



# PHASE 2: GENERAL PLAN UPDATE & EIR

## *Land Use, Circulation, & Economic Development*

**GPAC #5**  
**6/25/24**



# AGENDA

Call to order

Roll call

A. Approval of Minutes (April 30)

B. Old Business

1. Opportunity Sites – Final Recommendations
  - A. Community Open House
  - B. Opportunity Sites
  - C. Public Comments
  - D. Committee Comments

C. New Business

1. General Plan Land Use Plan

A. Land Use Designations

B. General Plan Buildout Overview

C. General Plan Buildout Assumptions

D. Next Steps

E. Public Comments

F. Committee Comments

D. Public Comment

E. Committee Comments

F. Adjournment





# GENERAL PLAN ADVISORY COMMITTEE

## Opportunity Areas – Final Rec on LU Change





## Open House Recap

- Roughly 25 attendees in person
- Most stayed 2+ hours and engaged in meaningful discussions with staff and project team
- Comment cards with additional input from virtual open house submissions





# VIRTUAL OPEN HOUSE

DEADLINE EXTENDED TO JULY 19, 2024

<https://www.plandanapoint.com/events>

## VIRTUAL OPEN HOUSE

The in-person Dana Point Community Open House took place on June 5, 2024. To see materials from the event, click below by topic. To download a single PDF with all materials, [click here](#) (large file).

### HOW TO PARTICIPATE:

- 1. View the materials.** Click on the link above to view all of the materials in a single PDF or scroll down below to view materials for each opportunity area and potential mobility improvement. It is highly recommended that you view all the materials before opening up the questionnaire.
- 2. Fill out the questionnaire.** Tell us what you think of the potential opportunities discussed at the Open House.
- 3. Email the City.** If you have any other thoughts or questions, please send the City an email at [plandanapoint@danapoint.org](mailto:plandanapoint@danapoint.org).
- 4. [DEADLINE EXTENDED!] Submit by July 19, 2024.** The City has extended the timeline for participation. While the City will consider all comments submitted through July 19th, you are encouraged to fill out a questionnaire as early as possible to inform City staff and decision makers as part of public briefings to be held in early/mid July.

## ONLINE QUESTIONNAIRE

OPEN HOUSE  
QUESTIONNAIRE

[Click here to open up the questionnaire](#)

### Share Your Thoughts

After selecting an opportunity site or potential mobility improvement, you will be presented with relevant background information about your selection. Click through the "slides" to review the material and answer one multiple choice question and one open-ended question about the opportunity site or mobility improvement. You may click the "Back" button to review previous materials -- all responses are temporarily saved prior to submitting (do not leave window inactive for a long time).

1  
Which opportunity site or mobility improvement would you like to provide feedback on? \*



☒ 1. Camino del Avion (land use options)

☐ 2. PCH Capo Beach (land use options)

☐ 3. Camino de Estrella (land use options)

# OPEN HOUSE FEEDBACK - OPP AREAS

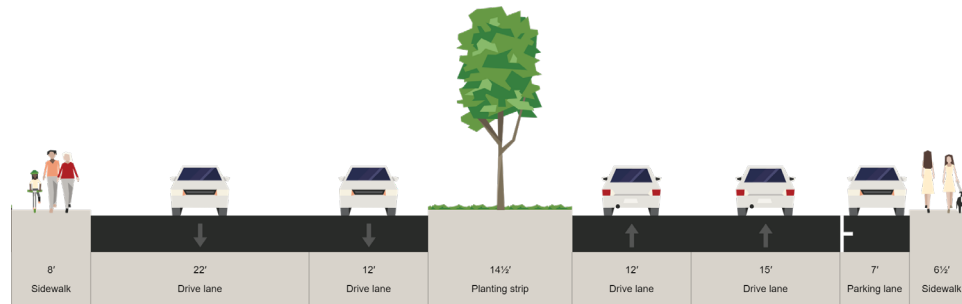
## Respondents largely agree with GPAC's recommendation for each opportunity site

- Camino del Avion – remain Neighborhood Commercial
- Camino de Estrella – remain Commercial/Residential; add SF / MF as primary use
- PCH & Dana Point Harbor – remain Visitor/Rec Commercial
- PCH Capo Beach – permit mixed-use and residential (potential SP)
- Monarch Bay Plaza – permit mixed-use and residential (potential SP)
- *Stonehill & Del Obispo (North) – split on whether to permit residential*
- *Stonehill & Del Obispo South – strong desire to retain Community Commercial*

# OPEN HOUSE FEEDBACK - MOBILITY

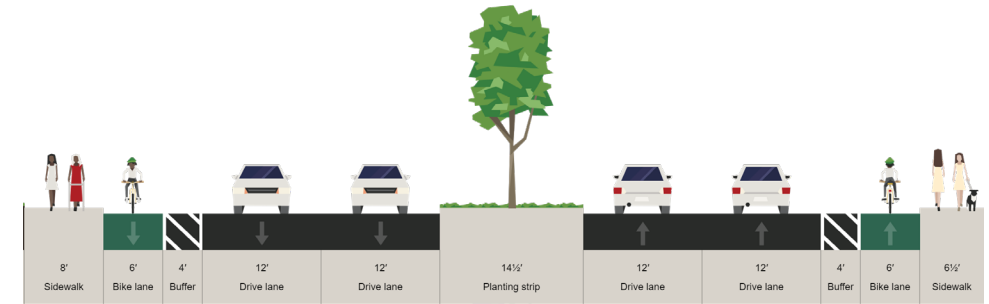
## Stonehill (Niguel to Blue Lantern)

- Each concept received similar support
- City staff will evaluate viability of each concept along entire stretch

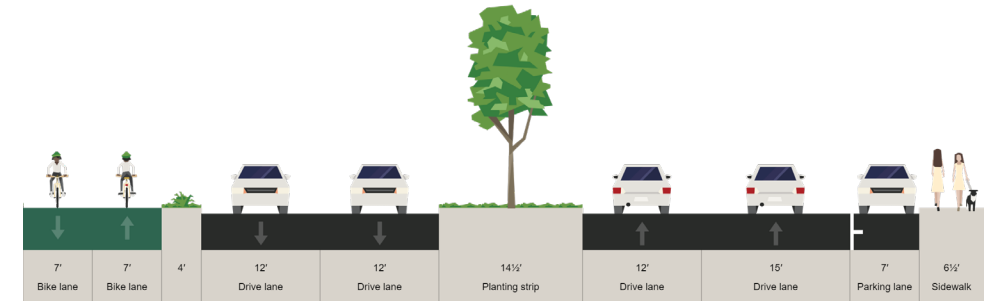


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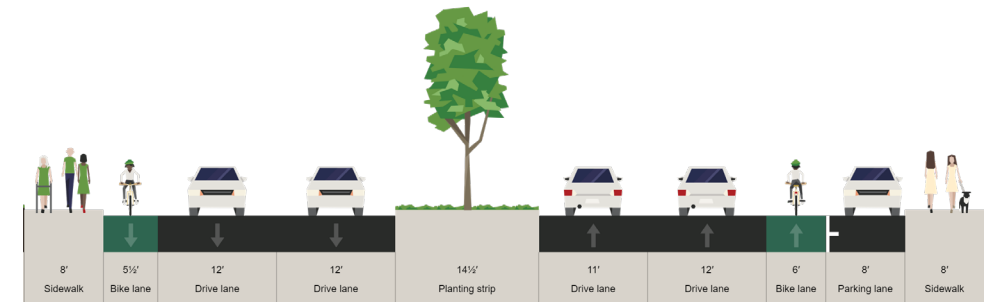
A



B



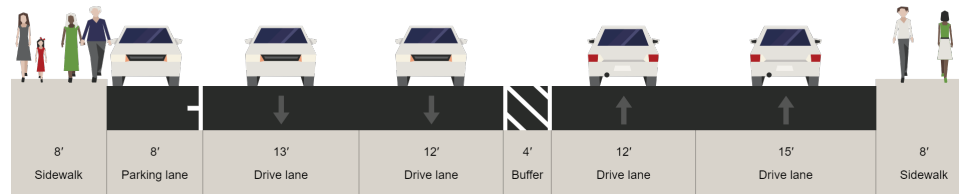
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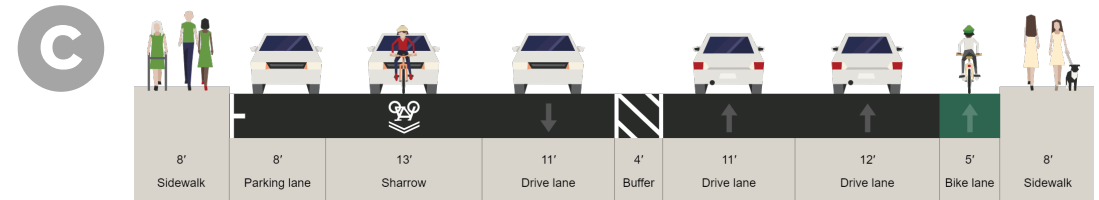
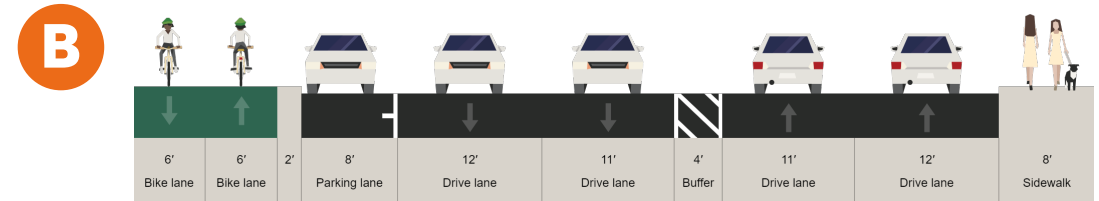
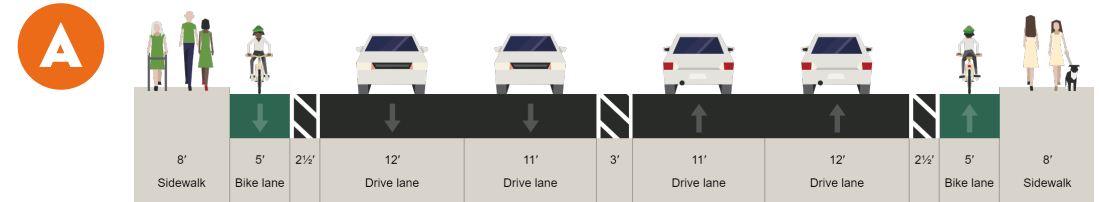
# OPEN HOUSE FEEDBACK - MOBILITY

## Stonehill (Blue Lantern to Del Obispo)

- Concepts A & B received similar support
- City staff will evaluate viability of each concept along entire stretch



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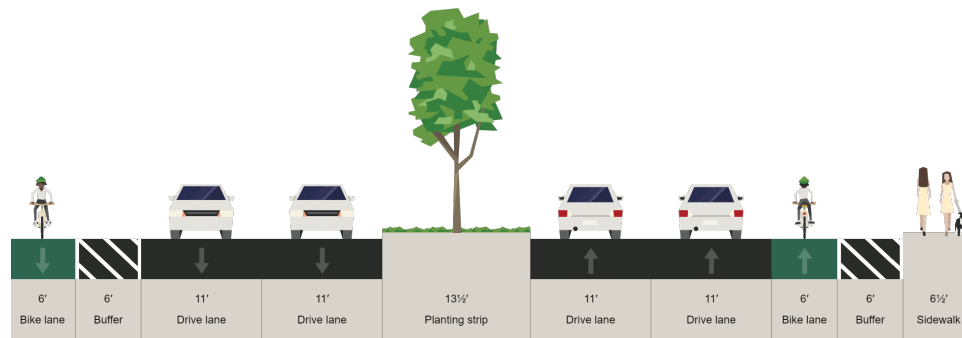




# OPEN HOUSE FEEDBACK - MOBILITY

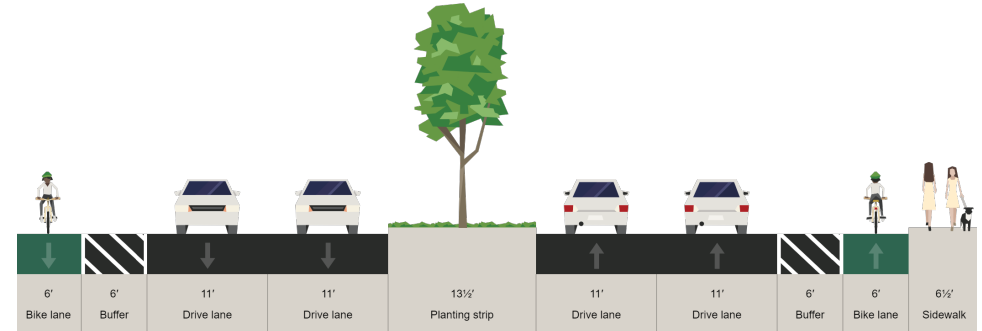
## Dana Point Harbor Drive

- Concepts A & B received similar support
- City staff will evaluate viability of each concept along entire stretch

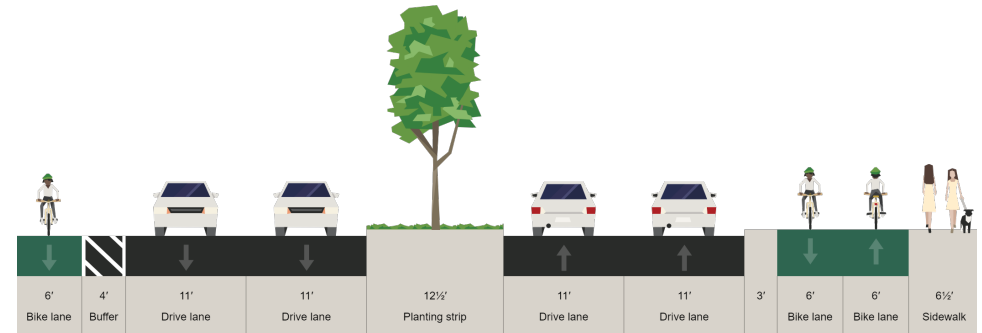


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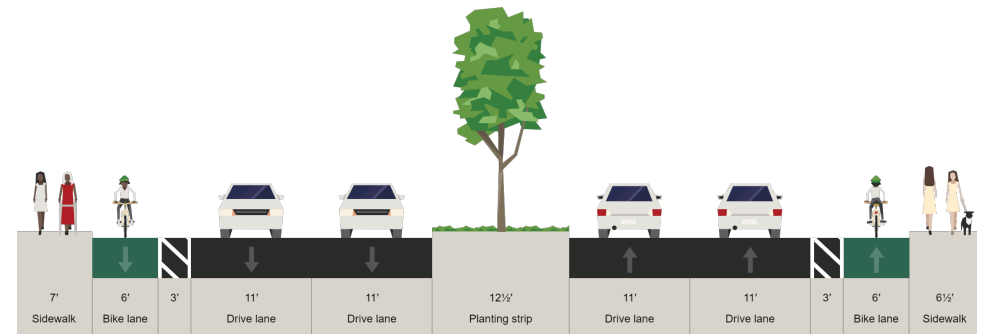
**A**



**B**



**C**





# GENERAL PLAN ADVISORY COMMITTEE

## Public Comments / Committee Comments







# GENERAL PLAN ADVISORY COMMITTEE

## General Plan Land Use Plan

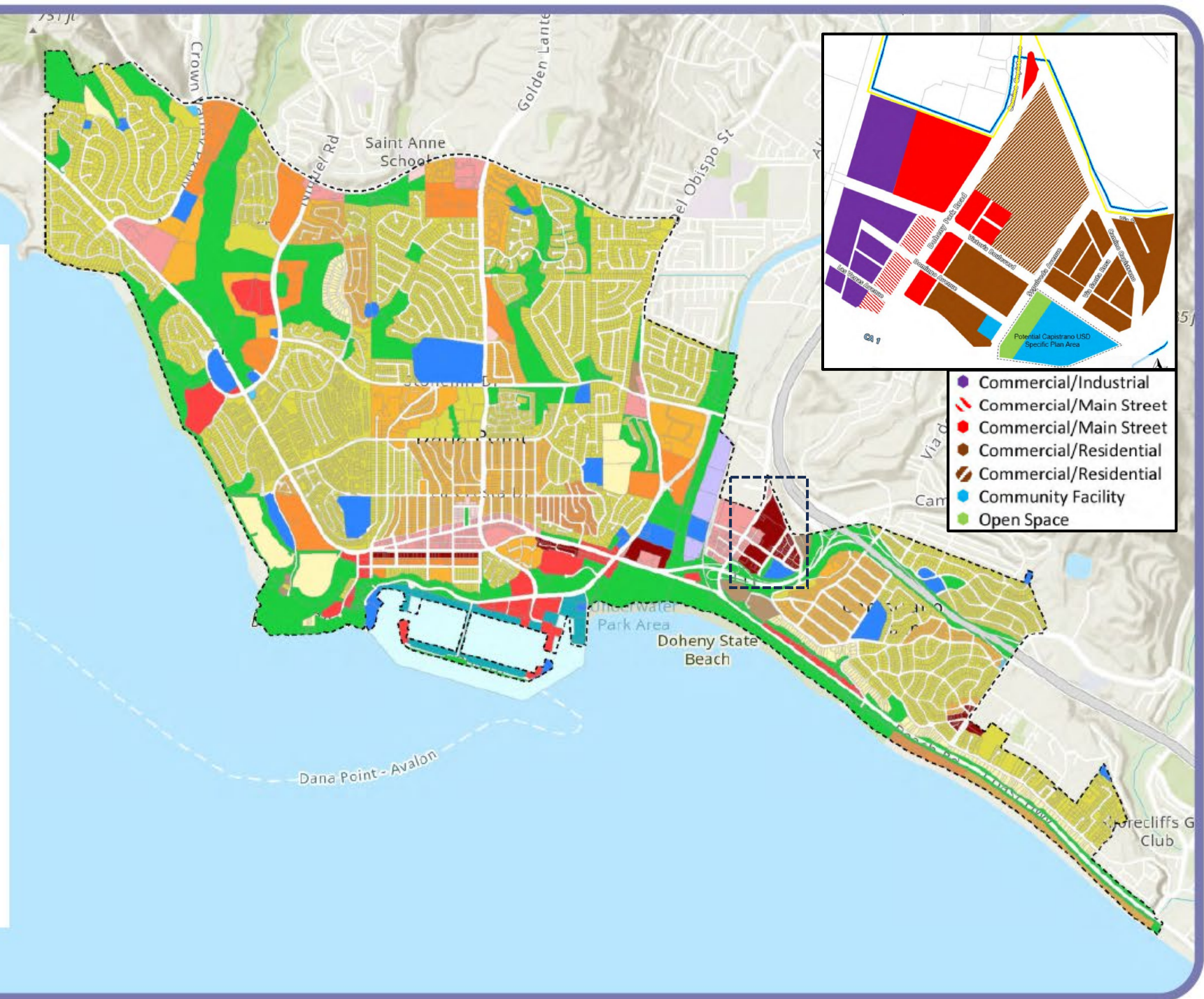




# GENERAL PLAN

## CURRENT GENERAL PLAN DESIGNATIONS

- Residential 0-3.5 DU/AC
- Residential 3.5-7 DU/AC
- Residential 7-14 DU/AC
- Residential 14-22 DU/AC
- Residential 22-30 DU/AC
- Neighborhood Commercial
- Community Commercial
- Visitor Commercial
- Commercial/Residential
- Professional/Admin
- Industrial/Business Park
- Community Facility
- Recreation/Open Space
- Harbor Marine Land
- Harbor Marine Water







# GENERAL PLAN ADVISORY COMMITTEE

## General Plan Buildout Overview



# BUILDOUT - OVERVIEW & PURPOSE

- General Plan Update considers growth over a long planning horizon (10-25 years)
- Need to estimate the likely number of housing units, residents, and jobs in 2050
  - These 2050 figures are known as buildout conditions
  - No requirement to evaluate 100%/maximum buildout or a longer planning horizon
- Buildout used to evaluate potential impacts of growth
  - CEQA/EIR to understand potential impacts on the physical environment
  - Policy/technical studies, to understand non-CEQA matters such as roadway performance
  - Future analysis and consideration of individual projects (those consistent with GP can tier off of the GP EIR and streamline approval)





# GENERAL PLAN ADVISORY COMMITTEE

## Opportunity Area Buildout & LU Designations



# OPPORTUNITY AREAS

Area	Status	LUD change?	Growth Projections
Stonehill/Del Obispo (S)	Fully developed (Albertsons)	No, keep Community Commercial	No, existing conditions
Camino de Estrella	Mostly developed	Keep Commercial/Residential but allow stand-alone SF/MF	Incremental (5 units) based on 7 KSF vacant parcel
Camino del Avion	Vacant	Correct to reflect entire parcel as Neighborhood Commercial	<ul style="list-style-type: none"> <li>• <b>54 KSF medical office (0.26 FAR)</b></li> <li>• <i>72 KSF medical office (0.35 FAR – std max)</i></li> <li>• <i>363 KSF medical office (1.75 FAR – ttl max)</i></li> </ul>



# OPPORTUNITY AREAS

Area	Status	LUD change?	Growth Projections
PCH & Dana Point Harbor	Vacant	No, keep Visitor/Recreation Commercial	<ul style="list-style-type: none"><li>• 63 KSF commercial (0.50 FAR – std max)</li><li>• 221 KSF commercial (1.75 FAR – ttl max)</li></ul>
Stonehill & Del Obispo (N)	Developed (Circle K and strip center)	Yes, Residential 7-14	19 townhomes (14/ac)

# OPPORTUNITY AREAS

Area	Status	LUD change?	Growth Projections
PCH Capo Beach	Largely developed with about 2 acres of vacant parcels	Yes, from Visitor/Recreation Commercial to Commercial/Residential and require a specific plan before any residential is permitted	<ul style="list-style-type: none"><li>• 325 KSF exist (0.9 FAR)</li><li>• Allow 60 du on 2 ac</li><li>• Allow 125 KSF of new hotel and commercial on balance (6 ac)</li><li>• Above is ~1.5 FAR vs current 1.75 ttl max</li></ul>



# OPPORTUNITY AREAS

Area	Status	LUD change?	Growth Projections
Monarch Bay Plaza	Developed	Yes, from Community Commercial to Commercial/Residential and require a specific plan before any residential is permitted	<ul style="list-style-type: none"><li>• 1,040 units</li><li>• 208 KSF comm/office</li><li>• Above is 1.50 FAR</li><li>• Propose change current 1.75 ttl max FAR to 1.50 in return for mixed-use</li></ul>





# NEXT STEPS: SUMMER

- **July:** Planning Commission and City Council study sessions to review draft land use plan and authorize technical analysis
- **July/August/September:** Start technical studies/EIR, community engagement (e.g., Concert in the Park 7/14), EIR Scoping Meeting, GPAC #6 to review preliminary GP goal, policy, and strategy direction

