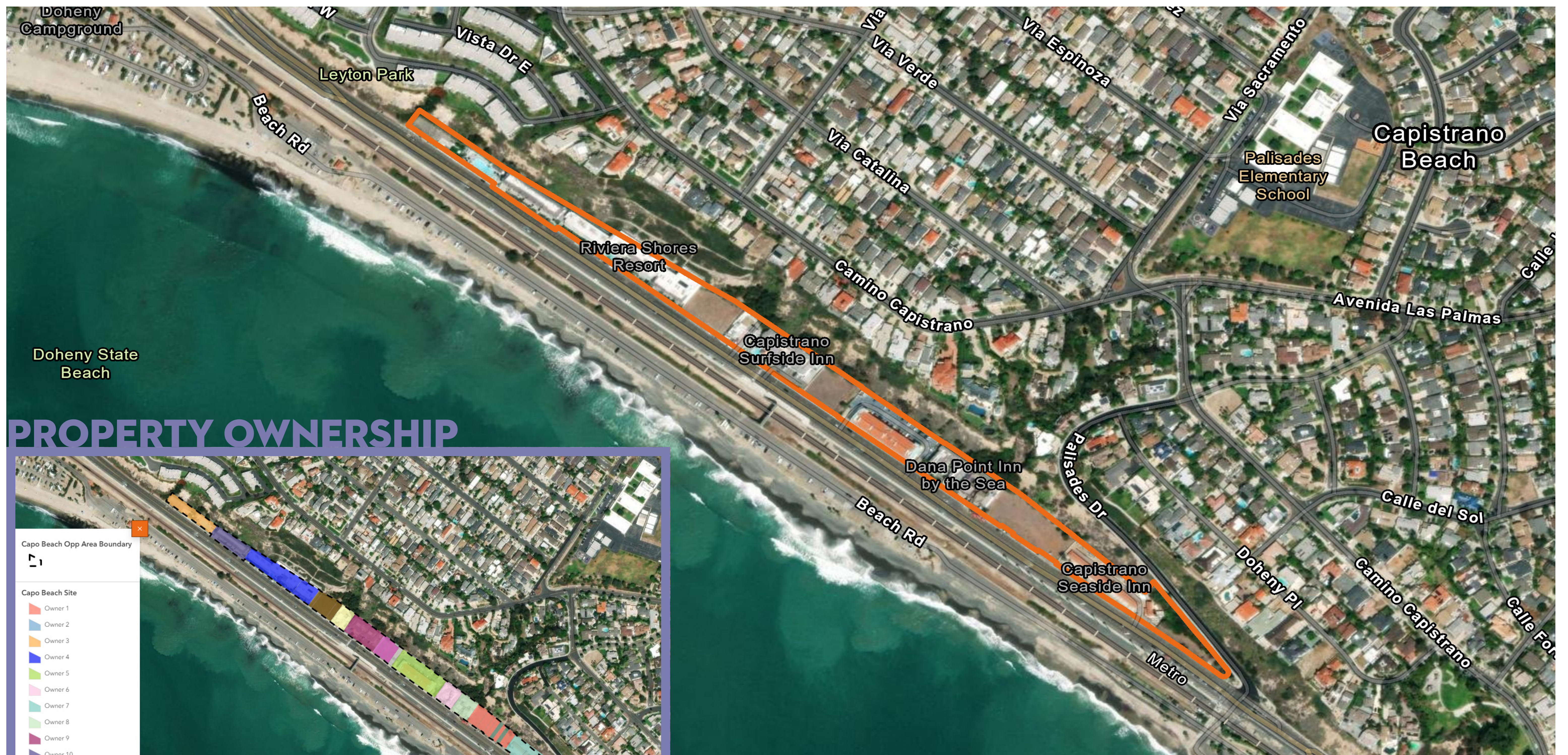


2. PCH CAPO BEACH

AERIAL PERSPECTIVE & EXISTING CONDITIONS



SITE CHARACTERISTICS

- 37 parcels, 8.1 total acres
- 15 different property owners (see image)
- Shallow parcel depths of 130 feet
- Flat land adjacent to steep coastal bluffs

EXISTING LAND USES

- 9 active sites containing hotels, resorts, and restaurants, 4 vacant groupings of parcels

SURROUNDING LAND USES

- Low and medium density single-family attached and detached housing on bluffs above
- Doheny State Beach and rail corridor

CURRENT ACCESS/PARKING

- Direct vehicular access from Coast Highway
- Limited on-street parking options

CURRENT GENERAL PLAN



CURRENT ALLOWED USES & INTENSITY

- General Plan and Zoning are Visitor/Rec. Commercial
- 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

WHAT COULD BE BUILT?

PCH CAPO BEACH

ILLUSTRATIVE IMAGES | POTENTIAL FUTURE MIXED-USE RESIDENTIAL
(THE IMAGES BELOW DO NOT REPRESENT ANY PLANNED DEVELOPMENT FOR THIS AREA)



POTENTIAL LAND USES

There is a desire to expand development options in this area to create an activated street frontage and a village-type mixed-use setting (but not to create a space that competes with the visions of Doheny Village or the Town Center). An evaluation of the opportunity area and economic analysis of market conditions indicates that:

- » **Hotel/hospitality.** Although some parcels have remained vacant, the opportunity area remains appropriate for boutique hotel and other hospitality-related uses. No changes in land use or intensity are necessary.
- » **Retail/Service.** The shallow parcel depths and fragmented ownership pose challenges to create new retail and service spaces served by adequate parking. The limited pass-by traffic in this area also limits the perceived viability of new retail/service businesses. However, should a stand-alone retail/service business seek to develop here, no changes in land use or intensity area necessary.
- » **Residential.** There is high demand for new residential, especially in areas with unobstructed ocean views. If permitted, all of the currently vacant sites (and even some existing sites) would likely become residential.
- » **Mixed-use Residential.** Residential development with ground-floor commercial space can promote a more active street frontage. Requiring the entire ground floor to be commercial may limit development potential.

Overall, the General Plan land use designation is proposed to change to permit mixed-use and a wide range of residential options, with the potential requirement for a specific plan (or similar planning effort) to guide and regulate future uses and improvements to the public realm.