
**CITY OF DANA POINT
TOWN CENTER SUBCOMMITTEE
AUGUST 23, 2005 MEETING MINUTES**

The Subcommittee convened the meeting at approximately 1pm

1. PLEDGE OF ALLEGIANCE

2. SUBCOMMITTEE ROLL CALL

All members were present with the exception of Beverly Sels.

3. PUBLIC COMMENTS

The following members of the public spoke.

1. Pat Plepler – discussed the potential for redevelopment.
2. Alex Lake – discussed redevelopment, notification to business owners and pedestrian-friendly design.
3. Craig Alexander – suggested that increasing stories to 4 & 5 stories should require a vote and concerned with costs of implementing the Plan.

4. FOLLOW-UP FROM AUGUST 9TH SUBCOMMITTEE MEETING

Modifications were made to the August 9th meeting minutes to clarify the recommendation related to the establishment of public parking prior to Phase I of PCH. A request was made that the List of Recommendations include issues the Subcommittee has addressed, will address in the future, and the action taken on those issues.

5. HISTORIC PRESERVATION

Kyle Butterwick and Brenda Chase provided a staff report which included photos of structures in the Town Center identified as potentially historical in the 1997 Inventory. Public comments included a presentation from Barbara Johannes from the Dana Point Capistrano Beach Historical Society who suggested including all structures in the Register. Following discussion, the Subcommittee voted unanimously to forward the following recommendations:

- a. 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 from the Register. 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.
- b. 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.
- c. Update the Dana Point Historic Resources Inventory every five years.
- d. Preserve portions of concrete sidewalks which have a historical stamp from original development of the City, where feasible.
- e. Notify property owners of the benefits of registering their structures on the National Register of Historic Places.

- f. Create incentives for structures which have been modified to reestablish historical characteristics.

6. DESIGN GUIDELINES

Kyle Butterwick, John Tilton and Boris Dramov provided the staff report which included a visual presentation. Public comments included testimony from Terry Goller who identified the need to incorporate the old with the new with a simple sea cost design. The Subcommittee was in support of the Guidelines, but provided the following comments:

- Roof top gardens should be addressed
- Architecture should be regionally represented
- Clarify encroachment of outdoor seating
- Ensure flexibility
- Ensure design guidelines address evening character, including lighting.

This discussion also addressed business and street signage. The City's Sign Guidelines will be provided to the Subcommittee and agendaized for a future meeting.

7. PUBLIC OUTREACH UPDATE

The Subcommittee forwarded a recommendation to the City Council that the public outreach contract with Kathy Barnum Agency be extended.

8. ROUNDTABLE DISCUSSION

Members discussed the need for information related to existing building heights, height renderings, and design features for public restrooms and streetscape improvements.

9. NEXT MEETING/ADJOURNMENT

Meeting adjourned 4:35p.m.

Next meeting – September 15, 2005 at 6pm