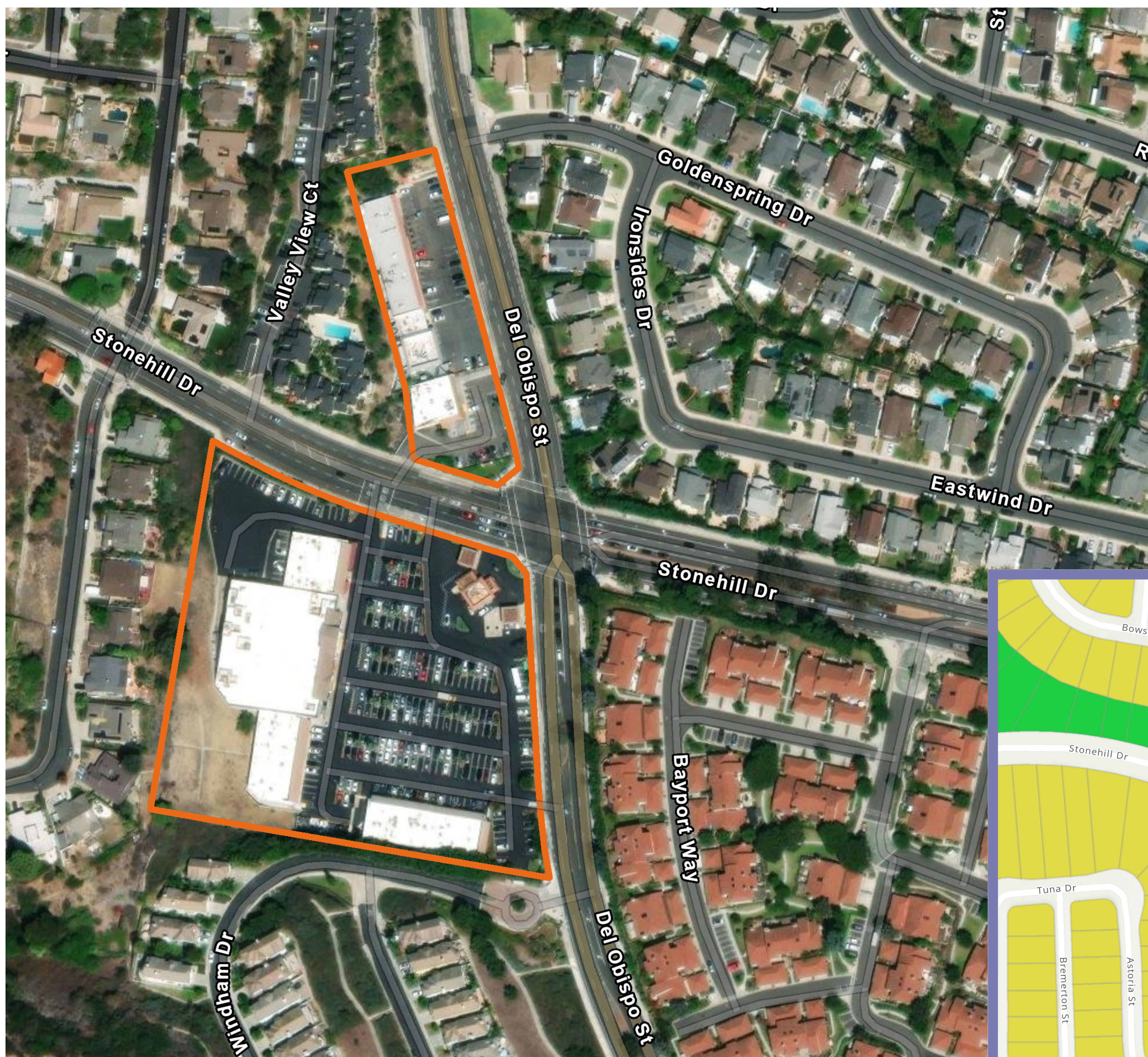


4. STONEHILL/DEL OBISPO

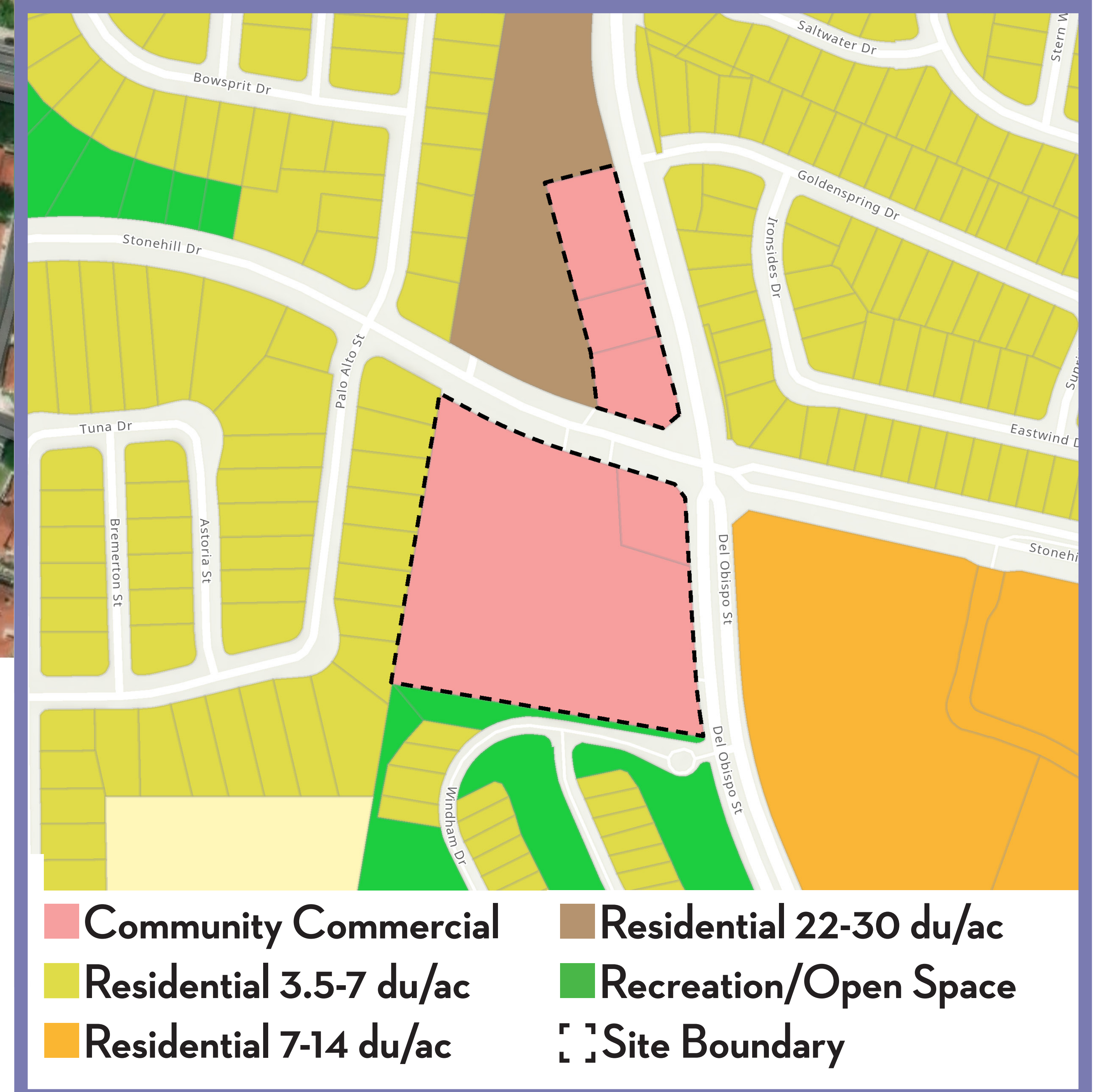
AERIAL PERSPECTIVE & EXISTING CONDITIONS



PROPERTY OWNERSHIP



CURRENT GENERAL PLAN



SITE CHARACTERISTICS

- North: 1.35 acres, 3 parcels, common ownership
- South: 5.55 acres, 5 parcels, common ownership
- Generally flat surrounded by residential on higher ground

EXISTING LAND USES

- North: older commercial center with Circle K and other retail/service uses
- South: large commercial center anchored by Albertson's along with small retail, restaurants, bank, and gas station

SURROUNDING LAND USES

- Low, medium, and high density residential

CURRENT ACCESS/PARKING

- Access from both Stonehill and Del Obispo
- No public or off-street parking in surrounding area

CURRENT ALLOWED USES & INTENSITY

- General Plan and Zoning category is Community Commercial/Vehicle
- 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?

STONEHILL / DEL OBISPO



20 TOWNHOMES ON 1.35 AC

4A. NORTH OF STONEHILL

CONCEPTUAL SITE PLAN | ONLY FOR CAPACITY ANALYSIS
(THE IMAGE DOES NOT REPRESENT ANY PROPOSED OR PLANNED DEVELOPMENT)

POTENTIAL LAND USES

The GPAC considered both mixed-use and stand-alone residential as options for land use changes.

- » **Retail.** The existing commercial buildings could remain as is and benefit from facade improvements over time.
- » **Mixed-use Residential.** The shallow lot depth, relatively small overall size (1.35 acres), lack of on-street parking, and likely need for expensive structured parking poses challenges. Parking reductions would be needed to make mixed-use viable.
- » **Residential.** There is high demand for new residential in Dana Point and this site could support roughly 20 townhome units.

The GPAC considered it appropriate to expand permitted uses to include stand-alone residential up to density levels commensurate with the surrounding homes.

4B. SOUTH OF STONEHILL

POTENTIAL LAND USES

An evaluation of the opportunity area and economic analysis of market conditions indicates that this site is large enough to accommodate a wide range of residential and mixed-use concepts. Given the existing use, however, the GPAC is interested in hearing more from the community before making recommendations on whether to expand the types of land uses allowed or increase development intensity options.

The City is interested in additional land use options you think could be appropriate IF the property owner ever chose to redevelop part or all of this site. (Note that the property owner has not expressed a desire to redevelop.)

