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CITY OF DANA POINT

LIBRARY AND SEA TERRACE PARK SUBCOMMITTEE

MINUTES

Thursday, March 9, 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 3:14 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **SUBCOMMITTEE ROLL CALL & INTRODUCTIONS**

**Present:**

Council Member Jim Lacy, Chair  
Council Member Wayne Rayfield, Vice-Chair

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

**Absent:** Lynn Dawson (Excused)

**Others:**

Sharie Apodaca, Director of Administrative Services  
Brad Fowler, Director of Public Works  
Matthew Sinacori, City Engineer  
Brian McClure, Parks Manager  
Al Jacobo, Parks Supervisor  
Kevin Evans, Recreation Manager  
Jennifer Anderson, Management Analyst  
Larry Ryan, RJM Design

4. **PUBLIC COMMENTS:** None

5. **MEETING MINUTES**

The January 26, 2006 meeting minutes were approved with Chairman Lacy abstaining.

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

Chairman Lacy and Vice-Chair Rayfield requested more time to review the applicant pool and to caucus further about the new Subcommittee Member appointment. Chairman Lacy requested that this item be re-visited on the next Agenda.

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

Brad Fowler, Public Works Director, summarized the actions taken by the subcommittee at the prior meeting. At the direction of the subcommittee, Mr. Fowler reported that he met with Makar Properties, owner of the St. Regis Hotel, and RJM Design Group to assist with balancing the estimated costs with revenue requirements, of the increased base improvements desired by the subcommittee.

Mr. Fowler then introduced the revised site plans for the proposed improvements at Sea Terrace Park. In conversations with South Coast Water District, Mr. Fowler disclosed that SCWD indicated that an underground/hidden water tank would be acceptable at the park; however, a lake would not.

Larry Ryan, RJM Design Group, displayed topographic maps with various contours from the existing flat topography to a revised map which displayed hills to reduce street noise, dual-direction drainage and trees that will line the adjacent Pacific Coast Highway. A third landscape map reflected the recommended types of vegetation that should be planted at Sea Terrace Park. Mr. Ryan stated that due to the sheer size of the park, it is recommended that \$250,000 for landscape shrubs/groundcover be added to Phase I to prevent the park from appearing too sparsely landscaped.

Mr. Fowler proceeded to review the revised estimated costs of the proposed base improvements. It was reported that Makar Properties proposed having a centralized underground maintenance facility at the far south end of the park, which would encompass one acre of land. The underground maintenance facility would be constructed by and fully funded by Makar. In exchange for allowing the maintenance facility on the park grounds, Makar would fund \$1,000,000 towards the Sea Terrace Park project estimate provided to the Board Members, and they would maintain the Sea Terrace Park grounds in perpetuity. Brian McClure, Parks Manager, estimated the maintenance savings to the City to be approximately \$120,000 annually if

Makar Properties maintained the property. Committee Members suggested proposing to Makar Properties that it fund the tramway/walkway in addition to the \$1 million in funding already offered. Mr. Fowler explained that a portion of the \$1 million offered was intended for that purpose by Makar Properties, but Mr. Fowler would speak further with Makar regarding the subcommittee's request.

Mr. Fowler stated Makar Properties would indemnify the City for liability purposes and the agreement would have to be drawn to be in perpetuity regardless of hotel changes in ownership.

Board Member Johnson inquired about whether the tramways and walkways would be maintained in perpetuity along with the rest of the park. Mr. Sinacori replied that the City of Dana Point is responsible for the existing tramway as it was a condition of approval for the public access to the St. Regis Hotel.

Mr. Fowler stated that Mr. Ryan's design of the underground maintenance facility would be constructed with a slope differential at the site of the maintenance facility that would be approximately 20 feet higher at the lookout point, and it would also be screened from view. No views would be obstructed by the maintenance facility.

Chairman Lacy inquired about distinguishing from public and private property if the maintenance facility is constructed and maintained by a private company on public land. Safety of pedestrians and park goers was a concern with the public wandering onto the private golf course and being hit by golf balls. Mr. Lacy stated that protective barrier ideas or signage needs to be considered to protect the property line, as well as any issues related to maintenance easements.

Vice-Chairman Rayfield inquired about who would be responsible for replacement costs if Makar is maintaining the park grounds. Mr. Rayfield added that the \$1.5 million estimated for additional landscaping/mow strip can be implemented in stages.

Chairman Lacy and Vice-Chairman Rayfield stated they would like to see the View Area Gazebo moved from a low priority item to Phase I of the project. However, the issue of individuals accessing the gazebo or berm areas and possibly being hit by golf balls needs to be addressed. Staff was directed to investigate solutions to mitigate golf balls that may hit people using the park gazebo and to report back at the next subcommittee meeting. Mr. Fowler pointed out that there is a tall berm separating the properties near the overlook that will offer some protection. Mr. Rayfield also suggested asking Makar Properties to construct one lookout point near the maintenance facility to the City's specifications to protect people from golf balls.

Mr. Fowler requested the committee's approval to begin working with the Community Development Department regarding environmental issues in order to prepare early for the Planning Commission's and City Council's review of the project. A consensus was reached among all Board Members to begin the planning stages of the project.

Chairman Lacy stated that he would like to brief Council Members in Council Comments at the April 12, 2006 Council meeting about the status of the Sea Terrace Park Subcommittee's actions to date.

Ms. Apodaca relayed to the Subcommittee Members that Ms. Dawson is caring for her ill husband and cannot attend today's subcommittee meeting. Ms. Dawson requested that all March 9, 2006 meeting materials be forward to her and she asked that the Subcommittee abstain from voting on discussed issues until she is able to review the meeting materials as well.

Staff was directed to:

1. Provide all agenda materials to Committee Member Dawson who was absent for review and input.
2. Move the View Area Gazebo (near maintenance yard) from Improvement List B to Base Improvement List A.
3. Investigate solutions to mitigate golf balls that may hit people using the park overlook area and to report back at the next subcommittee meeting.
4. Continue negotiations with Makar Properties concerning additional funding and construction of view point near maintenance facility.
5. Begin environmental reviews of the project with the Community Development Department in preparation of Planning Commission and City Council review of the conceptual design.

**8. SUBCOMMITTEE REPORTS:** None

**9. NEXT MEETING / ADJORNMENT**

The meeting was adjourned at 4:40 p.m., and the next meeting has been set for Monday, April 3, 2006 at 3:00 p.m. in the Old EOC.

Approved: \_\_\_\_\_

