

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

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April 27, 2015  
6:06 – 9:46 p.m.

Community Center  
34052 Del Obispo  
Dana Point, CA 92629

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**CALL TO ORDER** – Chairwoman Claus called the Regular Meeting of the Dana Point Planning Commission to order at 6:06 p.m.

**PLEDGE OF ALLEGIANCE** – Commissioner Denton, Commissioner Newkirk, and Commissioner Whittaker led the Pledge of Allegiance.

**ROLL CALL**

**Commissioners Present:** Chairwoman Liz Claus, Commissioner Norman Denton, Commissioner Gary Newkirk, Vice-Chairwoman April O'Connor, and Commissioner Susan Whittaker

**Staff Present:** Ursula Luna-Reynosa (Community Development Director), John Tilton (City Architect/Planning Manager), Saima Qureshy (Senior Planner), Kurth Nelson (Senior Planner), Rob Bower (City Attorney), Brad Fowler (Public Works Director), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of March 30, 2015.**

**ACTION: Motion made (Whittaker) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of March 30, 2015 with the updated revision. Motion carried 5-0. (AYES: Claus, Denton, Newkirk, O'Connor, Whittaker NOES: None ABSENT: None ABSTAIN: None)**

**ITEM 2: Minutes of the regular Planning Commission Meeting of April 13, 2015.**

**ACTION: Motion made (O'Connor) and seconded (Denton) to approve the Minutes of the regular Planning Commission Meeting of April 13, 2015. Motion carried 3-0-2. (AYES: Claus, Denton, O'Connor NOES: None ABSENT: None ABSTAIN: Newkirk, Whittaker)**

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**B. PUBLIC COMMENTS**

**Carol Kelly** (Dana Point) voiced her concern about numerous parking problems in her Santa Clara Avenue neighborhood, stating that parking is worse in the Town Center. She recommended that the City should build public parking.

**Buck Hill** (Dana Point – Dana Point Residents for Responsible Development) informed everyone that his group is circulating a petition, the subject of which is to clarify and change loopholes in the Town Center Plan and also reinforce the zoning code parking standards in Town Center area. He stated if anybody is interested in signing the voter initiative to do so. They would like to make the petition a ballot initiative for the upcoming election.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

**Chairwoman Claus** and **Vice Chairwoman O'Connor** stated that they each reside within the 500 foot radius of the subject site (Item #3) and left the meeting at 6:15 p.m.

**Commissioner Whittaker** made a motion and **Commissioner Newkirk** seconded to appoint **Commissioner Denton** to serve as Chair. **Commissioner Denton** assumed acting chairmanship for this portion of the meeting until the Chairperson resumed the chair.

Upon the Chair and Vice Chair leaving the room, Acting Chairman **Denton** announced their departure.

**D. PUBLIC HEARINGS**

**ITEM 3:** Zone Text Amendment ZTA15-0001, and Local Coastal Program Amendment LCPA15-0001; to amend the City's Zoning Ordinance; Chapter 9.26 and corresponding Appendix "E", generally referred to as "Dana Point Town Center Plan", to address parking regulations, a change to the title of the document to "Dana Point Lantern District Plan" and an addendum to the previously approved Mitigated Negative Declaration.

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Applicant City of Dana Point

Location: The Town Center Plan area ("Plan area") as identified on the City's adopted Zoning Map. Generally, the subject area extends over approximately a one-mile area and encompasses Pacific Coast Highway and Del Prado, from Green Lantern to Copper Lantern, including the area of La Plaza.

Recommendation: That the Planning Commission approve the attached draft resolutions recommending City Council approval and adoption of the Zone Text Amendment, Local Coastal Program Amendment and addendum to the previously approved Mitigated Negative Declaration.

Environmental: A draft addendum to the previously adopted Mitigated Negative Declaration (State Clearinghouse # 2006091005) has been prepared in accordance with the California Environmental Quality Act (CEQA).

Request: Request for the approval of a 1) Zone Text Amendment ZTA15-0001, Local Coastal Program Amendment LCPA15-0001 and 2) an addendum to the previously approved Mitigated Negative Declaration to amend the City's Zoning Ordinance – Chapter 9.26 and corresponding Appendix "E", commonly referred to as "Dana Point Town Center Plan", to address parking regulations and to change the title of the document to "Dana Point Lantern District Plan".

**Ursula Luna-Reynosa** (Director) referenced a memo distributed to the Commission with regard to Page 21 of Exhibit B, noting that the graphic which is proposed to be deleted was inadvertently not printed.

**Saima Qureshy** (Senior Planner) summarized the staff report answering questions of the Commission.

**Patrick Siegman** (Nelson Nygaard Associates – Project Consultant) provided a PowerPoint presentation to the Commission.

**Brad Fowler** (Public Works Director) responded to questions.

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**Chairman Denton opened the Public Hearing.**

**Tara Williams** (Dana Point) spoke in opposition of the request due to limited parking.

**Carol Kelly** (Dana Point) spoke in opposition of the request due to parking issues.

**Terry Walsh** (Dana Point) was also concerned about parking spillover in residential areas.

**Carl Iverson** (Capistrano Beach) stated his concerns on the parking management and proposed changes to the zoning requirements in the Town Center Plan and confirmed his opposition.

**Susan Hinman** (Dana Point) conveyed her concerns on the parking management project and requested the Planning Commission assess the project further.

**Craig Williamson** (Dana Point) spoke in opposition of the request due to parking issues.

**Keith Johannes** (Dana Point) spoke in opposition of the request due to parking issues.

**Cindy Fleming** (Dana Point) spoke in opposition of the request due to parking spillover.

**Betty Hill** (Dana Point) conveyed her concerns on the parking management proposal and confirmed her opposition.

**Dana Yarger** (Dana Point) spoke in opposition of the request due to parking issues.

**Buck Hill** (Dana Point) read and submitted his written testimony stating opposition of parking management and proposed changes to the zoning requirements in the Town Center Plan and municipal code.

**Jill Richardson** (Dana Point) spoke in opposition of the request due to parking issues.

**Karin Schnell** (Dana Point) spoke in opposition of the request due to parking issues.

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**Rick Erkeneff** (Dana Point) spoke in opposition of the request due to parking issues.

**Bob Theel** (Dana Point) spoke in support of the proposal citing the opportunity to diversify the City's image and other benefits to the city.

Concerns and comments were expressed by the Commission.

**Chairman Denton closed the Public Hearing.**

**Commissioner Newkirk** stated that there is not enough information to support the recommendation.

**Commissioner Whittaker** stated that she is in support of the name change as well as two parking spaces per 1,000 SF standard. She suggested more ideas and stated that she would like the Commission to discuss. She stated that she might support the request tonight with some changes.

**Commissioner Denton** agreed with certain comments made by Commissioner Newkirk and Commissioner Whittaker.

The Commission provided comments to staff. Discussion ensued to continue the Public Hearing to a date certain.

**ACTION:** Motion made (Newkirk) and seconded (Denton) to reopen the Public Hearing and continue the Public Hearing to a date certain of May 11, 2015 at City Hall Office. Motion carried 2-1-2. (AYES: Denton, Newkirk, NOES: Whittaker RECUSE: Claus, O'Connor)

**Chairman Denton** declared a five minute recess at 9:18 p.m. and reconvened the meeting at 9:24 p.m.

**Chairwoman Claus** and **Vice Chairwoman O'Connor** rejoined the remainder of the meeting. **Chairwoman Claus** resumed chairmanship of the meeting.

**E. OLD BUSINESS**

There was no Old Business.

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**F. NEW BUSINESS**

There was no New Business.

**H. RECOGNITION OF OUTGOING COMMISSIONERS**

- Presentation to Commissioner Norman Denton III
- Presentation to Commissioner Gary Newkirk
- Presentation to Commissioner Susan Whittaker

**Ursula Luna-Reynosa** (Director) presented engraved tile plaques to the Commissioners and thanked them for their terms of service.

**G. STAFF REPORTS**

**Ursula Luna-Reynosa** stated that the Mayor would like to invite the outgoing Planning Commissioners to attend the City Council Meeting of May 5, 2015 for a formal presentation in their honor.

**John Tilton** (Architect/Planning Manager) thanked the Planning Commission for their years of service.

**H. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**I. ADJOURNMENT**

**Chairwoman Claus** announced that the *next* regular meeting of the Planning Commission will be held on Monday, May 11, 2015, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

**The meeting adjourned at 9:46 p.m.**

