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**CITY OF DANA POINT  
PLANNING COMMISSION  
SPECIAL MEETING MINUTES**

September 26, 2006  
7:03-9:45 p.m.

Community Center  
34052 Del Obispo  
Dana Point, CA 92629

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**CALL TO ORDER** – Chairman Schoeffel called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Commissioner Denton led the Pledge of Allegiance.

**ROLL CALL**

**Commissioners Present:** Commissioner Norman Denton, Commissioner Liz Anderson-Fitzgerald, Chairman J. Scott Schoeffel, and Vice-Chairman Steven Weinberg

**Commissioner Absent:** Commissioner April O'Connor

**Staff Present:** Kyle Butterwick (Director), John Tilton (City Architect/Planning Manager), John Ramirez (Assistant City Attorney), Erica Williams (Senior Planner), Christy Teague (Economic Development Manager), Brenda Chase (Senior Planner), and Bobbi Ogan (Planning Secretary)

**A. APPROVAL OF MINUTES**

There were no Minutes for consideration at this time.

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**D. PUBLIC HEARINGS****ITEM 1: General Plan Amendment (GPA06-02), Zone Change (ZC06-01), Zone Text Amendment (ZTA06-04), and Local Coastal Program Amendment (LCPA06-05) for adoption of the Town Center Plan.**

Applicant: City of Dana Point

Location: Dana Point Town Center which extends over approximately a one-mile area and encompasses Pacific Coast Highway and Del Prado, from Green Lantern to Copper Lantern, and includes the area north to La Plaza.

Environmental: A Mitigated Negative Declaration has been prepared in accordance with Section 15070 of the California Environmental Quality Act (CEQA) for the Town Center Plan. The Mitigated Negative Declaration has been circulated for the thirty (30) day public review period which concludes October 2, 2006. The MND and response to comments will be presented to the City Council for review and adoption.

Recommendation: That the Planning Commission adopt the attached Resolutions recommending that the City Council adopt the Mitigated Negative Declaration and draft Town Center Plan.

**Wayne Rayfield** (Chairman of the Town Center Subcommittee and City Council Member) provided an overview of the Subcommittee's actions to create the Town Center Plan. He stated that it really was a community process. He thanked the committee members, residents, and the public for all of their input.

**Kathy Barnum** (Public Relations) spoke about the public outreach that had been done to get everyone involved in the process.

**Brenda Chase** (Senior Planner) provided a summary of the Town Center Plan.

**Boris Dramov** (Roma Design Group) summarized the policies of the Town Center Plan.

**Chairman Schoeffel opened the Public Hearing.**

**Richard Dietmeier** (Dana Point) thanked the subcommittee for all of their work on the Plan. He stated that he supported the Plan.

**Terry Walsh** (Dana Point – Subcommittee Member) asked for the Planning Commission support of the Plan as it was presented. He stated that it was a consensus plan because of all of the work that went into its creation.

**Tom Blake** (Dana Point) stated that he was in support of the Plan but was concerned about the proposed in-lieu parking.

**Jim Miller** (Dana Point – Subcommittee Member) stated that he supports the Plan but his concern was for the small business owner. He added that he did not support the two-way street design and felt that the City should develop both sides of Town Center equally.

**Gerhard Mayer** (Santa Barbara) felt that the gateway plazas would be crucial for the Town Center.

**Lisa Bartlett** (Capistrano Beach) stated that the landscape plan looked great but that she wanted to ensure that live plants would be used.

**Steve Cary** (Dana Point) spoke about existing parking problems, noise from the traffic and deliveries that were made to businesses in the Town Center. He felt that the Town Center Plan should be shelved and that the traffic should be slowed down.

**Jim Kelly** (Dana Point) stated that there was a lack of financial commitment from the City for parking. He felt that a municipal parking facility would make it easier for visitors in the Town Center.

**Pascal Le Vettet** (Laguna Niguel) stated that he was in support of the Plan and making the street two-way. He added that he was surprised that he was still in business with the traffic, noise, and pollution from Del Prado. He stated that the traffic needed to be slowed down.

**Tom Gates** (Dana Point) stated that he did not support the Plan. He felt that a parking plan needed to be created.

**John Graham** (Dana Point) felt that allowing residential on the second floor of the commercial buildings did not work. He stated that the City needs to solve the parking problems for the residents in the Town Center.

**Susan Patty** (Dana Point) felt that it would be the content of the retail store, not the height of the first floor that would attract customers. She stated that the City needed to ensure that the parking would not overflow into the residential areas. She added that a complete parking plan needed to be put into place.

**Chairman Schoeffel closed the Public Hearing and recessed the meeting at 8:32 p.m. Chairman Schoeffel reconvened the meeting at 8:50 p.m.**

**Vice-Chairman Weinberg** felt that the Plan was a good plan and that it did address the parking issues. He stated that he would support the Plan.

**Commissioner Fitzgerald** felt that her concerns had been addressed by the Plan. She stated that she would like live plants used in the landscaping and cell phone trees be prohibited.

**Commissioner Denton** stated that it was a great plan and that he would support the Plan.

**Chairman Schoeffel** felt that the Plan would encourage a commitment to quality. He stated that it was the chance to set the foundation and that the City was off to a great start. He added that he would support the Plan.

**ACTION:** Motion made (Weinberg) and seconded (Denton) to adopt Resolution 06-09-26-40 recommending that the City Council approve Negative Declaration for the Town Center Plan. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, Schoeffel, Weinberg NOES: None ABSENT: O'Connor ABSTAIN: None)

**ACTION:** Motion made (Weinberg) and seconded (Schoeffel) to adopt Resolution 06-09-26-41 recommending City Council approval of GPA06-02, which amends the General Plan Land Use, Urban Design, Circulation, and Economic Development elements, tables and diagrams, and submission of GPA06-02 as part of LCPA06-05 for approval and certification by the California Coastal Commission. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, Schoeffel, Weinberg NOES: None ABSENT: O'Connor ABSTAIN: None)

**ACTION:** Motion made (Weinberg) and seconded (Fitzgerald) to adopt Resolution 06-09-26-42 recommending City Council approval of ZTA06-04 and ZC06-01 to establish the Town Center District and incorporate the Town Center Plan as Appendix E of the Zoning Code, and submission as part of LCPA06-05 for approval and certification by the California Coastal Commission. Motion carried 4-0-1. (AYES: Denton, Fitzgerald, Schoeffel, Weinberg NOES: None ABSENT: O'Connor ABSTAIN: None)

#### **E. PUBLIC MEETINGS**

There were no Public Meetings.

#### **F. OLD BUSINESS**

There was no Old Business.

#### **G. NEW BUSINESS**

There was no New Business.

**H. STAFF REPORTS**

**Kyle Butterwick** (Director) reported that the City Council would be considering the Planning Commission's recommendations of the Housing Element at their next meeting.

**I. COMMISSIONER COMMENTS**

**Vice-Chairman Weinberg** stated that the subcommittees that the City Council has established have worked. He added that he hoped the City would continue to utilize them.

**J. ADJOURNMENT**

**Chairman Schoeffel** announced that the *next regular* meeting of the Planning Commission will be held on Wednesday, October 4, 2006, beginning at 7:00 p.m. (or as soon thereafter) in the Dana Point Community Center located at 34052 Del Obispo, Dana Point, California.

The meeting adjourned at 9:45 p.m.

**/s/ J. Scott Schoeffel**

J. Scott Schoeffel, Chairman  
Planning Commission