

Public comments from Doheny Village Public Workshop ~ November 5, 2011

Existing Problems & Concerns

Access and Connectivity

- Not pedestrian friendly
- Lack of pedestrian or bike crossing to beach
- Lack of connectivity via bike paths and trails to Harbor, Parks
- Lack of beach access to Doheny Village
- I-5 blocks views of ocean and cuts access
- Traffic on Camino Capistrano
- Area is isolated from other sections of the City
- No safe connections to beach, Harbor, PCH, Town Center, hotels

Land Use & Infrastructure

- Lacks basic pedestrian uses such as breakfast place and coffee spot
- Little or no public space
- Additional properties should be considered for this planning process
 - 30 acre SCWD
 - Parcel south of Las Ramblas on PCH
 - Small CalTrans property by onramp
 - Capistrano Beach
- Lack of parking
- Noise
- Overcrowding at Mobile Home Park
- Many stakeholders
 - Railroad
 - CalTrans
 - OC Flood
 - Water District
- Land locked parcels
- Restrictive zoning
- Flood zone area increases costs and insurance rates to owners

Social and Economic

- Safety
- Day laborers
 - location issue
 - using local businesses for restroom
 - customers complain
- Code enforcement issues at mobile home park
- Lack of street lighting
- Lack of crosswalks
- No safe crossing area for pedestrians
- Transients
- Crime
- Noise issues from lumber yard
- No property owners' associations

History and Culture

- Lacks identity
- Needs signage

Aesthetics

- Excessive trash
- Graffiti
- Need beautification of Doheny Park Road
- Lack of landscaping
- Many properties are run down
- Poor water quality
- Poor environmental quality
- Lack of street lighting

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Future Goals and Opportunities

Access and Connectivity

- Put bridge over wash linking to bike path
- Create pedestrian bike crossing at Victoria
- Create a new road between Doheny and Sepulveda
- Build a railroad station to connect Dana Point to the rest of the nation
- Improve access to beach
- Connect to Town Center, Harbor and Capistrano Beach
- Build wider sidewalks and improve pedestrian access under passes

Land Use and Infrastructure

- Buy bus yard from CUSD and convert to park, surf museum, or concert hall
- Move stores near Big 5 Shopping Center closer to street
- Public open space or recreational use should be considered for 30 acre SCWD property
- Create retail use on Doheny between gas station and party store
- Reconsider building heights
- Separate commercial and industrial from residential
- Construct parking facility on 30 acre site
- Include coffee shops and other pedestrian focused uses
- More mixed use
- Use area as entertainment area
- Build active sports center with pool
- Review zoning priorities for commercial uses
- Create more pocket parks
- Create more kid friendly uses
- Small scale retail
- Preserve 40 foot public easement behind Staples and connection to Costco

Social and Economic

- Review existing number of people living in the village in relation to potential uses
- Create Business Improvement District
- Address homeless problem
- Reconsider appropriateness of affordable housing in the area
- Improve safety
 - Day Laborers
 - Address day laborers
 - Evaluate other cities' policies (example: Laguna Beach)
 - Improve lighting
 - Slow down traffic
 - Need covered bus benches

History and Culture

- Walking tours of surf locations (paddleboard, surfboard, Dead Man's Curve, etc.)
- Install mosaic tiles of surf icons along Doheny Park Road such as Phil Edwards, Mickey Munoz, Corky Carroll, Ron Drummond, Terry Martin, Whitey Harrison, Hobie Alter, etc
- Embrace marine culture
- Embrace surfing heritage
- Cultural hub for city
- Surf museum
- Retain history
- Destination uses that encourage tourism

Aesthetics

- Put signs on corner of coast highway and Doheny Park Road
- Beautify Doheny Park Road with surf theme
- Planter boxes on corners
- Façade improvement program
- Streetscape changes
- Village-scale charm or quaintness
- Improve bus yard storage use
- Place benches and trees throughout the area
- Add pocket parks throughout the area
- Stricter code enforcement
- Force landowners to upgrade
- Create a Main Street atmosphere like in Santa Monica or Berkeley
- Plant more trees
- Create gateway/entry
- Uniform fencing near mobile home park