



# PHASE 2: GENERAL PLAN UPDATE & EIR

*Land Use, Circulation, & Economic Development*

**GPAC #4**  
**4/30/24**



# AGENDA

Call to order

Roll call

A. Approval of Minutes (March 26)

B. Old Business

C. New Business

1. Opportunity Sites

A. Group 1: Camino del Avion, PCH  
Capo Beach, Stonehill and Del  
Obispo (north)

B. Group 2: Camino de Estrella,  
Stonehill and Del Obispo (south)

C. Group 3: PCH and Dana Point  
Harbor, Monarch Bay Plaza

D. Direction on open house  
information

D. Public Comment

E. Committee Comments

F. Adjournment

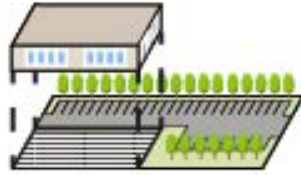
# NEXT STEPS: APRIL & JUNE

- **April 30<sup>th</sup> (tonight): GPAC #4** for additional review on opportunity sites and thoughts about what to present at Open House
- **June (earl/mid): OPEN HOUSE** for the public to learn about GPU Phase 2 (purpose/timeline) and analysis and options for the opportunity sites and mobility improvements
- **June 25<sup>th</sup>: GPAC #5** to review public input and make a final recommendation on the preferred land use plan (to be evaluated for traffic and CEQA analysis)

# FLOOR AREA RATIO

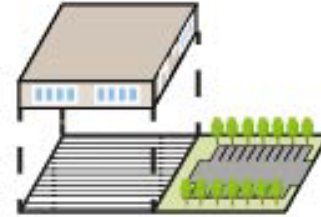
- Measurement used to identify nonresidential land use intensity
- Ratio of the total gross floor area of all buildings on a lot compared to the total area of that lot
- Higher FARs generally indicate larger buildings and/or more stories
- Size and height of the building can vary a great deal within the same FAR.

FAR=0.25

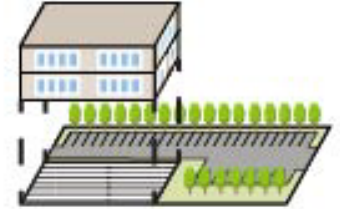


25% Lot Coverage

FAR=0.5

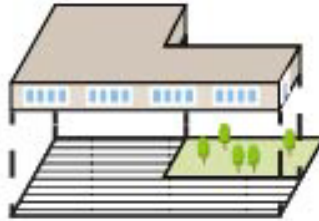


50% Lot Coverage

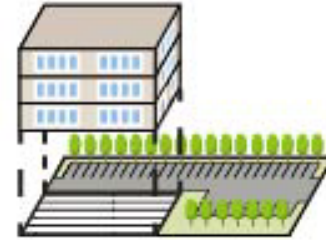


25% Lot Coverage

FAR=0.75

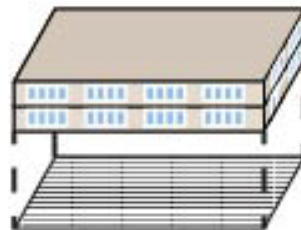


75% Lot Coverage

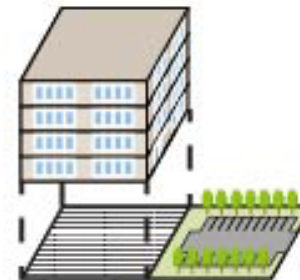


25% Lot Coverage

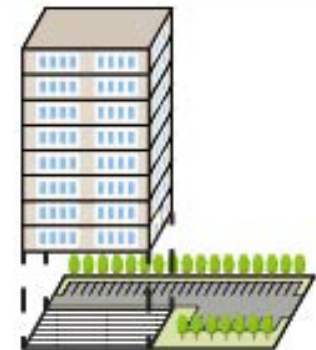
FAR=2.0



100% Lot Coverage



50% Lot Coverage



25% Lot Coverage



# GENERAL PLAN ADVISORY COMMITTEE

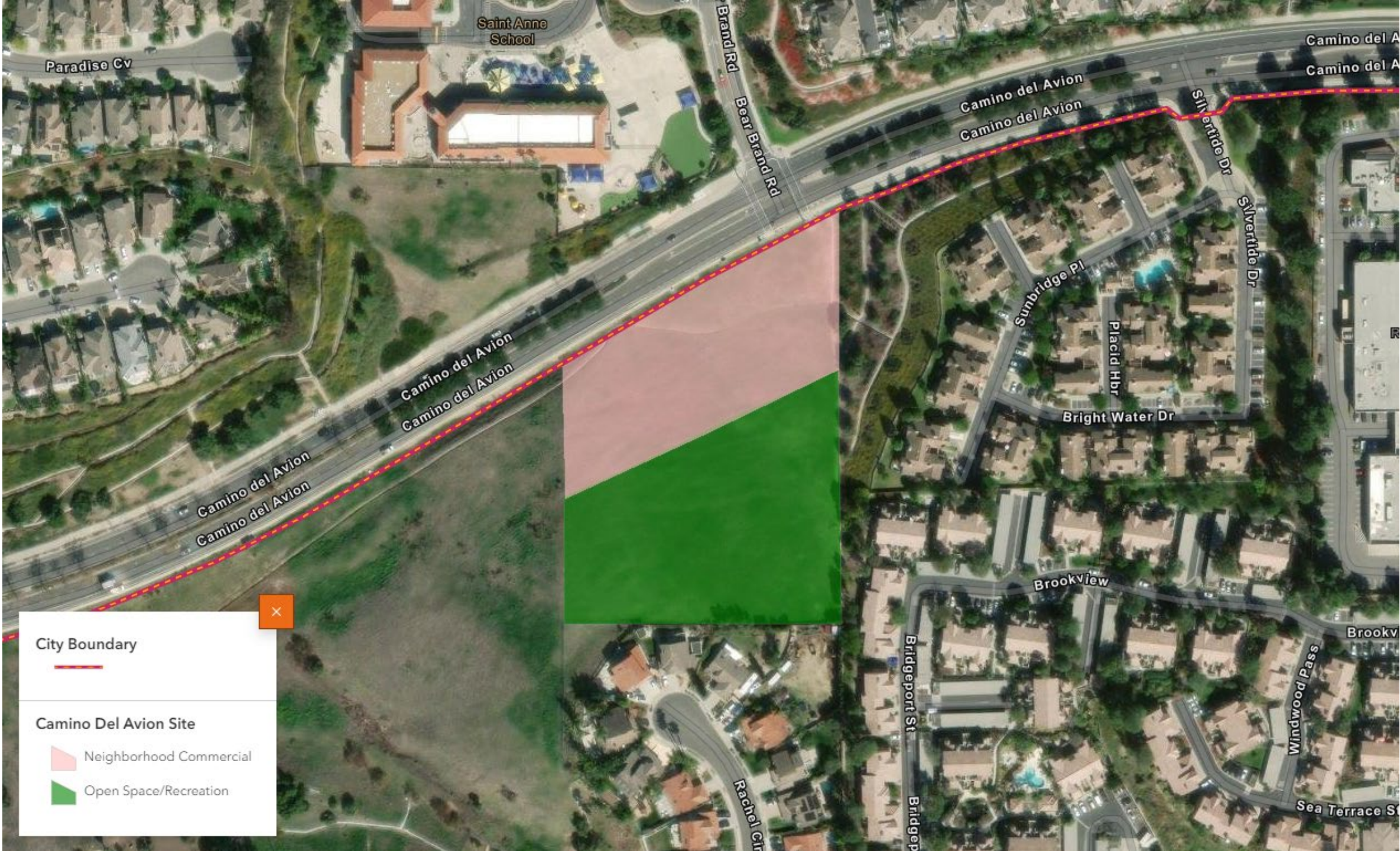
## Opportunity Sites – Group 1



# CAMINO DEL AVION

- Professional / medical office use would not require land use change (Neighborhood Commercial zoning)
  - Current development standards adequate (35' height/0.40 FAR)
- Residential
  - A variety of product types are feasible (from SFD to MF)
  - Site could be held in reserve as 6<sup>th</sup> Cycle RHNA replacement or for 7<sup>th</sup> Cycle (2029-2037) inventory

# CAMINO DEL AVION



City Boundary

Camino Del Avion Site

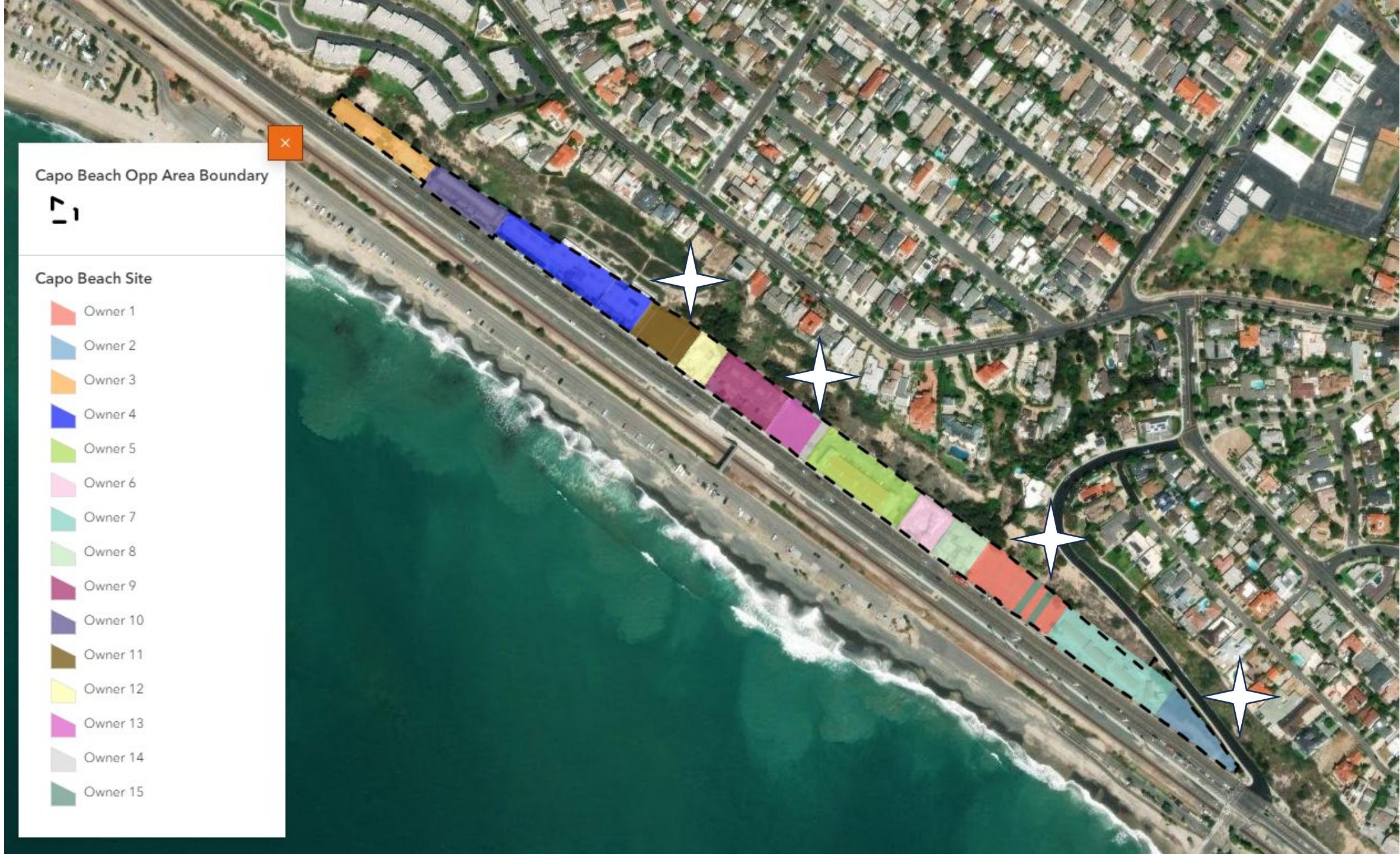
- Neighborhood Commercial
- Open Space/Recreation

# CAMINO DEL AVION





# PCH CAPO BEACH



Capo Beach Opp Area Boundary



Capo Beach Site

-  Owner 1
-  Owner 2
-  Owner 3
-  Owner 4
-  Owner 5
-  Owner 6
-  Owner 7
-  Owner 8
-  Owner 9
-  Owner 10
-  Owner 11
-  Owner 12
-  Owner 13
-  Owner 14
-  Owner 15

# PCH CAPO BEACH

- Commercial/hotel uses would not require land use change (Visitor/Recreation Commercial zoning)
  - Current development standards adequate (35' height/0.50 FAR)
  - Four vacant sites (0.45 ac, 0.45 ac, 0.76 ac, 0.43)
- Residential
  - A variety of product types are feasible (from SFD to MF)
  - If you allow 100% residential, vacant sites most likely developed as residential
- Mixed-Use Residential
  - Infill mixed-use feasible (with structured parking)
  - Lot depths likely too shallow for a unified village-type mixed-use setting
  - Option: only allow mixed-use with project size of 3+ acres

# SITE DIMENSIONS



# SITE DIMENSIONS



~130 ft.

~130 ft.

~118 ft.

# PCH/TERRACE LANTERN



# PCH/TERRACE LANTERN



~80 ft.

~175 ft.

# BRATTLE STREET



18 units, 5K commercial, ~2.0 FAR, structured parking, 135' lot depth (x 140' wide)

# REDONDO BEACH



Catalina Village, 32 townhomes, 3K commercial; 150' depth



# STONEHILL & DEL OBISPO (N)



Del Obispo Opp Area Boundary

Del Obispo Site

- Owner 1
- Owner 2

# STONEHILL & DEL OBISPO (NORTH)

- Current uses and zoning Community Commercial
  - Current development standards (35' height/0.50 FAR ; up to 1.75 FAR with special provisions)
  - 1.35 acres, all common ownership
- Residential
  - A variety of product types are feasible (likely MF)
  - Site could be held in reserve as 6<sup>th</sup> Cycle RHNA replacement or for 7<sup>th</sup> Cycle (2029-2037) inventory
- Mixed-Use
  - Shallow parcel may pose a challenge, but possible with parking reductions and/or structured parking
  - Unsure if rents can justify structured parking; also limited on-street parking

# SITE PLAN



Mixed Use		
Type	Count	
Commercial (ground Level)	12,000sf	
Parking (ground Level)	35 spaces	
Residential (2nd Level)	20 du (900sf Average)	1 Garage/Unit 8 Guest (Car Port)

**100% Residential Alternative**



# GENERAL PLAN ADVISORY COMMITTEE

## Opportunity Sites – Group 2



# CAMINO DE ESTRELLA

Camino de Estrella Opp Area Boundary

17

Camino de Estrella Site

- Owner 1
- Owner 2
- Owner 3
- Owner 4
- Owner 5
- Owner 6
- Owner 7
- Owner 8
- Owner 9
- Owner 10
- Owner 11
- Owner 12
- Owner 13
- Owner 14
- Owner 15
- Owner 16
- Owner 17
- Owner 18
- Owner 19



# CAMINO DE ESTRELLA

- Current uses and zoning Professional/Residential
  - Current development standards (31' height/0.50 FAR; up to 1.50 with special provisions)
  - Allows 10 du/ac MF as accessory use
- Residential or Mixed-Use
  - Fragmented ownership patter
  - Shallow/oddly-shaped parcels inhibits ability to develop each pod separately
  - Likely requires vacation of one or more public streets to create developable site; may be undesirable change to local circulation patterns

# STONEHILL & DEL OBISPO (S)



Del Obispo Opp Area Boundary



Del Obispo Site



Owner 1



Owner 2



# STONEHILL & DEL OBISPO (SOUTH)

- Current uses and zoning Community Commercial
  - Current development standards (35' height/0.50 FAR ; up to 1.75 FAR with special provisions)
  - 5.55 acres, all common ownership
- Mixed-Use and Residential
  - Mixed-use and 100% residential both feasible with 1.75 FAR (even within 3 stories)
  - With such intensity, Albertson's would likely transition out
  - Other existing housing and opportunity sites include a Ralphs and Gelsons
  - Retain existing zoning and allow development to happen if proposed



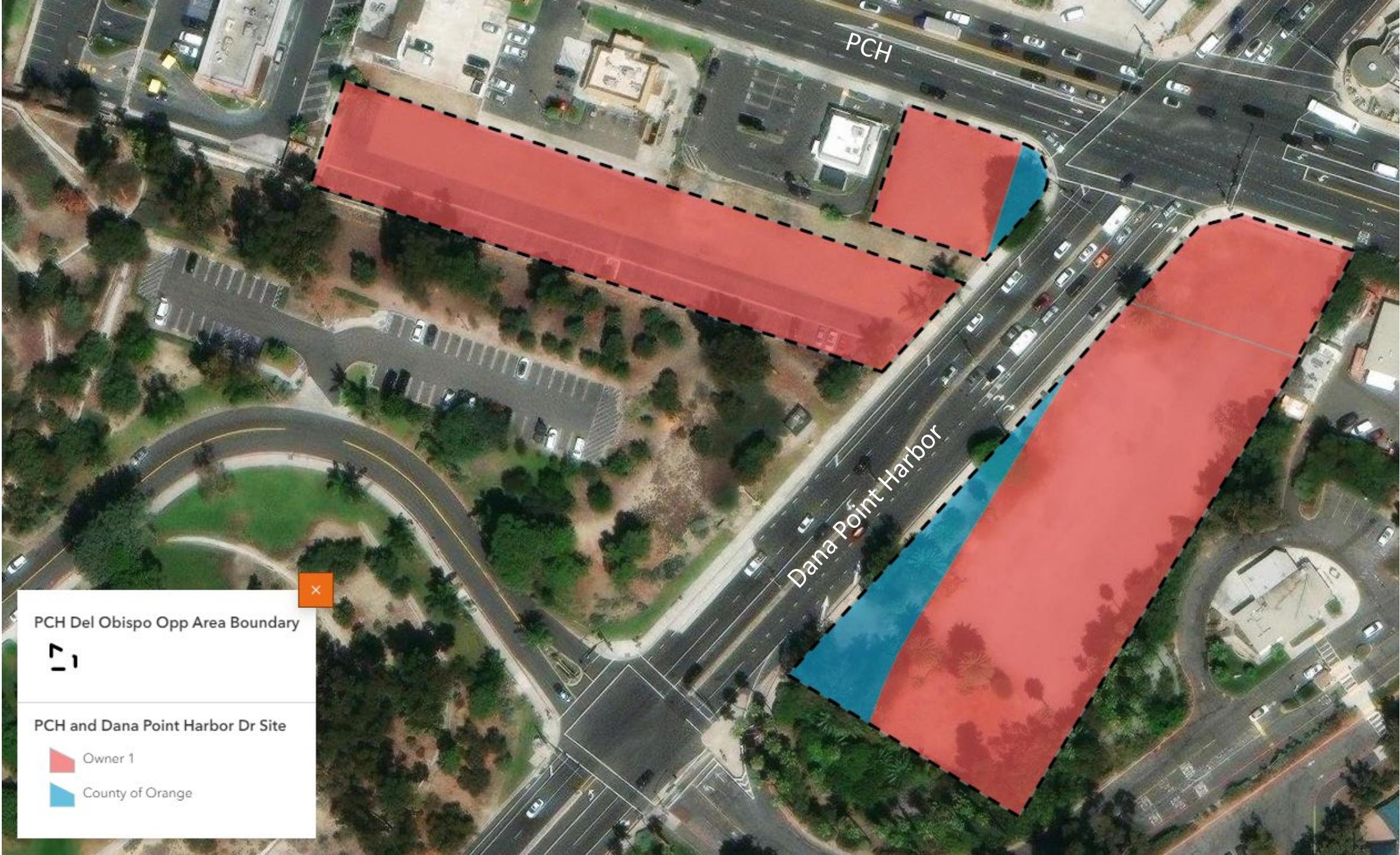


# GENERAL PLAN ADVISORY COMMITTEE

## Opportunity Sites – Group 3



# PCH & DANA POINT HARBOR



PCH Del Obispo Opp Area Boundary

17

PCH and Dana Point Harbor Dr Site

- Owner 1
- County of Orange


# PCH & DANA POINT HARBOR

- Property owner envisions a restaurant / retail / entertainment destination
  - Design that honors site's historical architectural significance
  - Serves as a "gateway" to Dana Point
  - Provide shopping, dining, and entertainment opportunities
  - Serve as a venue / home for cultural activities, murals and statues, and educational initiatives
  - Support local schools and youth through arts and cultural exhibits, fundraising, and mentorship / internship / employment opportunities
- Current land use designation and zoning consistent with owner's vision (V/CR)
  - Current development standards (35' height/0.50 FAR ; up to 1.75 FAR with special provisions)

# MONARCH BAY PLAZA



Monarch Bay Plaza (Existing)



# MONARCH BAY PLAZA

- Property owner envisions a vibrant, horizontally mixed-use area with residential and commercial uses connected by pedestrian-oriented facilities and amenities
- Current land use designation and zoning (CC/V)
  - Current development standards
    - 35' height
    - 0.50 FAR; up to 1.75 FAR with special provisions
    - No residential currently allowed

# SITE ELEVATIONS



Elevations - South View

# SITE ELEVATIONS



Elevations - North View

# BRATTLE STREET



18 units, 5K commercial, ~2.0 FAR, structured parking, 135' lot depth (x 140' wide)



# REDONDO BEACH



Catalina Village, 32 townhomes, 3K commercial; 150' depth

# ENCINITAS



The Lofts at Moonlight Beach – 18, 2-story units w/ 13,5K commercial/office; 1 floor subterranean parking

# NEWPORT BEACH



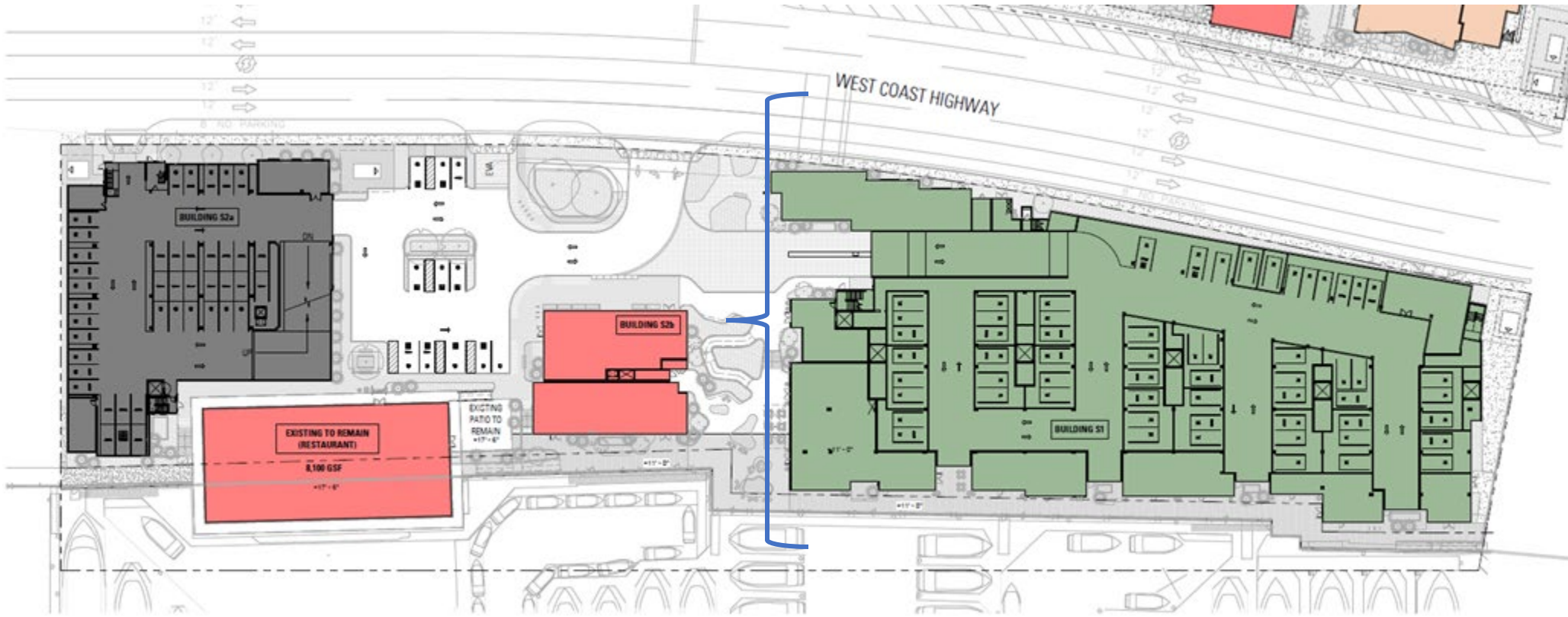
Newport Village – 198 units (w/ density bonus) + 63K commercial/office on 9.4 acres; 3 floors max

# NEWPORT BEACH



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Newport Village – 198 units (w/ density bonus) + 63K commercial/office on 9.4 acres; 3 floors max

# NEWPORT BEACH



The Isle at Mariner Shores – 36, 3-story townhomes

# DEL MAR



Seaside Ridge – 259 apartments (42 lower, 43 moderate), 6.9 ac



The Gateway



Corner Gathering



Linear Park



The Circle



Central Court



Sunset Walk



Shingle Courts

Seaside Ridge proposes an elevated experience that meet the needs of moderate and low-income households, and provides social experiences along landscaped courts and paseos.



Seaside Ridge – 259 apartments (42 lower, 43 moderate), 6.9 ac



Shingle Courts



The Bluffs



# LONG BEACH



6615 PCH – 390 apartments, 5K commercial

# LONG BEACH



6650 PCH – 670 apartments, 4K commercial

# LONG BEACH



6650 PCH – 670 apartments, 4K commercial