

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

ITEM #3

DATE: MAY 11, 2015

TO: DANA POINT PLANNING COMMISSION

FROM: URSULA LUNA-REYNOSA, DIRECTOR OF COMMUNITY DEVELOPMENT; SAIMA QRESHY, SENIOR PLANNER, COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: 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. (CONTINUED FROM THE REGULAR PLANNING COMMISSION MEETING OF APRIL 27, 2015).

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.

APPLICANT: City of Dana Point

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".

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.

NOTICE: No new noticing is required since the duly noticed public hearing of April 27, 2015 was continued to a date certain of May 11, 2015.

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).

BACKGROUND:

The Town Center Plan (the "Plan") was approved by the City Council in December 2006 and by the California Coastal Commission (the "CCC") in June 2008. The Plan is a Local Coastal Plan ("LCP") as defined by the Coastal Act. The Plan zoned the entire Town Center Plan area as "mixed-use" and adopted a series of policies, development standards and design guidelines to guide the transformation of the Plan area into a pedestrian-oriented, mixed-use district to serve the community effectively and to create a vibrant place that adds to the identity of Dana Point.

One of the components of the Implementation Program of the adopted Plan is the development of a Parking Program for the Plan area. The City initiated an effort to adopt parking standards and other parking management strategies for the Plan area in 2013. This effort has been subject to a robust public review process. The recommended amendments are a result of two years of collaborative meetings with various Lantern District interest groups. The public review and input process can be roughly categorized in three phases.

The initial phase was in November, 2013 at the project initiation. There were a total of four meetings conducted during this initial phase as detailed below:

- November 18, 2013 – Planning Commission study session: The project was initiated with a study session where the City's Parking Consultant, Nelson Nygaard Consulting Associates ("the Consultant") and City staff presented basic concepts on how parking is provided for and managed in mixed-use districts in other cities and communities. The staff report that was presented that evening along with any supporting documents is attached to this staff report as Supporting Document 3.
- November 19, 2013 - The Consultant and City staff met with residents and residential property owners within and adjacent to the Lantern District area. This meeting was held at the Community House which is located in the Lantern District.
- November 20, 2013 - The Consultant and staff met with merchants and commercial property owners of the Lantern District area. This meeting was held at the Community House which is located in the Lantern District.

- November, 2013 - The Consultant and staff met with the Coastal Commission staff at their Long Beach office to present basic concepts related to parking in mixed use districts and to gauge their reactions to certain concepts.

After receiving initial input from the Planning Commission, Coastal Commission staff, area residents, commercial and residential property owners and merchants, the Consultant, in collaboration with the City staff, worked on compiling parking related facts and recommendations in the "Lantern District Parking Plan (Parking Report)".

The second phase of public engagement then commenced with the presentation of the Parking Report as detailed below:

- January 28, 2014 – A joint study session of the Planning Commission and the City Council was held. The Parking Report was presented to the Commission/Council which identified "Key Findings" related to parking and presented a list of short and long term parking strategies. The staff report that was presented that evening, along with any supporting documents, is attached to this staff report as Supporting Document 4.
- August, 2014 - The Consultant and City staff met with Coastal Commission staff at their Long Beach office to present the recommendations contained in the Parking Report and to again gauge their reaction to the specific recommendations.
- December 17 and 18, 2014 – Five meetings were held for two hours each at City hall by the Consultant and City staff to gain further input from key individuals. Each meeting was attended by one of the Planning Commissioners, a commercial property owner, business owner and representatives of surrounding residential areas. The meetings were less formal enabling more of a dialogue and the opportunity to address specific questions and concerns.
- In January 27, 2015 – An informational session/workshop specifically targeting commercial property owners within the Town Center/ Lantern District area was conducted by the Consultant and staff. An overview of the current parking supply in the Town Center/Lantern District area was provided as well as additional information regarding shared parking and a 'Park Once' strategy.

After receiving input on the Parking Report, the Consultant and City staff identified key policies that would apply to the Plan area.

The third phase of public engagement commenced in 2015 where specific parking related policies were presented and actual Plan amendments were presented to the Planning Commission as detailed below:

- February 25, 2015 – A joint study session of the Planning Commission and the City Council was held. There were five parking policies that were identified in the presentation and in the Staff Report. Formal amendments to the Plan document (Zone Text Amendments (ZTA) and Local Coastal program Amendment (LCPA)) were not part of the discussion. The staff report that was presented that evening, along with any supporting documents, is attached to this staff report as Supporting Document 6. In addition, the video for the study session can be accessed at the following URL: http://danapoint.granicus.com/MediaPlayer.php?view_id=2&clip_id=365
- April 27, 2015 – A public hearing before the Planning Commission was held on the formal proposed amendments to the Plan documents. As the proposed action is a legislative action, the Planning Commission sits in an advisory capacity to the City Council. The Planning Commission continued the public hearing to a date certain of May 11, 2015. The staff report that was presented on April 27th, along with any supporting documents, is attached to this staff report as Supporting Document 7.

DISCUSSION

The proposed amendments to the Plan document have been presented to the Planning Commission in previous reports which are attached to this report in the following order:

1. November 18, 2013 Planning Commission study session staff report (See Supporting Document #3).
2. January 28, 2014 City Council and Planning Commission joint study session staff report which summarizes the Parking Report. The Parking Report (The City of Dana Point – Town Center Lantern District Parking Plan – Draft Report), dated January 2014, prepared by Nelson Nygaard is attached to the Staff Report. This Parking Report provides an overview of current parking conditions in the Lantern District area and identifies five key findings related to current parking situation. The Parking Report also provides detailed short term and long term recommendations to address parking.
3. February 25, 2015 City Council and Planning Commission joint study session staff report which details Five Parking Policies to address Lantern District's unique parking needs. The details in this report for each policy provide foundation for the proposed amendments to the Plan document. Each policy is explained in detail with an explanation as to what future actions will be needed for the implementation of that specific policy (See Supporting Document #6 below).

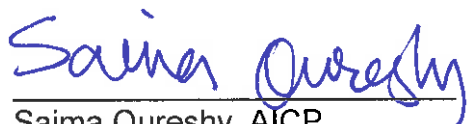
4. April 27, 2015 Planning Commission staff report which summarizes previous five policies and introduces two new policies related to parking signage and bike parking standards. The report also explains legislative actions needed to amend the Plan document (See Supporting Document #7 below).

The detail and analysis contained within these reports provides the basis and rationale for the recommended actions to be considered by the Planning Commission.

CONCLUSION

The proposed amendments to the City's Zoning Ordinance/Town Center Plan will be consistent with the City's General Plan, Local Coastal Program and Municipal Code. To comply with CEQA requirements, an addendum to the previously adopted Mitigated Negative Declaration for the adoption of the Town Center Plan has been prepared.

Therefore, staff is recommending that the Planning Commission recommend adoption and approval of the 1) Zone Text Amendment and Local Coastal Program Amendment; and 2) the addendum to the previously adopted Mitigated Negative Declaration to the City Council and approve the attached draft resolutions containing required findings for the approval of ZTA15-0001, LCPA15-0001 and for the addendum to the Mitigated Negative Declaration.



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ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 15-05-11-xx (MND Addendum)
2. Draft Planning Commission Resolution No. 15-05-11-xx (ZTA and LCPA)

Supporting Documents

3. November 18, 2013 Planning Commission study session staff report
4. January 28, 2014 City Council and Planning Commission joint study session staff
5. February 25, 2015 City Council and Planning Commission joint study session staff report
6. April 27, 2015 Planning Commission staff report (without the attachment because the February 25, 2015 staff report is already included (Supporting Document 5) in this report).