



# PHASE 2: GENERAL PLAN UPDATE & EIR

*Land Use, Circulation, & Economic Development*

**GPAC #1**  
**1/23/24**



# AGENDA

Call to order

Roll call

A. Approval of Minutes (none)

B. Old Business (none)

C. New Business

1. Introductions

2. Selection of Chair/Vice Chair

3. General Plan introduction

A. GPAC purpose

B. Brown Act

C. GPU Background and Context

○ General Plan 101

○ Phase 1 overview

○ Phase 2 schedule

D. Existing conditions, current GP, and issues

E. Major planning efforts and improvements

F. Areas with the potential for change

○ Previous analysis/economic study

○ New sites

D. Public Comment

E. Committee Comments

F. Adjournment



# GENERAL PLAN ADVISORY COMMITTEE

## Item 1: Introductions



# PROJECT TEAM

- City of Dana Point
- PlaceWorks *Lead Consultant*
- Fehr & Peers *Transportation*
- ECORP *Bio/Cultural/Paleo*



**Colin Drukker**  
PIC / Project Manager



**Cory Witter**  
Asst. Project Manager



**Steve Brown**  
Transportation PIC



**Nicole Vermillion**  
CEQA Project Manager



**Steve Gunnells**  
Chief Economist

# GPAC MEMBERS

- Who are you? What is your background?
- Where do you live and/or work?
- Why are you interested in the GPU/GPAC?

Jamey Federico

*City Council, Mayor*

Matt Pagano (*alternate*)

*City Council, Mayor Pro Tem*

Eric Nelson

*Planning Commission*

Jennifer Rosales

*Traffic Improvement Subcommittee*

John Hatch (*alternate*)

*Traffic Improvement Subcommittee*

Jason Spates

*Chamber of Commerce*

Jim Cobb

*District 1, resident*

Larry White

*District 2, resident*

Zach Mikelson

*District 3, resident*

David Buskirk

*District 4, resident*

Diana Mitchell

*District 5, resident*

Laura Smith-Hatch

*Arts and Culture Representative*

Theresa Morrison

*At-large community member*

Steven Carpenter

*At-large community member*

Catrina Crawford

*At-large community member*

Sarah Baqai

*Youth Board*

Naomi Hawkes (*alternate*)

*Youth Board*



# GENERAL PLAN ADVISORY COMMITTEE

## Item 2: Selection of Chair/Vice Chair



# CHAIR/VICE CHAIR NOMINATION

- **CHAIR**

- Responsible for managing the meeting, facilitating discussion, and building consensus
- Serves as the “official” representative of the GPAC and attends meetings with other committees, the Planning Commission, or City Council (if requested)

- **VICE CHAIR:** Fulfills the duties of the Chair if the Chair is absent or unable to represent the GPAC

Jamey Federico	Jim Cobb	Laura Smith-Hatch	Steven Carpenter
Eric Nelson	Larry White	Diana Mitchell	Sarah Baqai
Jennifer Rosales	Zach Mikelson	Theresa Morrison	
Jason Spates	David Buskirk	Catrina Crawford	



# GENERAL PLAN ADVISORY COMMITTEE

## Item 3: GP Introduction





# GPAC ROLES & RESPONSIBILITIES

## Official charge:

- Convey the community's perspective
- Identify critical issues and relevant information
- Identify and suggests resolutions to potential
- Expand public awareness and participation
- Consider ideas and review material
- Suggest policy consistent with the Vision
- Seek community benefit
- Make recommendations to City staff, the consultant team, and decision makers
- Provides a public forum for other members for the public

# GPAC ROLES & RESPONSIBILITIES

## What the GPAC is not...

- A replacement for either the City Council or Planning Commission
- A decision-making body
- A place to discuss projects currently under consideration
- A forum for political position taking
- A substitute for the public hearing process

# GPAC CODE OF CONDUCT

- In public settings, do not present your opinion as that of the GPAC
- Maintain a community-wide perspective
- Keep the lines of communication open
- Objectively consider the issues
- Maintain an open mind
- One person speaks at a time
- Listen to understand, it's not an argument
- Be respectful of other individual's viewpoints

# GPAC RULES AND PROCEDURES

- A quorum (at least 8 of 14 members) must be in attendance to make any vote
- If consensus cannot be reached, an affirmative simple majority vote of members in attendance will be taken to reach a recommendation or decision
- Lack of comment is considered agreement with the majority opinion
- The City's Director of Community Development is the GPAC liaison, all matters intended for staff or the consultant should be directed to Brenda Wisneski
- City will be taking and publishing summary notes that serve as the meeting's minutes

# BROWN ACT

- Enacted in 1953 to promote transparency and public participation in local government
- The GPAC is an advisory body formally created by City Council (a governing body) and is subject to the Brown Act

# BROWN ACT

- A “meeting” is any gathering of a majority of members at the same time and location to hear, discuss, deliberate, or take action on any item within the subject matter jurisdiction
- Agendas must be posted 72 hours in advance and include a meeting description, time and location
- Each meeting must allow for public comment

# BROWN ACT

Key things to know:

- Avoid unintentionally creating a “serial” meeting
  - A series of communications that result in a majority of GPAC members discussing, deliberating, or taking action on a matter
- Attendance at a social or ceremonial event is not a violation as long as members do not gather and discuss GPAC business

# WHAT IS A GENERAL PLAN?

## **Comprehensive, long-term plan for the city's future**

- Policy direction for decisions on land use, services, and capital improvements
- Guides city council, commissions, and staff
- Informs the public, service providers, and investors



# WHAT A GENERAL PLAN IS NOT..

- It is not zoning
  - Zoning implements general plan policy and dictates precisely what you can/cannot do on an individual property
- It is not design guidelines
  - Although a general plan can contain policies regarding site/community design, design guidelines cover detailed issues like building elements or façade design
- It does not focus on short term actions
  - While a general plan will consider short term issues and actions, the overall emphasis is on long term changes and improvement

# OBJECTIVES & EXPECTATIONS

- Preserve and enhance everything that is already great about Dana Point
- Set the stage for envisioned improvements to quality of life
- Build upon Phase 1 outreach efforts and resulting Vision/Guiding Principles with effective and meaningful community engagement
- Expand land use and economic development options in focused areas
- Address new state mandates (mobility)
- Create an innovative and user-friendly General Plan

# CURRENT ELEMENTS & TOPICS



**CONSERVATION/  
OPEN SPACE**

1991



**ECONOMIC  
DEVELOPMENT**

1991



**NOISE**

1991



**PUBLIC  
FACILITIES/  
GROWTH  
MANAGEMENT**

1991



**CIRCULATION**

1995



**URBAN  
DESIGN**

1995



**LAND USE**

1999



**HOUSING**

2022



**PUBLIC  
SAFETY**

2022

## Phase 2 Topics

- Land Use
- Economic Development
- Circulation



**State-Required  
Elements**



**Optional  
Elements**



**Recently  
Updated**



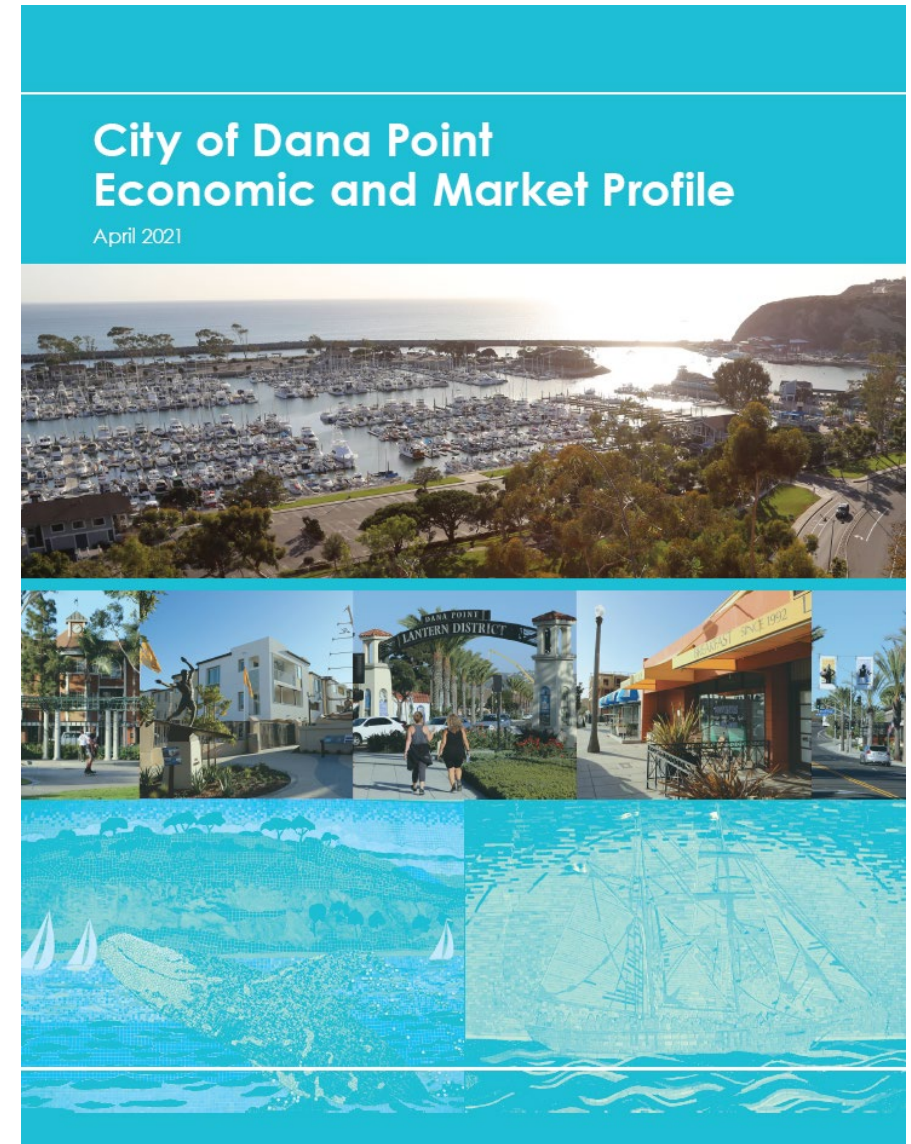
**Certified Land Use Plan of the  
City's Local Coastal Program**

Environmental Justice is listed as a mandated element but is not required for Dana Point, as the City does not contain any disadvantaged communities.

# ECONOMIC ANALYSIS

## 2020-2021

- Set the stage for the future update of the General Plan
- Inform the City's investment of time and resources in economic development
- Provide foundation for discussing trade-offs among various types of development
- Assist with Housing Element Update

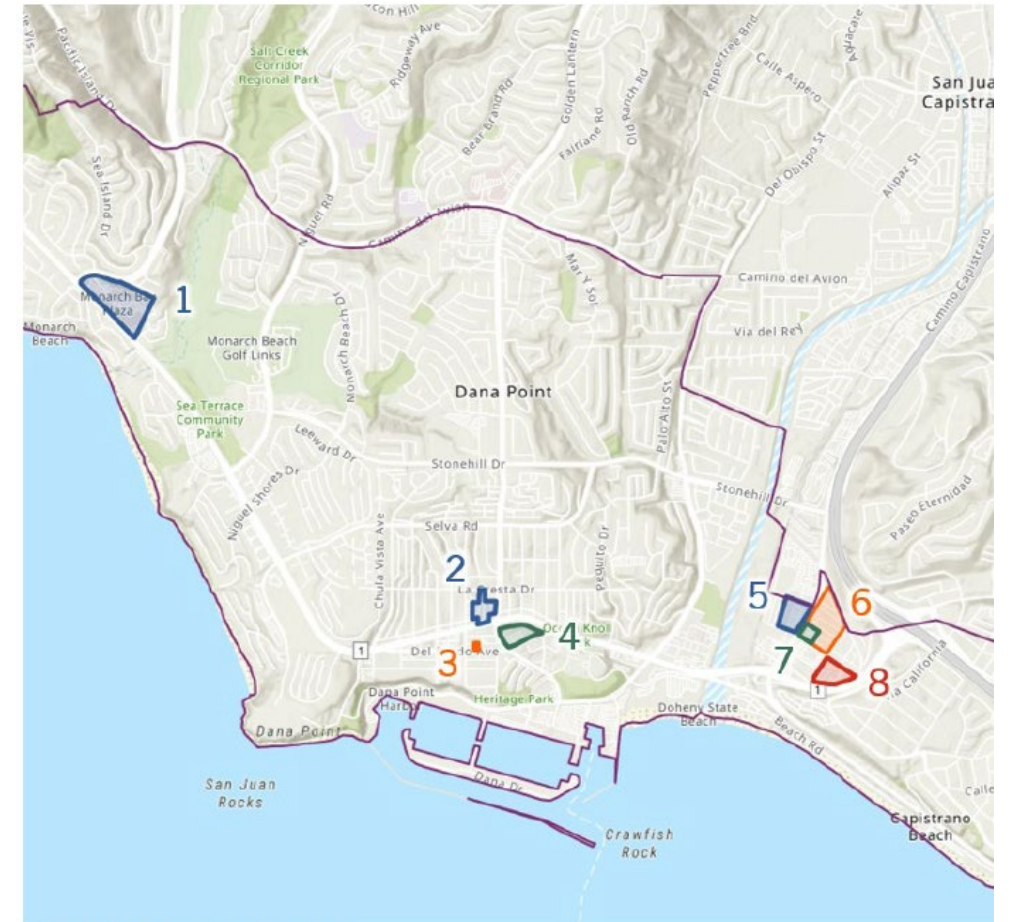


# ECONOMIC ANALYSIS

## Opportunity Sites

- Sites selected based on:
  - Property owner and/or City interest
  - Range of site types and sizes
- Most sites incorporated into the Housing Element

Figure 37: General Location of Opportunity Sites



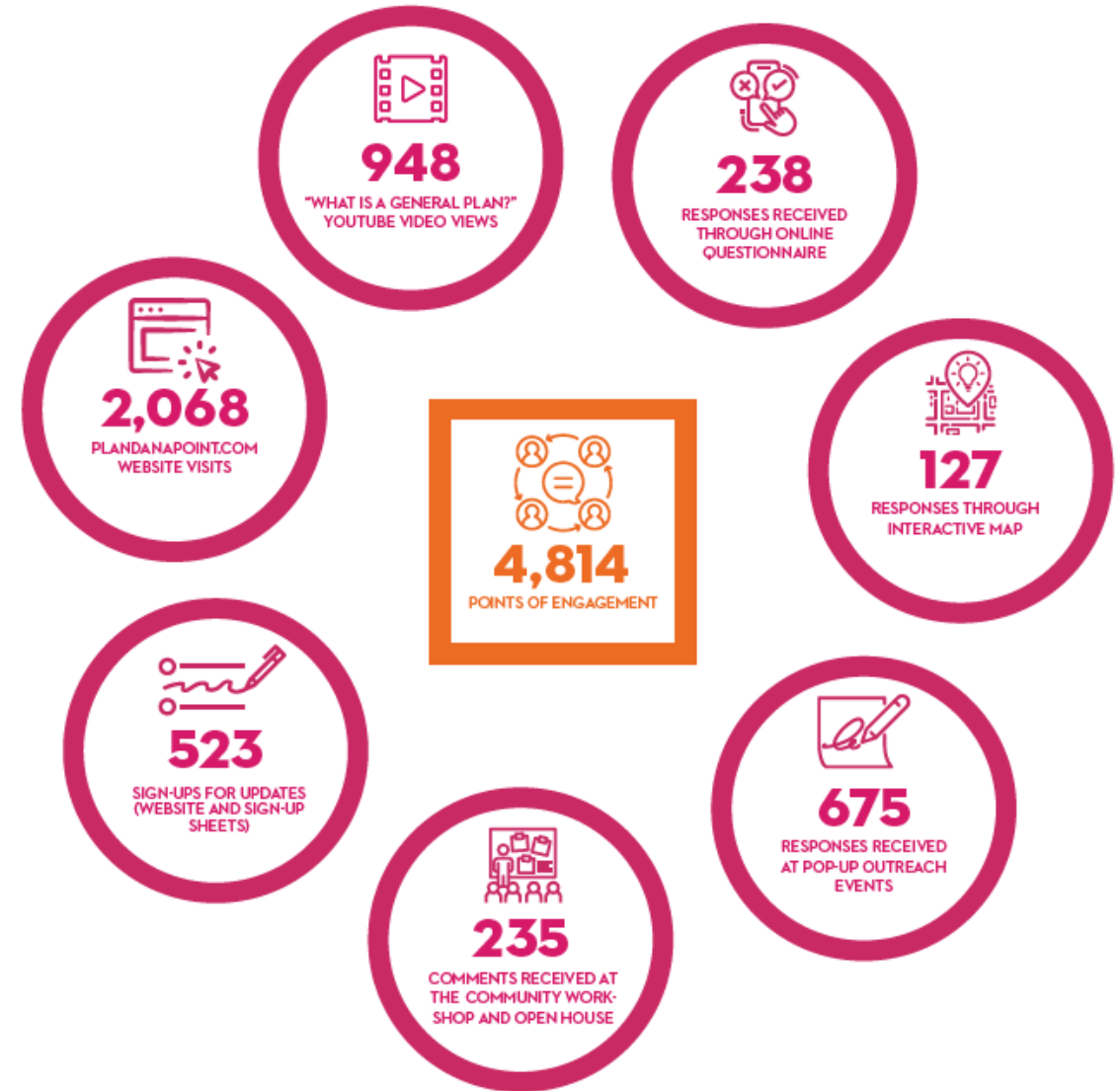
Opportunity Sites Key for Figure 37:

- |                              |                               |
|------------------------------|-------------------------------|
| 1. Monarch Bay Plaza         | 5. Capistrano Village Plaza   |
| 2. La Plaza Park             | 6. Beachwood Mobile Home Park |
| 3. Town Center Vacant Parcel | 7. Ganahl Lumber              |
| 4. Lantern Bay Village       | 8. School Bus Garage          |

# PHASE 1 OVERVIEW

Between February and July 2023...

- 2 Planning Commission briefings
- 3 City Council briefings
- 1 Youth Board meeting
- 3 stakeholder meetings
- 1 community workshop
- 1 community open house
- 10 pop-up events
- 1 community survey
- 1 interactive map



# VISION STATEMENT

*Dana Point is a unique coastal community with a small-town feel. This family-oriented, close-knit community celebrates and builds upon its heritage and connection to the ocean while striving to adapt, innovate, and continue to evolve in a sustainable way for current and future generations.*

# GUIDING PRINCIPLES



**Land Use and Context:** Ensure context-sensitive development and a balanced mix of land uses that respond over time with appropriate intensities and scale.



**Mobility and Connectivity:** Promote a safe, efficient, and coordinated multimodal network that improves community connectivity to meet the needs of all users.



**Economic Vitality:** Foster a resilient local business economy that adapts to market trends and caters to the needs of both locals and visitors.



**Innovation:** Embrace advanced technology solutions that support sustainability, economic development, public service efficiency, and community goals.



**Tourism:** Leverage tourism in a way that supports the local economy, values connections with the community, and respects Data Point's natural assets.



# GUIDING PRINCIPLES



**Natural Resources and Conservation:** Protect, manage, and enhance open spaces, beaches, and natural assets balancing human needs and environmental considerations.



**Recreation:** Expand recreational opportunities that take advantage of the unique natural setting and address a range of community interests and needs.



**Arts and Culture:** Integrate a mix of cultural events, music, and art that celebrates Dana Point's heritage and strengthens community identity.



**Public Spaces:** Create inviting and safe streetscapes and public spaces that bring people together and build community.



**Public Safety:** Establish and maintain services that ensure a safe, healthy, and comfortable environment for residents.



**Civic Engagement:** Provide a forum for healthy and transparent community conversations to inform policy decisions.

# KEY TOPICS IDENTIFIED

## Land Use and Economic Development

- Ensure new development is sustainable and feasible
- Explore revitalization of vacant and underutilized properties
- Balance tourism with needs of residents and businesses

## Circulation and Mobility

- Improve connectivity between key destinations
- Close gaps in pedestrian and bicycle network
- Evaluate trolley service expansion
- Improve safety for all road users

# PHASE 2 OVERVIEW

OUTREACH MILESTONES	2024			2025	
	WINTER	SPRING	SUMMER	FALL TO SPRING	SUMMER
	EXISTING CONDITIONS	OPPORTUNITIES FOR CHANGE	PLANS, GOALS, AND POLICIES	DRAFT EIR	ADOPTION HEARINGS



WHAT WE'RE TALKING ABOUT AND WHAT WE'RE ASKING



HOW TO PARTICIPATE



DECISION MAKER MEETINGS

# PHASE 2 OVERVIEW

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WHAT WE'RE TALKING ABOUT AND WHAT WE'RE ASKING

- Phase I Vision & Guiding Principles
- Existing land use, circulation, and economic conditions
- Do we have what we need to understand the City today and its potential future?



HOW TO PARTICIPATE

- General Plan Advisory Committee (GPAC) #1






DECISION MAKER MEETINGS




- Planning Commission
- City Council

# PHASE 2 OVERVIEW




OUTREACH MILESTONES	2024			2025	
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# PHASE 2 OVERVIEW

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 <p>HOW TO PARTICIPATE</p>	<ul style="list-style-type: none"> <li>General Plan Advisory Committee (GPAC) #1</li> </ul>	<ul style="list-style-type: none"> <li>GPAC #2 &amp; 3</li> <li>Open-house #1</li> <li>Stakeholder interviews</li> <li>Online survey</li> </ul>	<ul style="list-style-type: none"> <li>GPAC #4 &amp; 5</li> <li>Open-house #2</li> <li>Interactive mapping</li> </ul>	<ul style="list-style-type: none"> <li>Scoping meeting</li> <li>Draft EIR 45-day public review period</li> </ul>	<ul style="list-style-type: none"> <li>Final EIR 10-day review period</li> <li>Public hearings</li> </ul>
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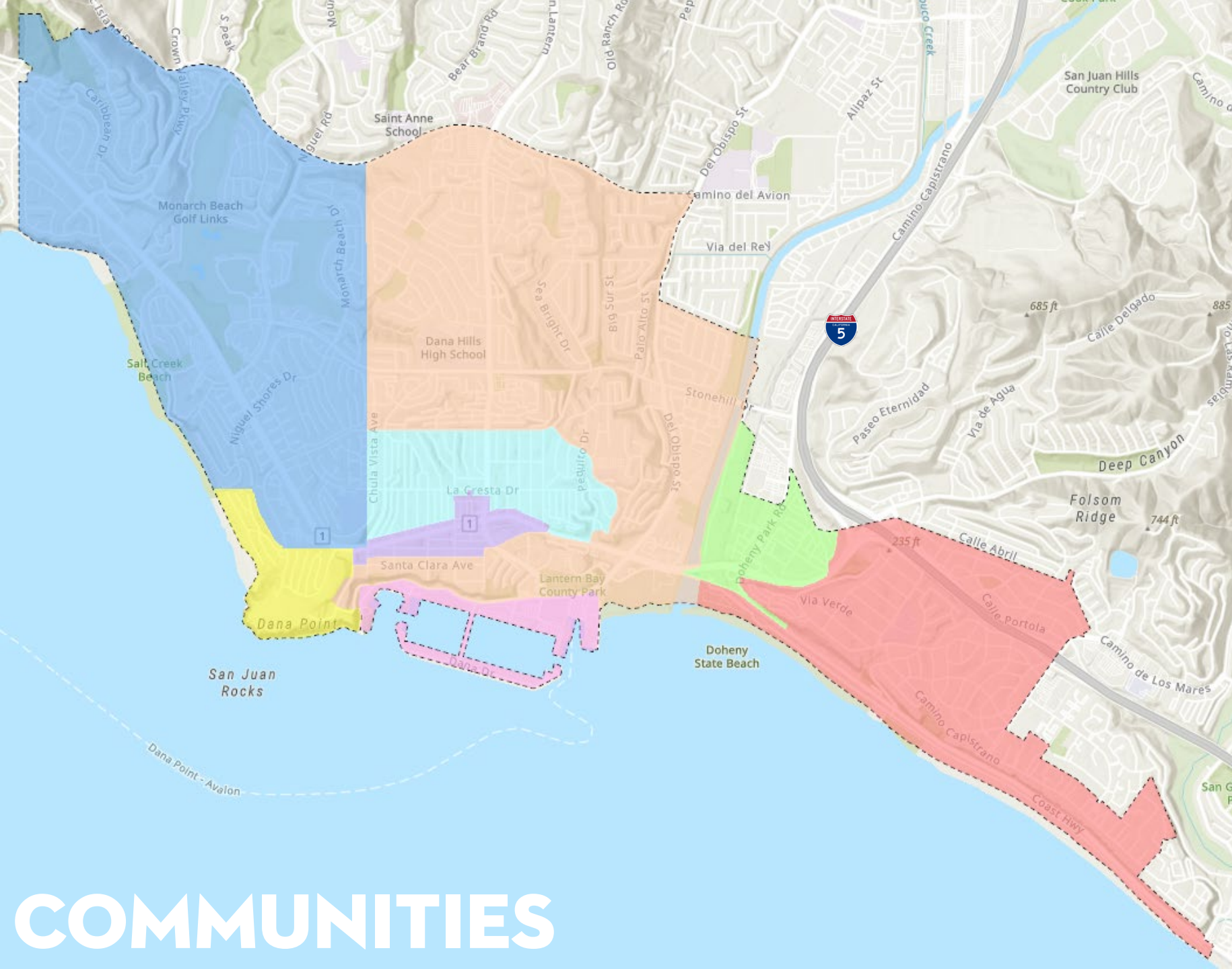
### PHASE 2 UNDERWAY!

Guided by recent updates to Housing and Safety plans and an overall Vision from Phase 1, the City of Dana Point has initiated Phase 2 of its General Plan Update to focus on the topics of land use, circulation, mobility, and economic development. The City has also established a General Plan Advisory Committee (GPAC) to advise the City Council and to create a public forum for constructive dialogue.



GET IN TOUCH: Brenda Wisneski, Director of Community Development, City of Dana Point, Planning Division. 33282 Golden Lantern, Dana Point, CA 92629, (949) 248-3560, plandanapoint@danapoint.org. SIGN UP FOR UPDATES: Enter Your Name, Enter Your Email \*, SUBMIT button. Includes social media icons for Facebook, Instagram, and YouTube.





### Major Communities

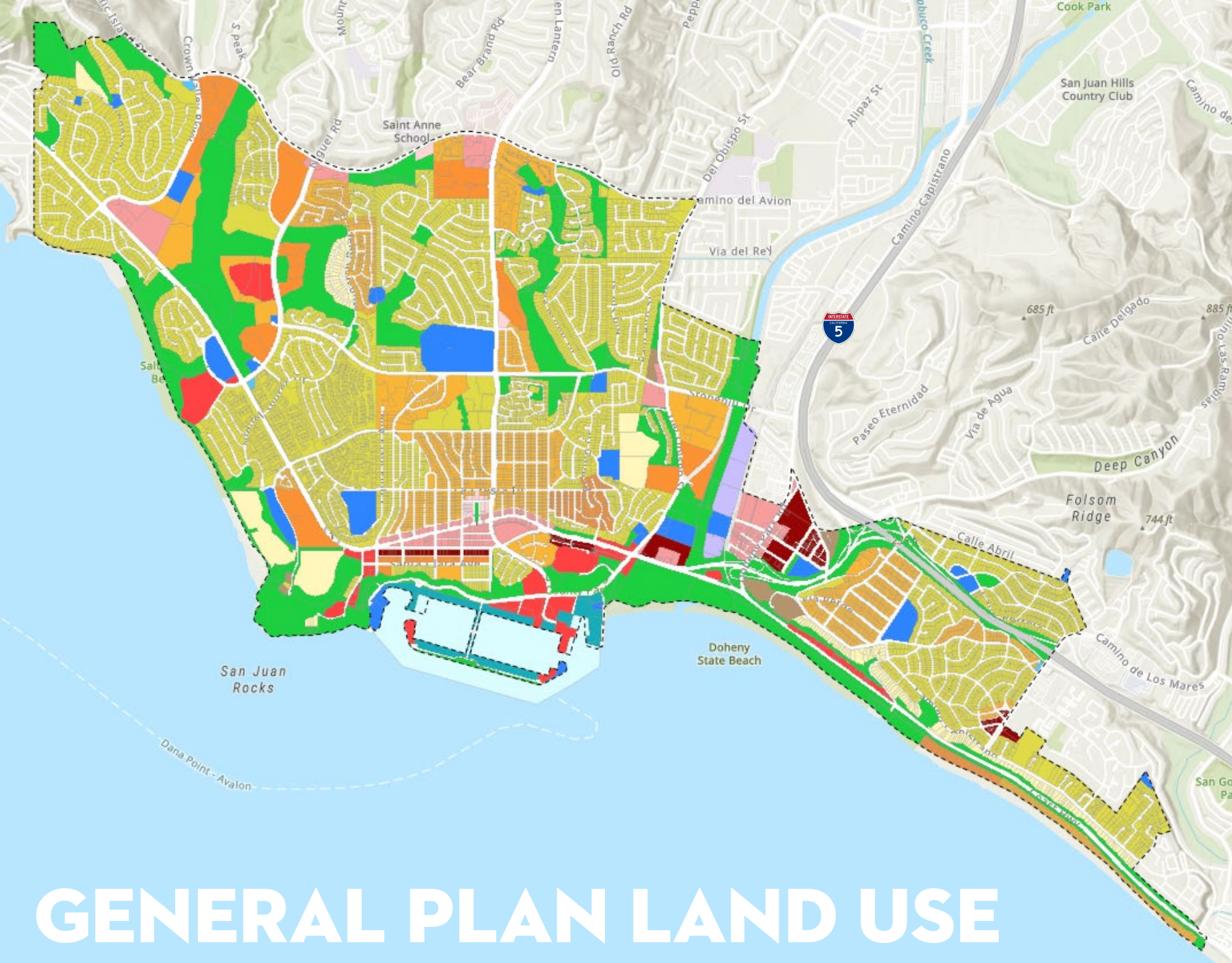
- Capistrano Beach
- Dana Point Community
- Dana Point Harbor
- Dana Point Headlands
- Doheny Village
- Lantern Village
- Monarch Beach
- Town Center

### City Boundary



# COMMUNITIES




















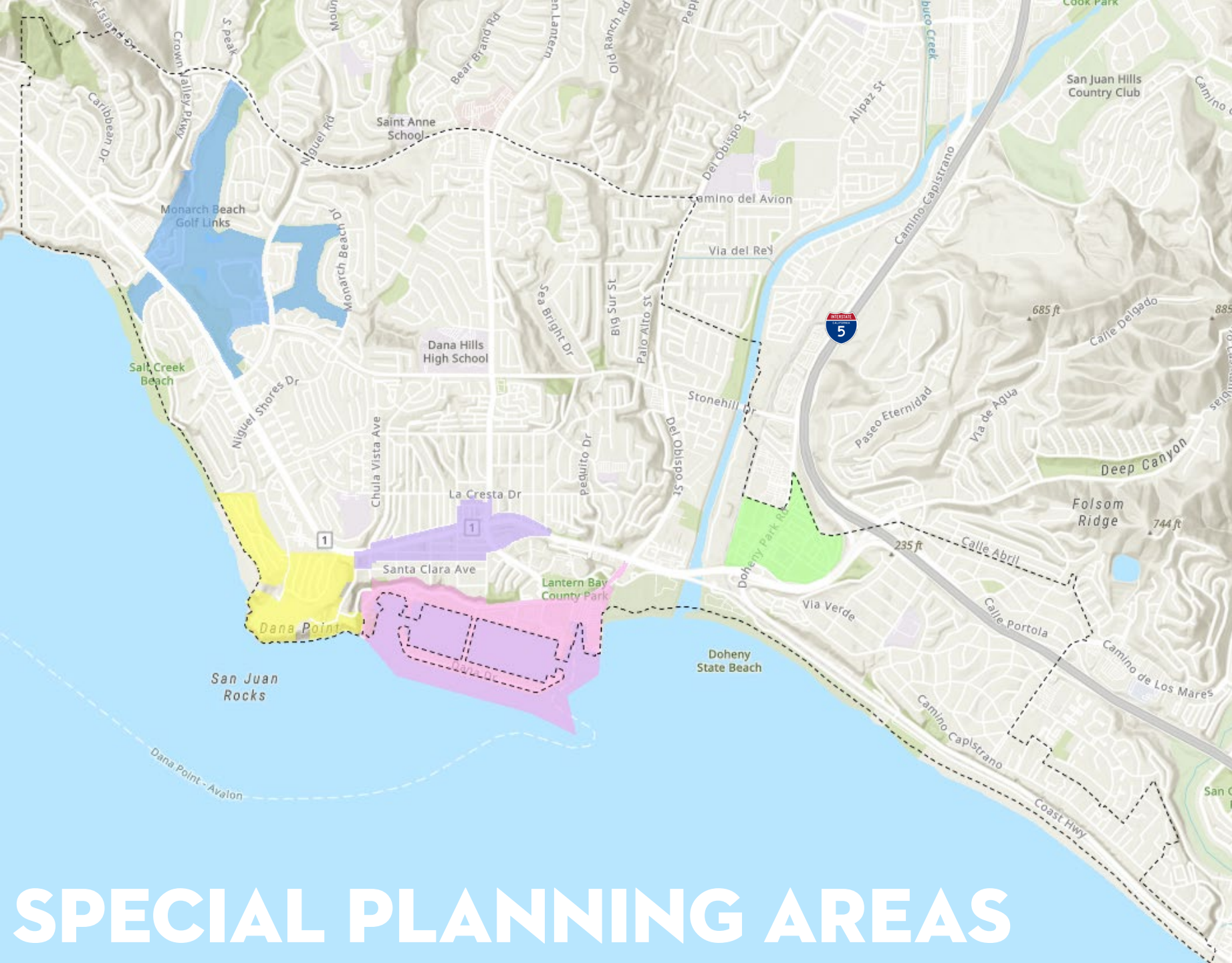
### City Boundary



### Current General Plan Land Use

-  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/Recreation Commer
-  Commercial/Residential
-  Prof. / Admin.
-  Industrial/Business Park
-  Community Facility
-  Recreation/Open Space
-  Harbor Marine Land
-  Harbor Marine Water

# GENERAL PLAN LAND USE



City Boundary



Doheny Village Plan



Harbor Revitalization Plan



Headlands Development and Conservation Plan



Monarch Beach Specific Plan



Town Center Plan



# SPECIAL PLANNING AREAS





### Major Roadways

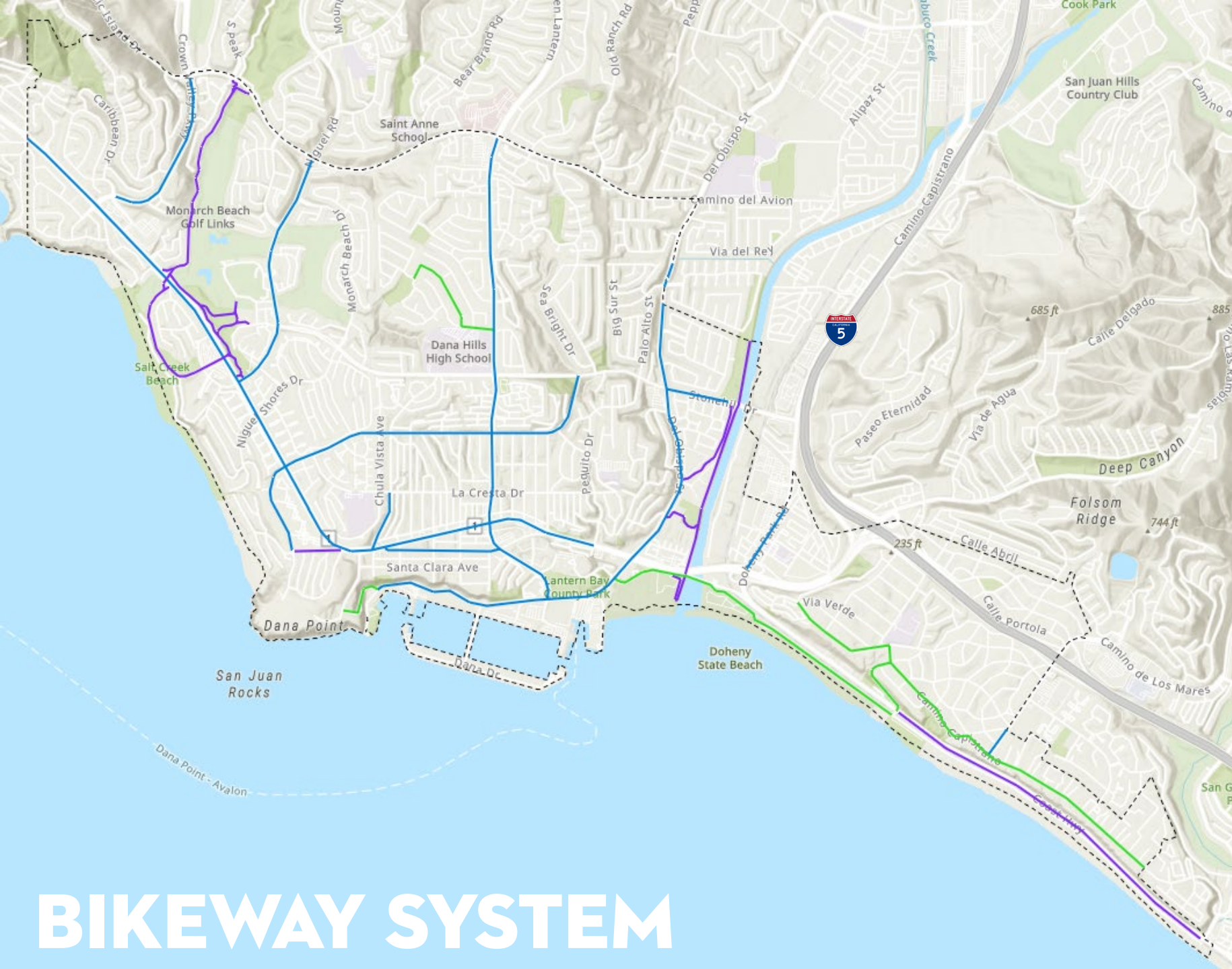
— Major Roadways

### City Boundary



# ROADWAY NETWORK





### Bikeways 2023

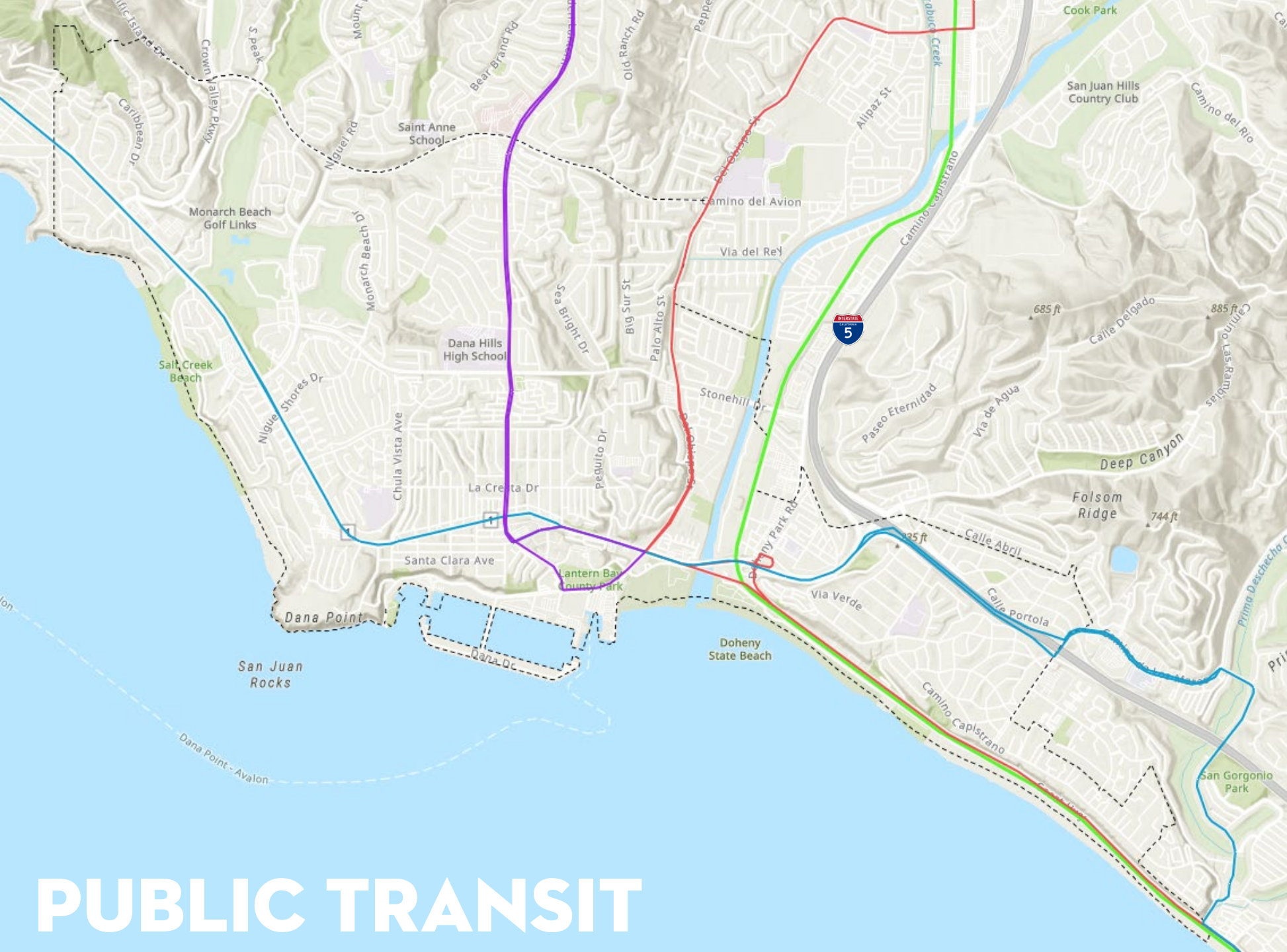
- Bike Trail (off-roadway)
- Bike Lane (painted)
- Bike Route (signs only)

### City Boundary



# BIKEWAY SYSTEM





**OCTA Bus Routes**

- Laguna Hills to San Clemente
- Pacific Coast Highway
- Tustin Station to Dana Point Harbor

**Metrolink Route**



**City Boundary**



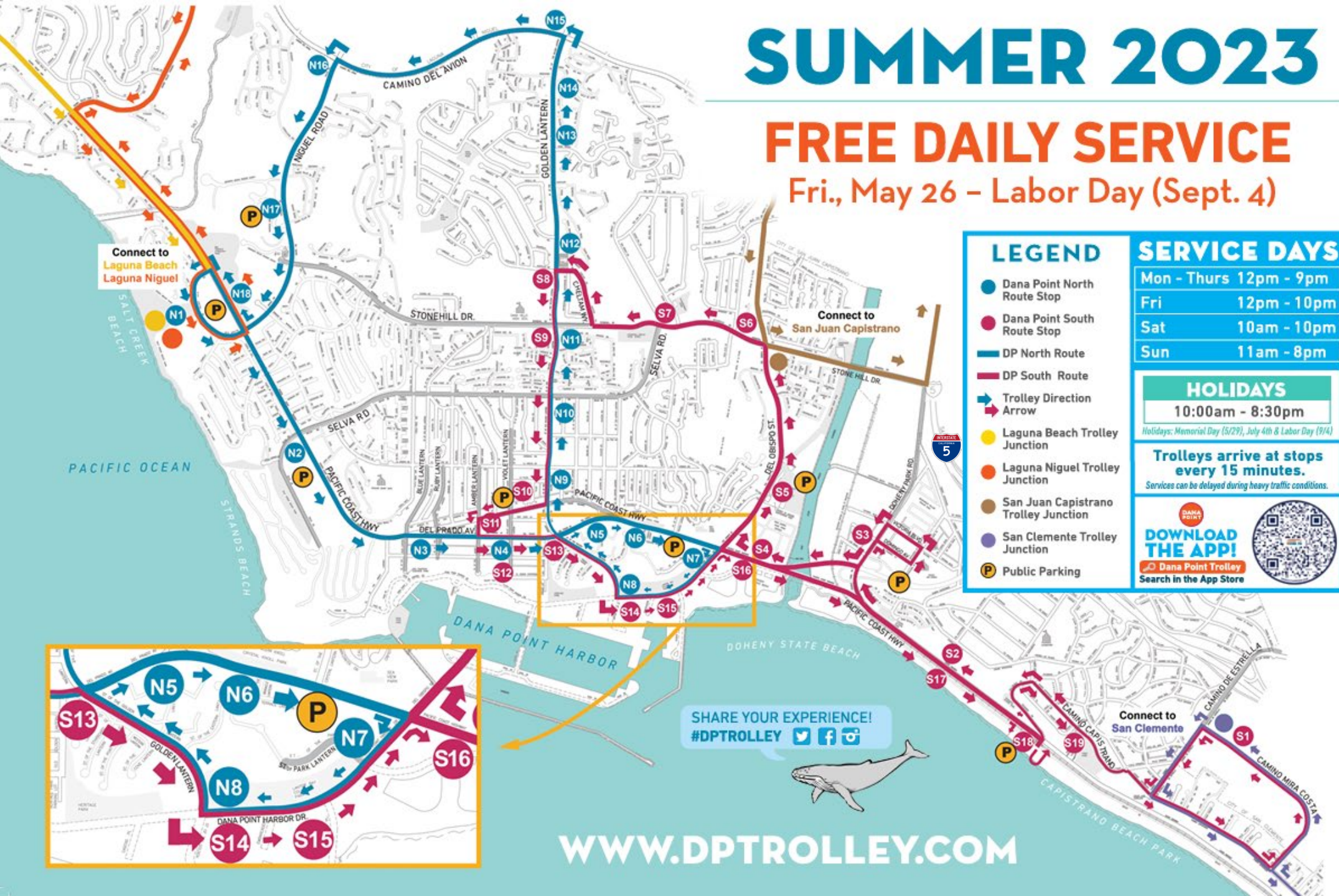
**PUBLIC TRANSIT**



# SUMMER 2023

## FREE DAILY SERVICE

Fri., May 26 – Labor Day (Sept. 4)



### LEGEND

- Dana Point North Route Stop
- Dana Point South Route Stop
- DP North Route
- DP South Route
- ➔ Trolley Direction Arrow
- Laguna Beach Trolley Junction
- Laguna Niguel Trolley Junction
- San Juan Capistrano Trolley Junction
- San Clemente Trolley Junction
- P Public Parking

### SERVICE DAYS

Mon - Thurs	12pm - 9pm
Fri	12pm - 10pm
Sat	10am - 10pm
Sun	11am - 8pm

### HOLIDAYS

10:00am - 8:30pm

Holidays: Memorial Day (5/29), July 4th & Labor Day (9/4)

**Trolleys arrive at stops every 15 minutes.**

Services can be delayed during heavy traffic conditions.

**DOWNLOAD THE APP!**  
Dana Point Trolley  
Search in the App Store



SHARE YOUR EXPERIENCE!

#DPTROLLEY



WWW.DPTROLLEY.COM

DANA POINT



# SELVA MULTI-MODAL SAFETY



# SELVA MULTI-MODAL SAFETY

## Existing Condition

- 2 vehicle lanes from Chula Vista towards PCH
- 2 vehicle lanes from PCH to Garibaldi; 1 lane from Garibaldi to Chula Vista
- Class 2 bike lane each way (8 ft lane, variable painted buffer)

## Future Condition

- 1 vehicle lane each way between PCH and Chula Vista
- Class 2 bike lane each way (8 ft lane, persistent 6 ft painted buffer)

# SELVA & PCH INTERSECTION

## Existing Condition



## Future Condition

- No changes to PCH lanes NB/SB
- Selva NB: far right lane becomes right turn only
- Selva SB: combined straight/right turn lane split into dedicated lanes separated by 6 ft bicycle lane

# COAST HIGHWAY MULTI-MODAL SAFETY



## Existing Condition

- 2 vehicle lanes in each direction

## Future Condition

- 1 vehicle lane in each direction
- Class 2 bike lane each way (8 ft lane, variable painted buffer)

# DOHENY CONNECTIVITY

