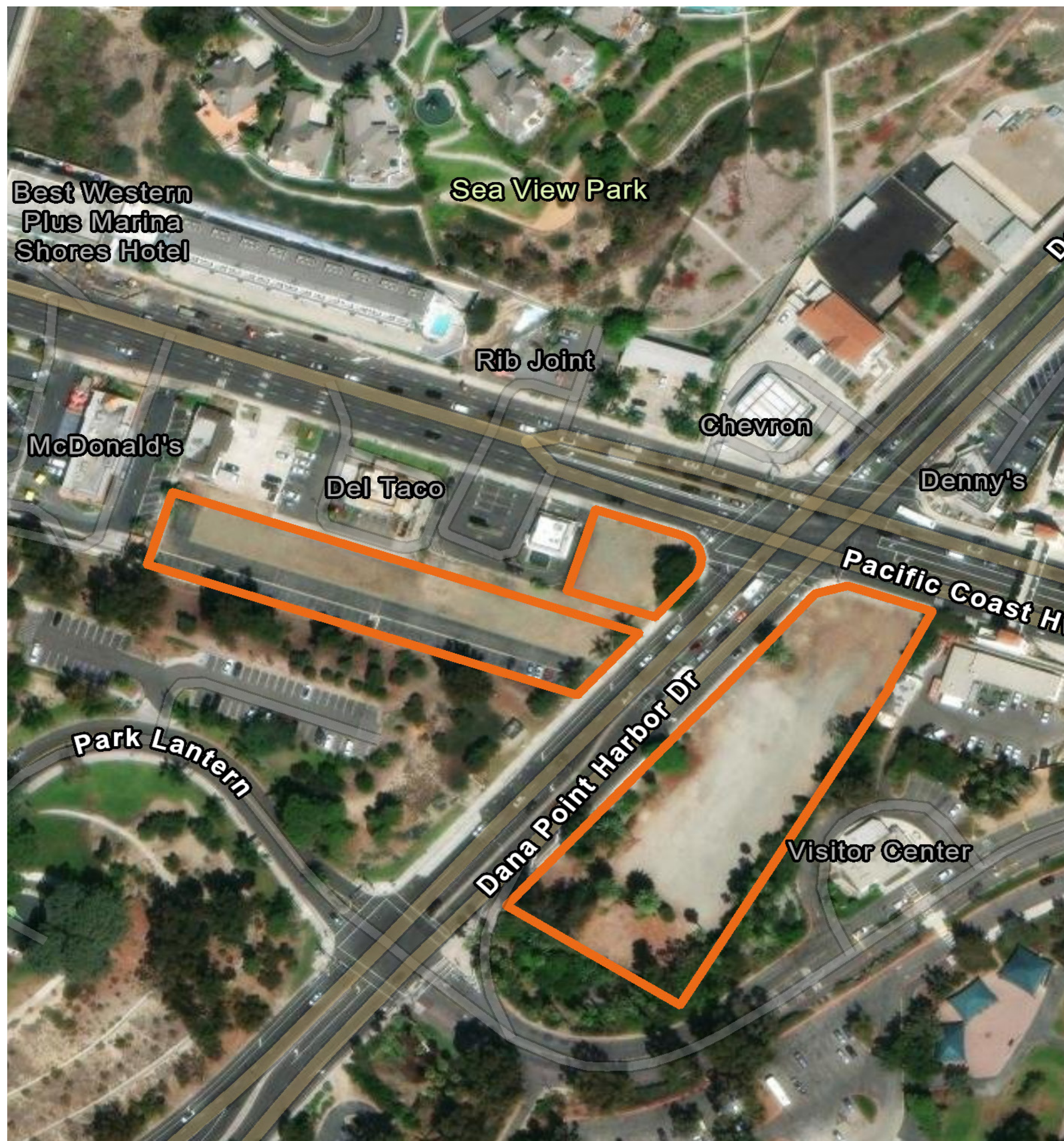


# 5. PCH/DANA POINT HARBOR

## AERIAL PERSPECTIVE & EXISTING CONDITIONS



### SITE CHARACTERISTICS

- 6 vacant parcels, 2.90 total acres
- 2 property owners (see image)
- Orange County owns two remnant parcels
- Generally flat

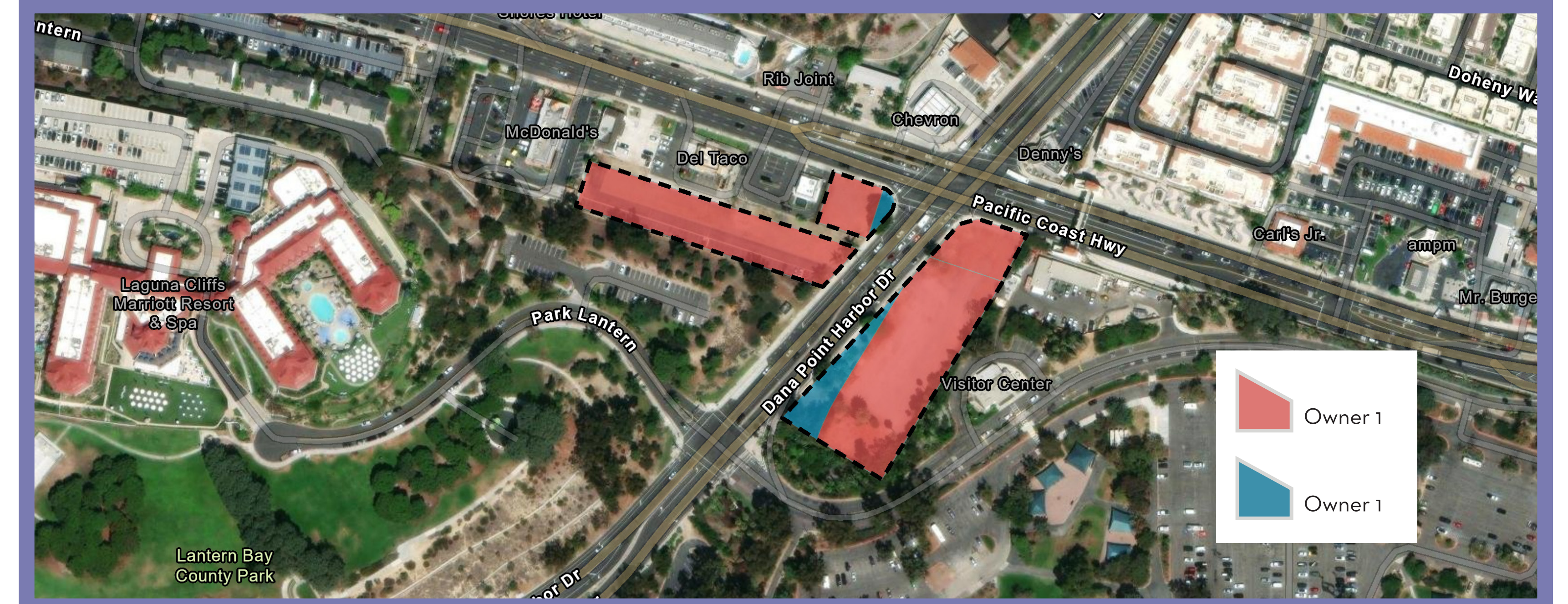
### SURROUNDING LAND USES

- Low, medium, and high density residential
- Wide range of shops and hotels
- Doheny State Beach and Dana Point Harbor

### CURRENT ACCESS/PARKING

- Multiple access points from adjacent streets
- Public parking available nearby but may not be relied upon for supplemental parking.

### PROPERTY OWNERSHIP



### CURRENT GENERAL PLAN



### CURRENT ALLOWED USES & INTENSITY

- General Plan is Visitor/Rec. Commercial and Zoning is Dana Point Specific Plan
- Allowable uses include retail, service, hospitality, office, and entertainment businesses
- Maximum standard intensity is an FAR of 0.50 and 35 feet
- The FAR can be increased to 1.75 IF a proposed development can demonstrate that it is of exceptional design quality, contributes substantial public benefit, and does not place an undue burden on public services

**NO CHANGE/INTENSIFICATION:** The majority property owner has indicated that their potential plans for future development would not require any change in land use --- either types or intensity of land uses. No changes are therefore proposed for this area.