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CITY OF DANA POINT

LIBRARY AND SEA TERRACE PARK SUBCOMMITTEE

MINUTES

Thursday, April 3, 2006  
3:00 p.m.

City Hall Offices  
City Administration  
33282 Golden Lantern  
Dana Point, CA 92629

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1. **CALL TO ORDER**

The meeting was called to order at 3:05 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **SUBCOMMITTEE ROLL CALL & INTRODUCTIONS**

**Present:**

Council Member Jim Lacy, Chair

Council Member Wayne Rayfield, Vice-Chair (Arrived 3:28 p.m.)

Philip Bordeaux, Joanna Adrian, Bill Johnson, Michael Mata,  
Judy Smith, Karin Schnell, Lynn Dawson

**Absent:** None

**Others:**

Sharie Apodaca, Director of Administrative Services

Brad Fowler, Director of Public Works

Matthew Sinacori, City Engineer

Al Jacobo, Parks Supervisor

Brian McClure, Parks Manager

Jennifer Anderson, Management Analyst

Larry Ryan, RJM Design

4. **PUBLIC COMMENTS:** None

5. **MEETING MINUTES**

The March 9, 2006 meeting minutes were approved. Vice-Chairman Rayfield did not vote due to his arrival after the vote to approve the Meeting Minutes had taken place.

6. **APPOINTMENT OF NEW MEMBER TO SUBCOMMITTEE TO FILL CURRENT VACANCY**

Chairman Lacy requested that this item be re-visited on the next Agenda.

7. **REVIEW REVISED CONCEPTUAL PLAN; FINALIZE ANALYSIS OF PROPOSED SEA TERRACE PARK AMENITIES AND COST ESTIMATES**

Brad Fowler, Public Works Director, requested that Larry Ryan, RJM Design, review the revisions to the conceptual plan that had been recommended by the Subcommittee at the March 9, 2006 meeting. Mr. Ryan displayed two topographic maps as well as two landscape maps for viewing which included a walkway to the View Area Overlook near the proposed maintenance facility to prevent park visitors from venturing onto the golf course. Reference to a water tank has been removed from the revised maps. A location for a "future" playground area and a shaded picnic area has been added to the plan adjacent to the existing restroom area.

Mr. Ryan discussed the landscaping options to prevent visitors from wandering into a possible "golf ball zone" on the park grounds and/or onto the golf course. Layering of shrubs in this transition area would discourage activity and make it visually as well as physically uninviting for people to cross over onto the golf course. Physical barriers will be considered in addition to landscape layering of safeguards that will make travel into the golf course play areas inaccessible.

Subcommittee Member Dawson suggested a "view corridor" be applied to the view areas.

Mr. Fowler made reference to the Interpretive Center in Upper Newport Bay. The Interpretive Center's unique earth sheltered architecture keeps it hidden from view at the street level and protects and preserves open space. With regards to the View Area Overlook, the same concept could apply. By building up the berms, the walkway would be sheltered and protected from the golf course balls in play and the view of the ocean would not be impaired.

Mr. Fowler stated that MAKAR is comfortable with the issues discussed to date. Though MAKAR has not seen the revised maps on display at today's Subcommittee meeting (4/3/06), the revisions that were made were minor, had been discussed with MAKAR and would not impact MAKAR's level of comfort with the plan. Mr. Fowler inquired to the Subcommittee members if they would feel comfortable at this point for Staff to submit the concept to the City Council.

Mr. Fowler indicated that if the City agrees to MAKAR's proposal regarding the underground maintenance facility and the \$1 million towards the Sea Terrace Park project (\$150,000 is already owed to the City for sidewalks constructed for the St. Regis Hotel and an additional \$850,000 will be new funds for the park development), the construction of the maintenance facility by MAKAR would probably not begin for approximately one year, considering permits, design, etc.

Ms. Dawson expressed concern over three issues:

1. The decomposed granite walkways have been replaced by paved walkways, however, the circle to the entrance of the park remains unpaved.
2. The circular entryway to the park's landscaped area needs repair and drainage appears to be an issue with the water accumulation in the lower part of the circle.
3. The tunnel entryway to the park has been marred by graffiti and patchwork paint to cover the defaced tunnel.

Mr. Fowler replied to Ms. Dawson's first two concerns:

1. The paving of the circle and landscaping repairs can be accomplished within the project scope without impacting the existing budget.
2. The scope of work for the park project also includes engineering services. These services can be used to explore and examine the engineering of the circle to alleviate the accumulation of water and to also landscape the area properly. These services will not impact the existing budget.
3. Mr. McClure indicated that he is currently waiting for the return of bid proposals for the painting of the tunnel and will be completed in the near future.

Mr. Mata stated that the Sea Terrace Park could be viewed as a private park for the guests of the St. Regis Hotel due to their close proximity to the park and the lack of parking for visitors other than the St. Regis guests. Ms. Smith voiced her continued concern over the lack of parking for visitors that are not residents of the immediate area or guests of the St. Regis Hotel. It was pointed out that additional parking requires another \$1 million to be included in Phase 1.

Chairman Lacy addressed the parking concerns by replying that residents could be educated about the additional overflow parking available at Salt Creek Beach by way of signage and the availability of the tram to transport park visitors from

the Salt Creek Beach parking lot to Sea Terrace Park. Mr. Lacy discussed coordinating the methodology of the City parking issues and additional signage with the County of Orange to take advantage of economies of scale.

Vice-Chairman Rayfield stated that the Coastal Commission insisted upon the tram being accessible for public use. Mr. Rayfield also discussed the possibility of having resident passes for parking at Salt Creek Beach.

Ms. Adrian expressed concern regarding MAKAR maintaining the park grounds. She felt that it would not be appropriate for an entity unrelated to the City to maintain the park grounds. Ms. Adrian also addressed the issue of irrigating the golf course and whether the City would have to subsidize that cost.

Mr. Fowler replied that MAKAR would be financially responsible, in perpetuity, for the maintenance and the utilities of the park grounds. The City currently contracts for maintenance services with an outside agency. Mr. Fowler indicated those amounts to be approximately \$120,000 in maintenance costs and \$75,000 in irrigation (water) costs annually. If the City negotiates the deal with MAKAR, specific standards of maintenance and upkeep will be in place and contract details would include positive assurances that if the hotel is sold or if MAKAR fails to live up to the provisions set forth in the contract, the City will have proper legal recourse.

He also reported that an EIR consultant has been hired to commence environmental reviews. He added that once the concept is approved by the Council, the design and bidding process could take up to eight months.

If the Sea Terrace Park concept is approved at the April 12, 2006 City Council meeting, an Environmental Consultant will assist in taking the project to the next development phase.

Chairman Lacy noted that the plan could be approved by the City Council conceptually. However, final approval will be contingent on plugging the \$1.6 million funding gap.

Vice-Chairman Rayfield also noted that the City Council may commit to the park design but not to construction of the park until all funding has been attained.

Chairman Lacy inquired about a consensus of the Subcommittee members that an audit of the St. Regis Hotel's conditions of approval with regards to parking are being followed by MAKAR. Mr. Lacy requested that Staff coordinate with the Planning Department regarding the statutes of compliance of the conditions of approval and report back to the Subcommittee.

Chairman Lacy called for Subcommittee members to vote on presenting the Sea Terrace Park concept to the City Council for approval at its April 12, 2006 meeting. Vote approved unanimously by all Subcommittee Members.

Chairman Lacy invited the Subcommittee members to the April 12, 2006 City Council meeting to express their views to the Council about this project.

It was the concensus of the Subcommittee to meet on May 8, 2006 at 3:00 p.m. The items of discussion would include an appointment of a new Subcommittee member, MAKAR/St. Regis Hotel parking assessment and a timeline for park improvements.

**8. SUBCOMMITTEE REPORTS:** None

**9. NEXT MEETING / ADJORNMENT**

The meeting was adjourned at 4:13 p.m., and the next meeting has been set for Monday, May 8, 2006 at 3:00 p.m. in the Old EOC.

Approved: May 8, 2006