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The Subcommittee convened the meeting at approximately 6pm.

**1. PLEDGE OF ALLEGIANCE**

**2. SUBCOMMITTEE ROLL CALL**

All members were present with the exception of Karin Schnell and Kirsten Reynolds.

**3. PUBLIC COMMENTS**

The following members of the public spoke.

1. Jack Loconsolo – Supportive of Plan but prefers one-way circulation. Collected 24 signatures indicating “one way is the best way.”
2. Tom Blake – Represented Tutor & Spunkys, Donut Shop and upholstery shop stated the land they are located is being sold. Grants should be offered to assist businesses in relocating which he estimates at \$150,000.
3. Steve Boehne – Owner of Infinity Surf Shop. Concerned with large development. Wants policy which would prevent eminent domain.
4. Peter Crowhurst – Plan instigated by hotels. Small area needed for visitors needed. Consider other old towns like 2 Rodeo Drive.
5. Steve Rosen – Owner of Renaissance. Consider changing name of Del Prado to South Coast Highway. Need relocation grant. Long term a great plan, but some businesses won't survive construction period.
6. David Myers – Jig Stop owner. Presented letter from businesses with questions.
7. Tracy Frye – Owner of Fast Frame. Asked how appropriate businesses would be attracted to town.
8. Edward DeAvila – Village Partners. Vested in strategic piece of property in town.

**4. POTENTIAL VIEW IMPACT OF THE TOWN CENTER PLAN**

John Tilton reviewed the view simulations presented at the September 15<sup>th</sup> meeting and other photos which depicted views of surrounding properties and the impact of buildings at 40-feet.

**5. BUILDING HEIGHT**

Boris Dramov discussed the need for increasing the height to 40-feet in order to create the increased ground level store frontage. He then discussed the potential for building height over 40-feet, but no more than 50-feet for projects that satisfied specific criteria, such as protection of views. It was clarified that the recommendation would be the first regulation which would protect private views in the City and that if the criteria was not established that there is a good potential that developers would request variances which are more difficult to obtain and would not allow view impacts to be considered.

The following individuals provided public comments:

1. Terry Miller – Keep in mind value to views.
2. Harold Kaufman – Was not in support of anything more than 40-feet.
3. Ron Hugli– The additional 5-feet is not an issue. Need to think long term and create incentives for development.

The Subcommittee continued to discuss the potential for identifying a maximum height that a variance could not be requested beyond and if a limit on the number of buildings that can be constructed beyond 40-feet could be identified.

Bob Mardian made the motion and Terry Walsh seconded to approve the recommendation to increase building heights to 40-feet. The Subcommittee approved the recommendation to increase the overall Town Center building height standard for 3 stories to 40-feet (additional 5-feet) with a Alice Anderson and Georgia Theodore abstaining and Ronna Kincaid opposing.

Consideration of height beyond 40-feet will be continued to the next meeting. Comments and suggestions to be discussed at a future meeting to include:

- Need to define “view”. Consider adding protection of ocean views and public and private views.
- Need legal interpretation of what limitation can be placed on variances and the number of buildings which may go beyond 40-feet. How much control of height can be created?
- What constitutes a viable building?
- Explore expanding criteria to include greater controls.

## **6. DEVELOPMENT STANDARDS**

John Tilton summarized the proposed development standards. Subcommittee questions included need to include standards for roof decks, confirmation that residential parking could be below and at grade, concern with reducing rear setbacks adjacent to alleys to 5-feet along Del Prado, and need to review current parking ratios.

Public comments included:

1. Bob Theel – Need to qualify how views may be blocked and what is considered a view. Need some at grade parking for visitors. Estimates \$25k to \$27k per space for subterranean parking. Need to understand what developers need.

Subcommittee indicated the need for more certainty, are the regulations to limiting, address delivery trucks, quality expectations, and how will elimination of stepbacks affect massing. This item will be considered at the next meeting and photos will be presented which represent the recommended standards and what works/doesn't work.

## **7. LAND USE**

This item was continued so that potential modifications could be made to reflect the final circulation system. Public comment was provided by Eric Friedrichsen, owner of the Meridian, who stated that a CUP for any use at the street level would be a barrier to new uses. Need infill development. Difficult to include restaurant uses with mixed use and to market mixed use buildings. Need service oriented businesses for an eclectic mix of uses

## **8. FOLLOW-UP FROM SEPTEMBER 15TH SUBCOMMITTEE MEETING**

The August 23<sup>rd</sup> meeting minutes were approved. The timeframe which the historic inventory would be reviewed was discussed. A modification to the September 15<sup>th</sup> minutes was made to clarify that the Subcommittee stated that an economic development “director” would be retained, rather than “staff”.

**9. PUBLIC OUTREACH UPDATE**

Sharie Apodaca provided an overview of the outreach efforts.

**10. ROUNDTABLE DISCUSSION**

Bob Mardian requested that eminent domain be added to a future agenda and stated the importance of business retention. Wayne Rayfield suggested the Guiding Principles be updated to address business retention. Modify language in Recommendations to specify that one and preferably two public parking facilities would be created prior to construction of Phase One.

**11. NEXT MEETING/ADJOURNMENT**

Meeting adjourned 10:15p.m.

Next meetings – October 11, 2005 at 2pm and October 24, 2005 at 6pm.