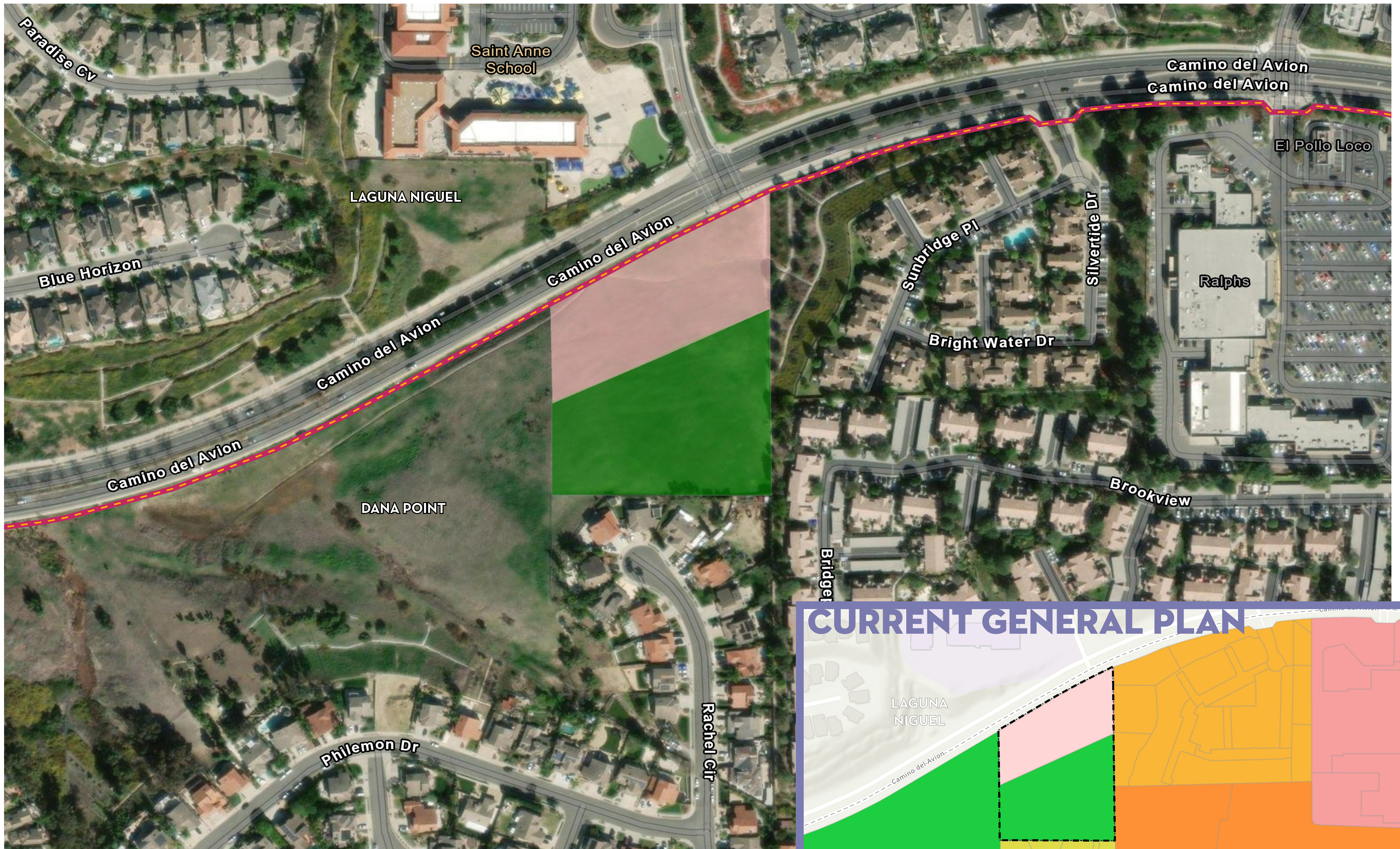


1. CAMINO DEL AVION

AERIAL PERSPECTIVE & EXISTING CONDITIONS



SITE CHARACTERISTICS

- 1 parcel, 4.77 acres, vacant
- Owned by Saint Anne School (across street)
- A mix of flat and sloped area

SURROUNDING LAND USES

- Low and medium density single-family attached and detached housing; open space to the west
- <0.25 mile from existing shopping centers

CURRENT ACCESS/PARKING

- Direct vehicular access from Camino del Avion
- No public or off-street parking options in the surrounding area

CURRENT ALLOWED USES & INTENSITY

- General Plan and Zoning are a mix of Neighborhood Commercial and Open Space (OS reflects current use, cannot remain open space due to private ownership of land)
- Allowable uses include retail, service, office, and entertainment businesses
- Maximum standard intensity is an FAR of 0.35 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

WHAT COULD BE BUILT?

CAMINO DEL AVION



2-STORY OFFICE, 50 KSF, 0.24 FAR



3-STORY OFFICE, 54 KSF, 0.26 FAR

CONCEPTUAL SITE PLANS | ONLY FOR CAPACITY ANALYSIS

(THE IMAGES ABOVE DO NOT REPRESENT ANY PROPOSED OR PLANNED DEVELOPMENT)

POTENTIAL LAND USES

An evaluation of site capacity and economic analysis of market conditions indicates that:

- » **Retail.** The mid-block location and proximity to existing commercial centers decreases feasibility of retail uses. However, should future conditions change, no changes in land use or intensity are needed.
- » **School.** St. Anne (owner) could use the site for ancillary uses without any change in land use or intensity.
- » **Medical Office.** There is market support for medical office and no changes in land use or intensity are necessary (see above).
- » **Residential.** There is high demand for new residential in Dana Point, though this site could likely only support roughly 20 units without substantial grading.

Overall, the General Plan land use designation is proposed to remain Neighborhood Commercial (changing the portion currently shown as Open Space). While the site may be suitable for residential in the future, the GPAC saw no need to expand permitted uses or intensify the site as part of the General Plan update.