
**CITY OF DANA POINT
TOWN CENTER SUBCOMMITTEE
JANUARY 24, 2006 MEETING MINUTES**

The Subcommittee convened the meeting at approximately 1:08pm.

1. PLEDGE OF ALLEGIANCE

2. SUBCOMMITTEE ROLL CALL

Ronna Kincaid was absent.

3. PUBLIC COMMENTS

The following members of the public spoke.

1. Barbara Johannes – Addressed historic interests for the Town Center including maintaining historic curbs and requiring lanterns to be a part of new development and street improvements.
2. Norma Lacoco – Questioned the criteria used for developing the parking management program. Need to balance interests of residents and businesses.
3. Norm Jackes – Suggested story poles were needed to understand the potential for view blockage from new development and roof top decks.
4. Nancy Jenkins – Appreciated overview provided at Residential Focus Meeting. Suggested limiting mixed use development to interior of couplet to address potential conflicts with existing residential uses.
5. Richard Carr – Opposed to proposed height in that it would block his view and concerned about increased traffic.

4. PUBLIC OUTREACH UPDATED

Kathy Barnum provided an overview of the media coverage and reminded that surveys are due by March 15, 2006. The Shopping Guide and Newsletter have been drafted. A Town Center phone line and email address have been created (towncenterinfo@danapoint.org and 949/248-3527).

5. TIMING OF CONSTRUCTING PUBLIC PARKING

Kyle Butterwick and Brad Fowler provided an overview of the parking analysis previously presented to the Subcommittee. Public comments were provided by:

1. Steve Cary – Questioned the size of the parcel needed for a parking facility.
2. Ross Teasley – Requested clarification on the number of additional and lost parking spaces created by the one-way and two-way options.
3. Bob Theel – Suggested that the parking analysis should be the responsibility of the City, not the developer. Need additional parking up front to allow to in-lieu.
4. Jim Kelly – It would be a disincentive for development if a parking facility is not established.

Following discussion of the timing for establishing parking facilities, the following recommendations were approved to ensure an adequate supply of public parking in Town Center:

1. The City shall ~~actively pursue the creation of~~ immediately take steps for a purchase option or long-term lease to acquire properties for additional public parking opportunities in Town Center. Additional public parking shall be established when a need is demonstrated in the Parking Management Plan. (Motion by Howard, seconded by Sels, passed unanimously)
2. The City shall ~~conduct~~ develop a Parking Management Program/Plan to evaluate public parking to prior to roadway construction to establish a

baseline parking condition (using a supply/demand analysis). (Motion by L. Anderson, seconded by Weinberg, passed unanimously)

- ~~3. Require participants Participation in of the in-lieu parking program will be encouraged conduct a parking analysis. The City shall work with developers to develop a parking analysis to ensure adequate parking is provided at the time of development. Participation in the in-lieu parking program is dependant on the availability of adequate public parking. (Motion by Rayfield, passes unanimously)~~

6. FEEDBACK FROM RESIDENTIAL FOCUS MEETING

Brenda Chase provided an overview of the comments and questions received at the January 17, 2006 Residential Focus Meeting. The following public comments were provided:

1. Steve Cary – Asked how questions will be addressed.
2. Ross Teasley – Asked if existing curb cuts will be eliminated in the short term.

The questions collected at the meeting will be added to the Frequently Asked Questions. One comment questioned the desirability of one-way alleys, which was also expressed by the City's Public Works Director. No action required.

7. DEVELOPMENT STANDARDS (CONTINUED FROM 12/7/05)

John Tilton provided an overview of the standards remaining to be reviewed by the Subcommittee. Public comments included:

1. Bob Theel – Requested clarification regarding setbacks.
2. Herb Hueg – Concerned with impacts of building height and projections.
3. Steve Cary – Front step backs not needed, not supportive of roof decks, and suggests roof decks could be located to the front of the building.

Yvonne English, Bob Mardian and Georgia Theodor left the meeting early. The Subcommittee finalized development standards with the exception of allowable projections beyond the building height and setback and stepback requirements. Discussion of these issues will be continued to the next meeting following staking of buildings.

8. LAND USE

Continued.

9. FOLLOW-UP FROM JANUARY 9TH SUBCOMMITTEE MEETING

The January 9th, 2006 meeting minutes were approved (Motion, L. Anderson, seconded Walsh). Modifications were made to the Recommendations to reflect the actions related to public parking and eliminating the recommendation to make alleys one-way.

10. ROUNDTABLE DISCUSSION

Karen Schnell provided an update on her progress with the AIPP Task Force. Nine people were interested in participating and their first meeting is scheduled for 2/16/06 at 6pm.

11. NEXT MEETING/ADJOURNMENT

Meeting adjourned 5:55p.m.

Next meetings – March 2, 2006 at 5pm