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

August 17, 2005
7:04-8:31 p.m.

City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER – Chairwoman O'Connor called the meeting to order.

PLEDGE OF ALLEGIANCE – Vice-Chairman Schoeffel led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Commissioner Norman Denton, Chairwoman April O'Connor, Commissioner Greg Powers, Vice-Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

Staff Present: John Tilton (City Architect/Planning Manager), Todd Litfin (Assistant City Attorney), Brenda Chase (Senior Planner), Kevin Evans (Recreation Manager), and Bobbi Ogan (Planning Secretary)

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of July 20, 2005.

ACTION: Motion made (Denton) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of July 20, 2005. Motion carried 4-0-1. (AYES: Denton, O'Connor, Powers, Weinberg NOES: None ABSENT: None ABSTAIN: Schoeffel)

ITEM 2: Minutes of the regular Planning Commission Meeting of August 3, 2005.

ACTION: Motion made (Denton) and seconded (Weinberg) to approve the Minutes of the regular Planning Commission Meeting of August 3, 2005. Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

There were no items on the Consent Calendar.

D. PUBLIC HEARINGS

There were no Public Hearings.

E. PUBLIC MEETINGS

There were no Public Meetings.

F. OLD BUSINESS

ITEM 3: Review and recommend for approval the proposed City of Dana Point Park, Recreation, and Open Space Master Plan, Appendix and Amendments. (Continued from the regular meeting of June 15, 2005)

Recommendation: That the Planning Commission review and adopt the draft Resolution recommending the City Council approve the Park, Recreation, and Open Space Master Plan with the following amendments:

1. Revise Exhibit 4.3.2 Proposed Improvements – Sea Terrace Park Phase II Improvements;
2. Revise Exhibit 3.3.1 Neighborhood Park Service Area Analysis and 4.4-1 School Sites in Service Area Gap, adding Lantern Village Park;
3. Add reference to the 2001 Community Survey under the *Executive Summary* (page #1) section *Introduction*; subsection *Who was involved*;
4. Include recommendation on page 11 of the Executive Summary that the City will seek opportunities for additional open space where excess right-of-way exists;
5. Delete to need for “and storage space” from page 11; and

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6. Indicate the amount of land needed to accommodate the recommended uses of the South Coast Water District Property (SCWD) and the need to negotiate with SCWD if this land is utilized for these public amenities.

Kevin Evans (Recreation Manager) reviewed the staff report.

Chairwoman O'Connor opened the Public Hearing.

Linda Brame (Dana Point) stated that she was concerned that if the Master Plan was forwarded to the City Council with the proposals for Sea Terrace Park that the new subcommittee would not be able to make any recommendations for usage. She felt that the Master Plan should not be so specific.

Richard Dietmeier (Dana Point) stated that the Water District was unwilling to accept responsibility for the liability of a skate park unless the City would insure it. He added that the same issue would relate to a potential swimming pool on the 30-acre property. He felt that the Master Plan was close to being ready for the City Council's review. He stated that the Master Plan was a 20 year document that will require a revision at some point and that the Planning Commission should identify when the document should be reviewed.

Chairwoman O'Connor closed the Public Hearing.

Commissioner Weinberg stated that he would like to see some sort of review timeline put on the document. He added that he would approve the Master Plan.

Commissioner Denton stated that the Senior Center was in need of more parking and felt that it was an integral point of the community. He stated that it would not be a good location for a skate board park and that it would be too noisy for the residential areas. He added that he would support the Master Plan without the skate board park.

Vice-Chairman Schoeffel stated that he has a problem with the location of a skate board park in that location. He added that he couldn't think of any location in the City that a skate park would work.

Commissioner Powers stated that he was concerned about the location for the skate park. He felt that the Water District property would be a better place along with a community pool. He added that he wanted Calle Paloma to be identified as a potential passive park site. He stated that he wanted to see the Bikeways and Paths plan to be incorporated into this Master Plan. He questioned the data gathering techniques for the survey. He stated that he wasn't willing to support the plan yet.

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Chairwoman O'Connor stated that the Master Plan was a flexible document and that these were recommendations only. She added that she would support the Master Plan. She stated that she was concerned about the survey, but felt comfortable with the subcommittee making choices for the community. She added that she supports upgrades at Sea Terrace and Del Obispo Park.

John Tilton (City Architect/Planning Manager) stated that Staff could amend Item #4 to include the wording at the end of the sentence "including, but not limited, to the Calle Paloma area".

Commissioner Denton stated that he was not in favor of a skate park in the City. He felt that it should be eliminated from the plan because it would be too much liability for the City.

Commissioner Weinberg stated that he would support a skate park on the Water District property.

ACTION: Motion made (Powers) and seconded (Schoeffel) to adopt Resolution 05-08-17-39 recommending the City Council approve the Parks, Recreation and Open Space Master Plan, Appendix and Amendments including the following:

1. Remove the skate park from the graphics and add the language that a potential skate park could be located on the water district property only, no where else in the City.
2. Amend Item #4 to include at the end of the sentence "coordinate with CALTRANS for areas which are within their jurisdiction including but not limited to, the Calle Paloma property. Also add Calle Paloma to the graphic 4.3-1.
3. Incorporate the Bikeways and Trails Master Plan into the Parks Master Plan as soon as practical to create a unified document.
4. Suggest that a permanent band shell be included on the water district property or any other appropriate location in the City.
5. Require a needs assessment review of the master plan every four (4) years and that if any revisions that are made to the plan, that the document will also be updated.

Motion carried 5-0. (AYES: Denton, O'Connor, Powers, Schoeffel, Weinberg NOES: None ABSENT: None ABSTAIN: None)

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G. NEW BUSINESS

There was no New Business.

H. STAFF REPORTS

John Tilton (City Architect/Planning Manager) stated that the Town Center Subcommittee was scheduled to meet next Tuesday, August 23rd. He added that the City's consultants from Roma Design would be presenting their ideas for design guidelines and how the historic properties in the Town Center will be addressed.

Brenda Chase (Senior Planner) reported that the last Town Center Subcommittee meeting was long but that they had come to consensus on the traffic circulation. She stated that subcommittee had voted unanimously to go forward with the two-way configuration. She added that they had also discussed Phase I with the inclusion of medians and the in-lieu parking program.

I. COMMISSIONER COMMENTS

Commissioner Weinberg thanked the City for re-striping Golden Lantern for a bike lane. He felt that it would now be safer to ride because there won't be the danger of people opening car doors into the bike riders.

Vice-Chairman Schoeffel reported that his dog had been attacked again by another unrestrained dog while being walked in his neighborhood. He stated that he wanted to see an honest and consistent effort by the authorities to enforce the leash law.

Commissioner Powers clarified that his concern with the survey that was taken for the Parks Master Plan was the way certain focus groups were weighted. He felt that certain groups were given more weight than others.

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J. ADJOURNMENT

Chairwoman O'Connor announced that the *next regular* meeting of the Planning Commission would be held on Wednesday, September 7, 2005, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

The meeting adjourned at 8:31 p.m.

J. Scott Schoeffel, Vice-Chairman
Planning Commission