
**CITY OF DANA POINT
TOWN CENTER SUBCOMMITTEE
AUGUST 9, 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 Alternate Jerry Grunor. Due to conflict of interest issues members Bob Mardian and Georgia Theodor were excused.

3. PUBLIC COMMENTS

The following members of the public spoke.

1. John Murphy – addressed height issue and questioned if they would be applied to other areas of the City.
2. Nancy Jenkins – discussed benefit of creating a historical theme.
3. Barbara Johannes – represented historic society and provided a list of historic structures and historic chronology of Dana Point.
4. Alex Lake – expressed concerns of eminent domain and redevelopment.
5. Harold Clayton – recommended constructing a parking structure behind the development on Golden Lantern and Harbor Drive (previously referred to as the Pavilion).
6. Michael Schendel – concerned with Marriott employees and Harbor visitors parking on Golden Lantern which creates visibility issues for residents leaving surrounding neighbors.
7. Kirk Lapple – addressed parking on PCH, business representation on the Subcommittee, and the need for evening meetings.

4. IN-LIEU PARKING PROGRAM

This item was discussed with Item 5. The recommendations approved by the Subcommittee include:

- 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 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.

5. PCH/DEL PRADO STREET IMPROVEMENTS AND PHASING PLAN

Kyle Butterwick provided a brief summary of this topic and introduced Boris Dramov from Roma Design. Boris provided a presentation summarizing the street improvement and phasing plan. Brad Fowler, Public Works Director, provided an overview of the parking analysis for Phase One of the circulation plan. Debra Fehr from Kimley Horn provided an overview of the traffic analysis. Subcommittee discussions included consideration of on-street parking, the need to create public parking facilities, and reducing the number of lanes from a total of three in each direction to two in each direction. The Subcommittee considered requesting an analyze of a configuration which would include only two lanes in each direction, but voted against this, with Jim Miller dissenting. Public comments were received from Nancy Marsden who identified the need for two-way access to her property on

Pacific Coast Highway (West Marine). The Subcommittee voted unanimously to forward the following recommendations:

- 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. Seek to create additional public parking early in 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.

6. FOLLOW-UP FROM JULY 19TH SUBCOMMITTEE MEETING

No discussion.

7. PUBLIC OUTREACH UPDATE

Kathy Barnum distributed outreach materials and discussed the progress to date.

8. ROUNDTABLE DISCUSSION

No discussion.

9. NEXT MEETING/ADJOURNMENT

Meeting adjourned 8:10p.m.

Next meeting – August 23, 2005 at 1pm