

**CITY OF DANA POINT
GENERAL PLAN ADVISORY COMMITTEE
REGULAR MEETING ACTION MINUTES**

October 16, 2024,
6:00 pm – 8:05 pm

Dana Point Community Center
34052 Del Obispo
Dana Point, CA 92629

CALL TO ORDER REGULAR MEETING

Chair Federico called the Regular Meeting of the General Plan Advisory Committee to order at 6:00 pm.

ROLL CALL

General Plan Advisory Committee Members Present: Chair Jamey Federico, Committee Member Jennifer Rosales, Committee Member David Buskirk, Committee Member Laura Smith-Hatch, Committee Member Theresa Morrison, Committee Member Steven Carpenter, Committee Member Jim Cobb, Committee Member Larry White, Committee Member Zach Mikelson.

General Plan Advisory Committee Members Absent: Vice-Chair Eric Nelson, Committee Member Sarah Baqai, Committee Member Diana Mitchell, Committee Member Jason Spates, Committee Member Catrina Crawford, Committee Member Matt Pagano (Alternate), Committee Member Naomi Hawkes (Alternate), Committee Member John Hatch (Alternate).

Staff Present: Brenda Wisneski (Director of Community Development), Chris Johnson (Principal Planner), Colin Drukker (Place Works Consultant), Cory Witter (Place Works Consultant), Steve Gunnells (Place Works Consultant), Steve Brown (Fehr and Peers Consultant).

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF GENERAL PLAN ADVISORY COMMITTEE MEETING FROM JUNE 25, 2024

ACTION: Motion made by Steven Carpenter, seconded by Jennifer Rosales, to approve the Minutes of the General Plan Advisory Committee Meeting of June 25, 2024. Motion carried 9-0-0.

AYES: Federico, Rosales, Cobb, White, Mikelson, Buskirk, Morrison, Smith-Hatch, Carpenter

NOES: None

ABSENT: None

ABSTAIN: None

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B. OLD BUSINESS

ITEM 2: Status Update

- A. Staff Land Use Recommendation for GPAC Consideration
 - a. GPAC previously raised concerns about sites going from commercial to residential and implications that come with losing general commercial (including grocery stores).
 - b. Following GPAC mtg No. 5, City staff continued evaluating GPAC land use options and concerns relative to Monarch Bay Plaza/PCH Capistrano Beach. (even with a specific plan)
- B. Traffic analysis of GPAC land use recommendations
- C. VMT thresholds
- D. Public Comments
- E. Committee Comments

Colin Drukker (Place Works Consultant) provided a presentation and led a discussion on land use changes and recommendation that they be deferred and a Specific Plan required for opportunity sites at Monarch Bay Plaza and Capistrano Beach. He also discussed the various CEQA level options related to policy versus land use changes.

Steve Brown (Fehr and Peers Consultant) provided a presentation on the Circulation Element update. This update covered Level of Service, VMT data, and approach regarding example policies. The consultant recommended that City adopt a VMT policy with an identified threshold that can be utilized by the City. Dana Point Harbor Drive/Del Obispo Street and PCH were identified as an example of where land use changes would operate with a lower LOS than desired. A policy could be developed that requires intersections to operate at a certain level all year round unless widening is not feasible.

C. NEW BUSINESS

Colin Drukker (Place Works Consultant) provided a presentation and answered questions regarding the General Plan LU and Transportation Goals.

ITEM 3: General Plan Land Use and Transportation Goals (Topics Discussed)

- A. Vision and Principles
- B. Summary of currently adopted goals, policies, and actions
 - a. The currently adopted versions of the Land Use, Circulation, and Economic Development Elements are available on the Plan Dana Point website (see link below). Please scroll down to navigate to the "Adopted City's Documents" section of the page.
Weblink: [Documents | Plan Dana Point](#)
- C. Local Coastal Plan
- D. Discussion of potential goal/policy changes
 - a. Element structure
 - b. Substantive changes in policy direction/commitment
 - c. Land Use Approach

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- i. The GPAC discussed the following potential implementation actions as they relate to land use policies concerning Monarch Bay Plaza and Capistrano Beach.
 - ii. Property owner's plans are not detailed enough for the City to study potential impacts in the EIR on some topics (e.g., height/aesthetics) or the magnitude of potential project size.
 - iii. The consensus of the GPAC was that the preference be for potential implementation language/actions 2 and 3 identified below as they related to land use changes at Monarch Bay Plaza and Coast Highway.
 1. Specific plans. Coordinate with property owners to facilitate the development of a specific plan or other special zoning mechanism for the Monarch Bay Plaza and Coast Highway areas.
 2. Monarch Bay Plaza Specific Plan. Coordinate with the property owner to facilitate the development of a specific plan or other special zoning mechanism for the Monarch Bay Plaza area. Engage the public to enable the community to understand and comment on potential development and design options.
 3. Coast Highway visioning and feasibility study. Conduct a visioning effort and technical analysis to understand the land use and design options that are envisioned by existing property owners/businesses, desired by the community, supported by market conditions, and/or are necessary to achieve desired public realm improvements. Based on the results, coordinate with property owners to pursue a specific plan or other special zoning.
- E. Summary of the next steps
- a. Additional GPAC meetings
 - b. PC/CC study session
 - c. CEQA/environmental clearance
 - d. Refinements to goals, policy, and implementation strategies
- F. Public Comments
- G. Committee Comments

D. PUBLIC COMMENT

There were no Public Comments.

E. COMMITTEE COMMENTS

The GPAC discussed whether a 7th meeting would be desired. The consensus by the GPAC was that a 7th meeting would be beneficial. Prior to that meeting, City staff would be providing draft revisions to goals, policies, implementation actions, and CEQA approach for the GPAC's review.

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G. ADJOURNMENT

Chair Federico adjourned the meeting at **8:05 pm**. The *next* Regular Meeting of the General Plan Advisory Committee is pending a date to be scheduled.

Chair Federico
General Plan Advisory Committee