

SUPPORTING DOCUMENT E:**DENISE JACOBO**

From: Karen Smith <brees209@yahoo.com>
Sent: Friday, May 09, 2014 5:37 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

Dear Planning Commissioners:

I have been a Resident here since 1986 and am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Dr. Karen Smith
43 Regatta Way
Dana Point, CA 92629

Sent from my iPad

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

DENISE JACOBO

From: Connie Anderson <connieeanderson@cox.net>
Sent: Friday, May 09, 2014 5:48 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,
Constance E. Anderson

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

DENISE JACOBO

From: Pat Sabins <patSabins@pacbell.net>
Sent: Friday, May 09, 2014 9:29 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,
Patricia Sabins
patSabins@pacbell.net

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

DENISE JACOBO

From: Terry Walsh <walshtew@hotmail.com>
Sent: Saturday, May 10, 2014 7:46 AM
To: DENISE JACOBO
Subject: Harbor Plan

I support the Harbor Plan as submitted to the Planning Commission and urge them to approve it Monday night so this very important project can proceed.

Terry Walsh
Phone 949-493-7118
Cell 949-547-2991

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

DENISE JACOBO

From: Jerry Berman <jjsber@sbcglobal.net>
Sent: Saturday, May 10, 2014 1:57 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

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Sincerely, Jerry Berman (Rod & Gun Club Member)

DENISE JACOBO

From: JOAN WOLFF <duckinpool@msn.com>
Sent: Saturday, May 10, 2014 4:57 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.Sincerely, JOAN WOLFF....PALM SPRINGS CA.

DENISE JACOBO

From: KIMBERLY TILLY <danapointharbor@gmail.com>
Sent: Friday, May 09, 2014 3:47 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization



Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,
Kim Tilly

DENISE JACOBO

From: Arturo Echarte <pcisurfer@aol.com>
Sent: Friday, May 09, 2014 3:46 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

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Arturo Echarte (founder)

Acoustic for a Change

"Changing Lives - One Instrument One Event at a time"

www.acousticforachange.com
321.544.4949

DENISE JACOBO

From: JacksRoper@aol.com
Sent: Friday, May 09, 2014 2:38 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners: I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan. The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer. Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Dr. Jack Roper
24781 Anchor Lantern

DENISE JACOBO

From: Kirstin Emershaw <kirstin@revepacific.com>
Sent: Friday, May 09, 2014 2:03 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

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Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Kirstin Emershaw

DENISE JACOBO

From: Cynthia Newkirk <cynthia.newkirk@cox.net>
Sent: Friday, May 09, 2014 1:20 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 10 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a resident of Dana Point and a frequent user of Dana Point Harbor. I have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

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Sincerely,

Cynthia Newkirk

DENISE JACOBO

From: Rhonda Buckner <rhondabuckner@me.com>
Sent: Friday, May 09, 2014 1:16 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

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Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Rhonda Buckner

Sent from my iPhone

DENISE JACOBO

From: Jeff Filhaber <jfilhaber@gmail.com>
Sent: Friday, May 09, 2014 12:54 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

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Sincerely,
Jeff and Caron Filhaber
33193 Ocean Rdg
D P 92629

Sent from my iPhone

DENISE JACOBO

From: hansenm1@sbcglobal.net
Sent: Friday, May 09, 2014 12:40 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

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Sincerely,

Maurice N. Hansen
25581 Starboard Drive
Dana Point, CA 92629

DENISE JACOBO

From: Ralph Wilson <rollojr@cox.net>
Sent: Friday, May 09, 2014 12:24 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

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Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely, Ralph Wilson

DENISE JACOBO

From: Maria Mancuso <mmdrill@outlook.com>
Sent: Friday, May 09, 2014 12:19 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

DENISE JACOBO

From: Ginny Watson <ginnywatson1@cox.net>
Sent: Friday, May 09, 2014 11:41 AM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Lee and Virginia Watson
San Clemente

DENISE JACOBO

From: Peter Grohmann <Peter.Grohmann@GroSol.com>
Sent: Friday, May 09, 2014 11:24 AM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization



Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Peter Grohmann
CA BRE Lic. 01375219
Coldwell Banker Previews International
Peter.Grohmann@GroSol.com
(949) 677-8109 Mobile
<http://www.camoves.com/Peter.Grohmann>

DENISE JACOBO

From: Teresa <tschickling@cox.net>
Sent: Friday, May 09, 2014 11:04 AM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Teresa Schickling

DENISE JACOBO

From: Carrie Bolstad <cbolstad@cox.net>
Sent: Friday, May 09, 2014 11:02 AM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

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Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,
Carrie Bolstad
472 Camino Alondra
SC 92672

DENISE JACOBO

From: Michael Johnson <michaeljohnson100@gmail.com>
Sent: Friday, May 09, 2014 10:53 AM
To: DENISE JACOBO
Subject: PLEASE Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Harbor is a magnificent asset for the area, that is not used to its full potential. I believe the Revitalization Plan will be to the overwhelming benefit to the folks who currently use the harbor, AND make this a public asset that FAR more in the county will use and cherish.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,
Mike Johnson
Villa Real Estate

DENISE JACOBO

From: Penny <pdanabeach@sbcglobal.net>
Sent: Friday, May 09, 2014 10:52 AM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
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DEPARTMENT

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Please move forward and get this done! It's way past time.

Sincerely,

Penny Maynard
18 Year Dana Point Resident
949-370-6520 c

Sent from my iPad

DENISE JACOBO

From: Jim Miller <mokaman1@cox.net>
Sent: Friday, May 09, 2014 10:28 AM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

RECEIVED
MAY 12 2014
CITY OF DANA POINT
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Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

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Sincerely

Jim Miller

Coffee Importers

;



May 12, 2014

City of Dana Point Planning Commission
 Attn: Gary Newkirk, Chairman
 City Hall Offices
 33282 Golden Lantern
 Dana Point, CA 92629

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

REF: May 12, 2014 Meeting Agenda Item #6 – Coastal Development Permit CDP13-0018

Dear Chairman Newkirk and City of Dana Point Planning Commissioners,

Please find this letter as an official request from the Dana Point Chamber of Commerce to the City of Dana Point Planning Commission to please approve the Coastal Development Permit Application CDP13-0018.

The Dana Point Chamber of Commerce, which represents over 400 business members in and around Dana Point and has been a strong supporter of the OC Harbor revitalization for the past several years. We feel the revitalization is crucial to address the old, antiquated infrastructure. We clearly recognize the economic impact the Dana Point Harbor brings to the area and our members. It is a signature destination point in South Orange County, allowing people from all walks of life to enjoy recreational use of the Harbor. In addition, the OC Dana Point Harbor is a vital source for jobs and small business to thrive.

The plan you have today represents a comprehensive vetting process that includes input from the variety of stakeholders who use the Harbor. This plan offers the best compromise available to address the wants and desires of these stakeholders. This plan represents a Harbor intended for a variety of uses for the public to enjoy. The Harbor and the County has done an outstanding job in providing thoughtful solutions to address parking issues, view corridors, public access and other environmentally sensitive issues.

The OC Dana Point Harbor has high expectations for its future on the part of several diverse groups. The plans in front of you tonight coincides with the General Plan to create a bright future for the OC Dana Point Harbor and the City of Dana Point. The Dana Point Chamber of Commerce urges you to please approve the Coastal Development Permit CDP13-0018 application tonight.

Sincerely,

Laurilyn L. Loynes
 Chair, Dana Point Chamber of Commerce

Alan Wickstrom
 Director, Dana Point Chamber of Commerce &
 Chair, DPCC Government Affairs Committee

CC: Vice-Chairwoman Claus, Comms. Denton, O'Connor, Newkirk; City Clerk

24681 La Plaza • Suite 115 • Dana Point, CA 92629
 949.496.1555 • Fax 949.496.5321 • www.danapointchamber.com

5-7-14

Dana Point Planning Commission
33282 Golden Lantern
Dana Point, CA 92629

RECEIVED
MAY 12 2014
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Planning Commissioners:

I am a co-owner of Dana Wharf Sportfishing and Whale Watching in Dana Point Harbor and have been involved with the Dana Point Harbor Revitalization Plan for 12 years. My family and I are in favor of the improvements as proposed by the County and encourage your full support of the plan.

Our business was the very first to open in Dana Point Harbor and as a visitor serving attraction we hear from many customers as well as residents and they are so excited to see the new Harbor as much as we are.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since its beginnings in 1971, we lacked a Parking Structure, the plan will start of building this much needed improvement and we commend the OC Dana Point Harbor for coming up with a plan that stages its construction so that all the merchants and restaurants can stay open while the project is built out. We support the plan and all phases and it's time we make these improvements, we have waited much to long.

Please approve the County's plan, this has been in development for many years and we are all ready to move forward as I am sure everyone else is, the day the shovel hits the ground will be a very happy day indeed for Dana Point and Orange County. Thanks you for your time and all the hard work in reading a very complex plan, I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coastal Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,


Donna Kalez

Dana Point Planning Commission
33282 Golden Lantern
Dana Point, CA 92629

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

CITY OF DANA POINT
2014 MAY 12 P 1:51
CITY CLERK'S DEPARTMENT

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coastal Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Caroline W. Rayfield 5/12/14
Signed Date

CAROLINE W. RAYFIELD
Print Name

419 MONARCH BAY, DANA PT., CA. 92629
Address

Dana Point Planning Commission
33282 Golden Lantern
Dana Point, CA 92629

CITY OF DANA POINT
2014 MAY 12 P 1:51
RECEIVED
CITY CLERK'S DEPARTMENT

Dear Planning Commissioners:

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The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coastal Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Wayne Rayfield May 12, 2014
Signed Date

Wayne Rayfield
Print Name

419 Monarch Bay, D.P. 92629
Address



Post Office Box 461, Dana Point, California 92629 ~ (949) 485-5656

RECEIVED

MAY 12 2014

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

May 12, 2014

City of Dana Point Planning Commission
33282 Golden Lantern
Dana Point, CA 29129

Subject: Dana Point Harbor CDP Application CDP13-0018
Regarding: Comments and suggestion to submitted Sections "K & M" of CDP Application

Dear Commissioners,

The Dana Point Boater Association has reviews the Dana Point Harbor CDP Application #CDP13-0018. After our review of the submitted Application to the City our Association has several concerns within the submitted Sections of the Application.

We respectively submit the following areas of concern with the CDP Application. We truly appreciate your work and diligence that the City Plan Commission had to put in for reviewing of the huge CDP application. We look forward to hearing back from the Commission regarding our comments and concerns.

Section "K" Parking Management Plan:

1. Page #2 First Paragraph: Also need to include the verbiage that the proposed Revitalization Plan is in compliance with the Dana Point Tidelands Trust.
2. Page #4: Where did the 1st paragraph Baseline figures come from with this report?
3. Page #18, Joint-Use or Shared Parking, Bullet Points: This must not include ANY Boat Trailer Parking Spaces ONLY vehicle only parking spaces.
4. Page #19, Bullet Point #3: The 493 dry storage spaces are correct but are incorrect in several other areas of this document.
5. Page #22, Bullet Point #1: This is a correct statement but is incorrect in various other areas of this document and needs to include specifically day use boater parking, boater trailer parking.
6. Page #22, Bullet Point #2: Where is the Detailed Parking Plan? We find no specific detailing of parking plan for the use of Boater Slip Parking and for other uses and exact amount of spaces being used for special events and locations areas. There need to be a specific detailed plan stating minimums for each area.
7. Page #40, First Paragraph: A specific plan for EVERY special event and holiday much be included with the parking management plan submission per CCC. It must must also state per CCC the amount of boater slip parking spaces that will be used during these events and holidays. A submitted plan for each event and holiday must be submitted.
8. Page #60, Table 10: Dry Stack and Mast Up Storage must be a minimum total of 493 NOT the 488 shown in table.



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9. Page #60: It is our opinion that the Shipyard parking is not sufficient for the amount of sf & self-repair and maintenance parking for boaters doing their own boat repairs. There must be 1 for 1 parking space for self-repair yard. Where was the parking allotment for this area calculated per City Parking Codes?
10. Page #63, Bullet Point #2: This needs to be reviewed to exclude the 4 hour time limitation for ALL day use boater parking. It was agreed during the boater meeting negotiations that the DPBA found the additional 125 spaces because of realigning the boater day use trailer parking from its original layout plan. All parties agreed that day use boaters would be allowed to park in some of the added 125 spaces because of the design from the DPBA.
11. It also does not state the amount of designated parking spaces for boater slip parking within the parking deck area.
12. Page #65, 3) 300/600 Foot Parking: There is no designated amount of dedicated boater parking spaces for slip holders.
13. Page #68, Table #11: 493 dry boat storage spaces are required per LUP. Does not jive with other sections within the CDP. Only showing 488 spaces within Table #11.
14. Page #68, Table #11: It is our opinion that the Shipyard parking is not sufficient for the amount of sf & self-repair and maintenance parking for boaters doing their own boat repairs. There must be 1 for 1 parking space for self-repair yard. Where was the parking allotment for this area calculated per City Parking Codes?
15. Page #69, 7) Event Parking Management: Where is the specific parking management information requirements by CCC stated within this plan for recreational boating parking spaces being used for ALL special events and holidays?
16. Page #76: Shouldn't Deck Construction schedule start date be moved up to at least 2 month in schedule as to limit the reduced parking demands within the existing parking lots and wharf lots during their remodel?
17. Page #79, Paragraph #2: Regarding the Commercial Core, Boater Parking is a higher priority in the Coastal Act than Commercial Core Parking. Where in this actual document is Boater Parking being protected and stated as priority as the Commercial Core parking in this paragraph?
18. Page #80, First Paragraph "Conclusions": This conclusion needs to be reassessed! There is a large change in land use in areas of 1 & 2 taken over by parking deck with NO dedicated boater day use parking provided within the "Conclusion" with the additional 130 parking spaces provided by the DPBA new parking deck layout not mentioned within this document.
19. Page #81, Second Paragraph: Per Dana Point Tideland Trust states specifically other uses other than harbor are incidental. Boater Parking is a higher priority than Commercial Core Parking.
20. Appendices: There needs to be a specific Overview as the one in Appendices of this study for each and every Major Holiday & Weekend, Special Event and HOW Boat Slip Parking will be effected by these events. This was a requirement per the CCC for a CDP Application.



Post Office Box 461, Dana Point, California 92629 ~ (949) 485-5656

Section "M" Construction Management Parking Plan

1. Page #1, Second Paragraph, Second Sentence; Priority must be given to Dry Boat Storage & Launch Ramp Parking: How is this possible if almost ALL the dry storage boats are being relocated to another location off site and major encroachment to day use trailer parking in the harbor and the tear up of all section areas 1 & 2. While in the Studies for Dry Stack Building & Dry Storage Deck reports this was not stated with a huge saving if the Boat Storage Deck was not built?
2. Page #6: Per Coastal Act Boating has a higher priority: With only 22 dry storage boater spaces left in the harbor during this construction period, this needs to be reassessed. This section and the sections others that follow also need reassessing. This also includes the launch ramp spaces day use trailer parking during the construction phasing. Per Coast Act: Where is boater priority given in this Construction Parking Plan and in the Parking Management Document?
3. Page #10, Section 1.32: The boat storage building was to hold 400 dry storage boats, what happened? Now showing only 390 boats. If the boat storage building is re-configured to less than 390 boats where will the additional dry boat storage space be located? Per LUP there will be a minimum of 493 dry boat storage spaces.
4. Page #11: Boater Storage & Parking has the higher priority per Coastal Act. Where is the approved permanent off-site location for any of these permanently relocated boats?
5. Exhibit D: It states here and also in other areas that the Dry Stack Building will hold 390 boats. How will the minimum of 493 dry boat storage spaces be provided if the Dry Stack Building is configured for fewer boats due to the physical height/size of boats?

Respectively Submitted,
Steven Carpenter, Director
For The Dana Point Boaters Association

May 12, 2014

Dana Point Planning Commission
City of Dana Point
33282 Golden Lantern
Dana Point, CA 92629

Re: Coastal Development Permit CDP13-0018
Commercial Core Project – OC Dana Point Harbor



Dear Planning Commissioners:

Please forgive my late submittal of comments regarding this very important project. I have just this afternoon been able to speak with the applicant and the applicant's consultant (Project Dimensions) to clarify specific water quality and water conservation issues associated with the proposed project and grading plans. I will not be able to attend tonight but ask that you please consider these comments as you hear this agenda item.

As way of background to these comments please understand that I first met with OC Dana Point Harbor (OCDPH) and South Coast Water District (SCWD) representatives in late 2008 to discuss installation and use of recycled water (purple pipe) for the Harbor renovation project. Please see attached email dated October 3, 2008. The referenced meeting included Surfrider Foundation and I represented Sierra Club. It was agreed that both environmental advocacy groups would be supportive of the OCDPH project given that purple pipe would be installed within the next two years (2010 being the latest install date) as outlined for us by then General Manager Mike Dunbar. A budget was shared with us and all appropriate reassurances were made by SCWD that there would be non-potable water ready to go when OCDPH broke ground. At that time the project you are hearing tonight was proposed to begin within the next couple of years. The project is before you six years later and to date, purple pipe hasn't reach OCDPH as yet.

Following multiple conversations over the last few months with SCWD Board of Directors and management, it has been brought to my attention that SCWD's Ordinance No. 206 (an ordinance of the Board of Directors of South Coast Water District Establishing a Water Conservation & Water Supply Shortage Program for Users of Potable Water Provided by the District) addresses many of the issues related to the meeting that was held in late 2008. Here are just a few excerpts from the Ordinance for your reference:

1. General Restrictions – Residential, Commercial and Public Customers
 - j. Unauthorized use of fire hydrants prohibited
No person may use water from any fire hydrant for any purpose other than fire suppression or emergency aid.
2. Commercial Dedicated Potable Irrigation Systems
There are a host of requirements for new development including commercial food-serving, lodging and kitchens.
4. Commercial Water Recirculation Requirements, i.e. laundry facilities located throughout Harbor
5. Recycled Water to Replace Potable Water Use
This section addresses the prohibited use of potable water when recycled water is available and the customer is given reasonable time make the conversion.
6. Construction Site Requirements
 - a. Recycled or non-potable water must be used
 - b. No potable water may be used for soil compaction or dust control

Given the declaration of a statewide drought emergency, SCWD is in a Water Supply Alert and mandatory water conservation measures are required. This translates into even more restrictive mandates as they apply to use of potable water for construction projects.

It is my hope that after years and years of talking about the necessary steps needed to provide purple pipe/recycled water for the proposed Harbor renovation project you are hearing tonight, that the City of Dana Point, OC Dana Point Harbor and South Coast Water District are poised to implement a comprehensive program as mandated by South Coast Water District's own Ordinance No. 208.

Thank you for your time and consideration of these comments.

Sincerely,

Penny Elia
30632 Marilyn Drive
Laguna Beach, CA 92651

Attachment: Email of October 3, 2008 between OGDPH Harbor Director and Penny Elia

Copy: Supervisor Pat Bates
A. Brunhart, W. Rayfield – South Coast Water District
J. Conk – Project Dimensions
B. Gross – OC Dana Point Harbor
T. Henry, S. Sarb, K. Schwing, F. Sy – California Coastal Commission

Good evening Commissioners. My name is William Byrd, the owner of Capo Beach Watercraft. We are located waterfront in the Embarcadero Marina, adjacent to the boat launch in Dana Point Harbor.

I previously provided you with a brief letter of introduction, a brochure and a business card. Did all five Commissioners receive them?

We are a family owned and operated jetski, seadoo and kayak rental business. We will celebrate our 30 year anniversary in Dana Point Harbor next February. We have an excellent relationship with the County of Orange, Vintage Marina Partners and are an active member of the Dana Point Harbor Association.

Each year approximately 10,000 Orange County residents and visitors use our services and facility to enjoy time on the water.

To the point, OCDPHD Director Brad Gross has intentionally misled the CCC and others by failing to communicate to them the existence of our business. The CDP presented to you tonight contains the first documents prepared by OCDPHD that actually depict our business location and a "relocated jet ski rental". Please refer to The CDP application section (Project and Plans and Exhibits) (1-One- Site Plan and Architectural Plans). And a question for Mr. Gross, Is this "relocated jetski rental building" as depicted on Page #5 intended to be the relocated office for Capo Beach Watercraft?

And Secondly, after careful review of the scheduled one year construction of the stack building, it appears all the the docks needed to facilitate renting our watercraft are scheduled to be demolished and replaced at the same time. The construction of the new docks could easily be done in two phases allowing Capo Beach Watercraft to relocate their watercraft in the immediate area as necessary.

This is a necessary, reasonable request and most certainly easily achievable as we only require 40 lineal feet of dock space to effectively operate.

The proposed plan should be revised by OCDPHD and Project Dimensions Inc. to reflect one that allows Capo Beach Watercraft the same ability to continue operating as will be enjoyed by all the other existing Dana Point Harbor merchants and businesses.

Please deny "an approval in concept for a dry stack storage building", until proper planning is submitted that includes reasonable temporary and permanent relocation for Capo Beach Watercraft.

I appreciate your time and welcome your questions and concerns. Thank You.



William Byrd, Owner, Capo Beach Watercraft



Date: May 8, 2014
To: Dana Point Planning Commissioners
From: William Byrd, Owner, Capo Beach Watercraft
Re: Coastal Development Permit CDP13-0012

My name is William Byrd, the owner of Capo Beach Watercraft located in the Embarcadero Marina, Dana Point Harbor. We are a family owned and operated jet ski, seadoo and kayak rental business. We will celebrate our 30 year anniversary in Dana Point Harbor next February. We have an excellent relationship with the County of Orange, Vintage Marina Partners and are an active member of the Dana Point Harbor Association. Each year approximately 10,000 OC residents and visitors use our services to enjoy time on the water. We also offer discounts to all active duty military members and provide the use of our facility to the Esperanza School for special education students and staff free of charge. I will be addressing the Planning Commission Monday evening. I wanted all five commissioners to have knowledge of Capo Beach Watercraft prior to the meeting. I appreciate your time. Thank You.



William Byrd, Owner, Capo Beach Watercraft
34512 Embarcadero Place
Dana Point, CA. 92629
Office 949 661 1690
Cell 949 370 3206
www.capobeachwatercraft.com



City of Dana Point Planning Commission

May 12, 2014

Public Comments Harbor Revitalization Plan
Commercial Core CDP Application

James Lenthall, Director/VP – Dana Point Boaters Association

Good evening. My name is James Lenthall and I am the Vice President of the Dana Point Boaters Association. I am also a lifelong Dana Point resident and boater.

On behalf of my association, I wish to start by emphasizing that we support revitalization. Our harbor needs it. Boaters want it. Yes, we absolutely lament the loss of boater resources in what is predominantly, disproportionately a revitalization of the commercial elements of our harbor. But we are not obstructionists and we are not here at this stage to kill the plan. However we are requesting additional information and essential refinements to the plan before it's allowed to proceed to construction.

First, while financing this project may not be your foremost concern, so long as the County pays for it, we wish to express our distress that the County has yet to reveal officially how they plan to pay for harbor revitalization. Their reserves are at least \$100 million short of the predicted cost. How does they County plan to close the gap? More importantly, where do they plan to recover their investment? We need to know that our 3000+ recreational boaters will not pay a disproportionate share of a predominantly commercial project. There must be an official, public and fair finance plan that details the impact on all stakeholders, boaters and merchants alike.

Next, we understand that your consideration of the dry stack boat storage building is of concept only, that jurisdiction over approval of the CDP resides with the California Coastal Commission. Yet this storage facility is integral, it is essential to redevelopment of the commercial core, which cannot proceed without a resolution to the loss of real estate for dry boat storage. As you know, the Coastal Commission obligates the County to maintain capacity for no fewer than 493 dry boats. So your approval of the commercial core CDP demands satisfaction that the barn is the appropriate mitigation for dry boat storage, or that a comparable alternative is in place. First, from a practical matter, this storage building will radically alter how the current Embarcadero tenants use and store their boats. They want to keep their boats on their trailers, portable and ready to tow off to other destinations. But this planned building won't allow trailers. Do these boaters discard their trailers, or pay extra to store them elsewhere? And boaters like to tinker. On any given day, you will find plenty of boaters in the Embarcadero yard fixing, improving or simply admiring their boats. But this building won't allow it. These sorts of boat storage facilities appeal to an entirely different demographic of boaters, ones who don't mind not having a trailer, perhaps don't even want a trailer. They want the convenience of calling ahead to have their boat in the water ready to go, and let someone else put it away when they're done. And we welcome these boaters to our harbor, but not at the expense of displacing the boaters that are there now. These boaters have made their position clear – they don't want this new building. But if this building must proceed, there must also be a finalized, dependable plan to maintain nearby, on trailer, affordable dry boat storage.

And don't forget that this building is estimated to cost \$30 million dollars. \$30 million dollars to store approximately 250 more boats than if the property were left as a surface lot, even with its reduced footprint. \$30 million dollars for 250 boats, out of 3000 in our harbor. That's \$120,000 per boat, most of which don't cost a fraction of that. And as we've asked before, who pays for it?

I am going to defer to my Association colleagues to continue with our thoughts about parking and traffic management. But before I do, let me repeat that we support revitalization. Our boaters patronize the shops and restaurants as often, probably more often, than anybody else. And we take great pride not only in our boats, but where we keep them. We love this harbor. And our job is to give our boaters a voice and strive to protect their interests in Dana Point Harbor.

Thank you.

May 12, 2014

Teresa Henry, District Manager
California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302



Dear Teresa:

We are writing to you to bring to your attention a few points that we disagree with on a report written to you on February 11, 2014 from Mr. Brad Gross, Director, OC Dana Point Harbor. The subject report deals with the base line of boat slips, dry boat parking spaces, trailer tow vehicle parking spaces (launch ramp), boater parking and general parking.

We would offer the following observations:

1) Exhibit B: Coastal Development Permit History correctly identifies that a waiver (5-91-866) was issued by the California Coastal Commission Executive Director for the replacement of three docks. However, it fails to discuss that the terms of the waiver were that there was a commitment that there would be no change in the use of these docks. You can see that as early as 1974, the slips adjacent to the Harbor Patrol Office and the former Beach House Restaurant were used by recreational boaters. (Reference the photo on page 12.) The next page 13 shows the slips under re-construction and page 14 shows that the slips have been re-tasked for commercial fishermen and all of the recreational vessels have been displaced. We believe the change occurred within two years of the issuance of the waiver. Previously the commercial fishermen were based in the commercial area.

2) During previous working sessions with you and your peers, we were informed that for items that were constructed before the coastal act you go back to the relevant municipal or state document for the base line. In this case, a portion of the harbor was built out in advance of the coastal act and we believe the controlling document is "Dana Point Harbor Planned Community District Development Plan" Orange County, California Planning Department Orange County 9:30 AM May 6 1970. That document specifies the boater parking as:

For boat berthing areas: .75 stalls per slip 30 feet and under; 1.2 stalls per slip over 30 feet and under 45 feet; and 1.6 stalls per slip over 45 feet.

Given our slip mix that would yield 0.98 slips per slip which is substantially higher than the baseline numbers reported on page 2 of Mr. Gross's report.

3) On page 5 at the top of the page Mr. Gross sets aside the vessels that are pitch-fork side ties as they encroach into the fairways restricting boat traffic and hence does not include them in the base line. As

early as 1975 (Page 11 Exhibit A) the aerial photos show that the process was being used as the harbor filled out. Also the statement that it encroaches into the fairway is accurate, but not clear that it is material. The Department of Boating and Waterways provides a standard fairway width for areas where the vessels are berthed such that they must back out into the fairway. This is not true along the Pitchforks as they are side ties. As docks require zero modifications to accommodate this approach it is not clear that this was not already included in the original design. It most definitely speaks affirmatively to section 30224 of the Coastal Act.

4) The report totally ignores the business practice that has been implemented by the County Harbor Department since at least 1980. Please look at slide 3 of Appendix A. You will see a cluster of boats in the upper right hand corner of the Launch Ramp's Trailer Tow Vehicle parking area. This cluster will remain throughout all of the satellite images in the report with the exception of the 1975. This cluster represents 83 Dry Boat Storage locations that have month to month leases (like all boaters in the harbor), numbered slots and offer 24 x 7 access to the vessels.

5) On Page 5 paragraph 2 Mr. Gross states that the 1981 issued permit for the shipyard did not specifically state that vessels would be stored within the shipyard property so it was disallowed in his number.

6) Mr. Gross states that 73 vessels were historically stored on the acre of land that has been subsequently removed from the Shipyard lease. Our surveys of that yard routinely yield numbers higher than that (84-94). The proposed harbor plan calls for 93 mast up vessels to be stored on that acre. During the LUP deliberations in 2009 Mr. Gross committed to the Commissioners and public that the acre has always been used for boat storage and will continue to be used for boat storage just that the fence will be moved to the other side. [On certification of the LCP Mr. Gross removed all of the vessels, restriped the acre and now parks Catalina Express customers.]

Mr. Gross further states that because the original lease for the Shipyard did not include specific language that spoke to dry boat storage he is removing it from the base line. Given that dry boat storage is a common activity at a shipyard, has historically been practiced for decades in our harbor and Mr. Gross's commitment that the space has been and will remain dry boat storage, the base line should be adjusted to reflect this reality.

7) Multiple surveys of the dry boat storage areas have yielded numbers higher than those reported by Mr. Gross. Where Mr. Gross counts 443 (120 + 323), we count between 499 and 506. Again we believe the higher number speaks to section 30224 of the Coastal Act.

As reported to you by Mr. Gross in his cover letter we were invited, and did attend a meeting on 9/20/2013. We were not provided any materials in advance of the meeting. During the meeting the six-page draft text was distributed but due to a new policy of the County CEO, Mr. Gross was required to collect all of the copies before we were allowed to leave and could file a proper California Public Records Act (PRA) Request. Before we all left we were able to get Mr. Gross to accept a blanket PRA for everyone in the room and pay the 15 cents per copy. However, we were not allowed to have the

attachments and tables. This remained true during the second meeting, and we have only now, with the issuance of Application for CDP 13-0018 been able to receive, study and comment on the full report.

The intent of the discussion during the Implementation Plan was clear. The Commissioners wanted to know the true baseline of resources in the Harbor before construction began. We are asking you to intervene and make sure that the report is corrected before the first Coastal Development Permit is issued. Once the bulldozers have moved in the recreational resources will be gone forever.

Sincerely,

Bruce Heyman
Boaters 4 Dana Point Harbor
PO Box 3137
Dana Point, CA 92629
Bruceheyman@cox.net
(949) 289-8400

May 12, 2014

Dana Point Planning Commission Commissioners:

Gary Newkirk
Liz Claus
Norman Denton III
April O'Connor
Susan Whittaker



RE: CDP13-0018 Inconsistencies with the Certified Land Use Plan

Dear Commissioners,

Thank you for the opportunity to bring to your attention a few issues with the subject Coastal Development permit. We specifically describe items where the requirements that were agreed to by the Applicant (OC Dana Point Harbor), the City, and the California Coastal Commission as part of the certification process for the LUP are violated. We believe that the City of Dana Point has a responsibility to insure that the requirements of the certified LUP are met before approving the CDP, and thus it should be returned to the Applicant with a request for appropriate revisions.

A. Dry Boat Storage

From the LUP Implementation Plan - Dana Point Harbor District Regulations, Chapter 4.5 Development Standards and Requirements, sub item r)

"Dry Boat Storage: Facilities for dry boat storage shall maintain space for at least **four hundred and ninety-three** (493) boats to be stored on dry land in the Marine Services Commercial area (Planning Area 1)...**shall be maintained within the Harbor at all times** and additional spaces shall be provided where feasible.

From the Dana Point Harbor District Regulations, Chapter 14, Off-Street Parking Standards and Regulations .1) Purpose and Intent:

...and assure that **required land area is provided** for parking facilities for higher priority water-dependent and park users **before non-water dependent land uses are intensified**.

From Chapter 14.2 section i)

Commercial Development Phasing – New Commercial development shall be phased such that required parking for higher priority uses (e.g., marina boat slips, public boat launch facility, **surface boat storage**, beach, picnic and parks) is **provided and maintained**. The CDP shall also require that the **parking for the higher priority** users within the Commercial Gore shall be constructed and open for use **prior to the occupancy of the new Commercial Core development**.

Chapter 14.2 Section J) reiterates the exact same paragraph that is quoted from above in Chapter 4.5.

We believe that the LUP and its component parts make it clear that boater resources in the subject CDP area are not to be removed from the Harbor during construction or any other time. From the last page of the Application, Appendix M "Dana Point Harbor Revitalization – Construction Management Parking Plan", you will see that for most of the construction plan the number of boats stored in the Harbor will be significantly below the requirement. There is even a time when the number of boats in surface storage in the harbor will be zero! This is clearly at odds with the sections quoted above.

While the provision of offsite storage for boats is a valuable addition to public resources for boating, it is not, and never was allowed to be a replacement for the required high-priority uses specified in the LUP.

B. Base Line Numbers

The Base Line report (Appendix J of the County's Application) that is required to be completed before the issuance of the first CDP has a number of issues. Section 14.6 of the Implementation Plan requires a base line report to be submitted with the application for the first CDP in the Commercial Core. Specifically, the number of slips, boater parking and dry boat storage locations is under reported. We are bringing these issues up now as it is only with the publishing of this CDP application that we were able to obtain all of the relevant documents. Please find attached our recent correspondence with California Coastal Commission staff articulating the issues with the report.

C. Marina Design "No Net Loss"

From the Dana Point Harbor Implementation Plan, Chapter 12 section 12.5 Development Standards and Requirements, Subsection n):

Marina Design: The goal of any comprehensive redevelopment of the marina facilities shall be "no net loss" of slips and shall be in conformance with the latest engineering standards; satisfy ADA design requirements; and give priority to accommodating vessels less than twenty-five (25) feet in length. The design shall also give consideration to providing slips in new berthing areas if there is a loss of slips in existing berthing areas due to these design requirements or due to the provision of larger slips to meet demand, in order to achieve the goal of no net loss of slips harborwide. Under no circumstances shall the average slip length for the entire Harbor exceed thirty-two (32) feet or result in a net loss of more than one hundred and fifty-five (155) slips overall.

From the same section, subsection j)

Anchorage: The existing quantity of anchorage space shall be maintained and where feasible new anchorages shall be provided in other areas in the Harbor so long as the anchorage space minimizes interference with navigation channels and where shore access and support facilities are available. Changes in anchorage space to provide new berthing or mooring space may be allowed, subject to a coastal development permit and other applicable regulatory review.

From Section 14.1 Purpose and Intent:

These regulations provide and govern the off-street parking of motor vehicles within the Dana Point Harbor. These regulations will result in parking facilities of sufficient capacity and adequate proximity to manage traffic congestion, provide safe and convenient facilities for motorists and pedestrians and assure that required land area is provided for parking facilities for higher priority water-dependent and park uses before non-water dependent land uses are intensified. and may be subject to approval of a Joint-use or shared parking programs may be allowed.

From Section 14.2 sub section i)

Commercial Development Phasing – New commercial development shall be phased such that required parking for higher priority uses (e.g., marina boat slips, public boat launch facility, surface boat storage, beach, picnic and parks) is provided and maintained. Parking for these higher priority uses shall be provided as follows:

Commercial Core Area – The first Coastal Development Permit for new development of the Commercial Core shall be required to demonstrate as part of the CDP that required land area has been reserved for parking for higher priority uses located within the Commercial Core area (e.g., designated boater parking, public launch ramp facility and boat storage), in the quantity and location required in Section 14.2 (j). The CDP shall also require that the parking for the higher priority uses within the Commercial Core shall be constructed and open for use prior to the occupancy of the new Commercial Core development.

We believe that the County has not met the burden of setting aside enough land in the Commercial Core to “park” a zero slip loss plan. Before the County’s LCP could be completed the Coastal Commission required them to prepare a proposal on the new slip inventory (number, location and size). The County complied with this requirement and produced a plan referred to as 3.50. This plan, as submitted by the County would lose 209 slips while accommodating larger vessels. The Coastal Commission was persuaded by our arguments that a zero slip loss goal is attainable, while accommodating larger vessels and meeting modern design and ADA Guidelines.

The Commission’s final direction was zero slip loss but no more than 155 if zero was not possible. The Commission further modified the requirements to allow anchorage areas to be converted to dense and permanent berthing to increase the likelihood of a zero slip loss goal. Such an anchorage, East Anchorage, is adjacent to the area being considered by this CDP. We’ve quoted the relevant sections above.

The County’s plan as submitted to you does not set aside any land for boater parking for marina build out in the East Anchorage. The County has not yet pursued a CDP for the waterside, so we feel the City must require the County to set aside sufficient space to allow parking for slips in the east anchorage until such time as the County can obtain a Coastal Development Permit for that area. Failure to do so will frustrate the Coastal Commissions’ intent to not allow commercial development to eliminate potential higher-use solutions.

Again, thank you for the opportunity to bring to your attention a few issues with the subject Coastal Development permit. We believe we have specifically describe items where the requirements that were agreed to by the Applicant (OC Dana Point Harbor), the City, and the California Coastal Commission as part of the certification process for the LUP are violated by the Applicant's proposal. We believe that the City of Dana Point has a responsibility to insure that the requirements of the certified LUP are met before approving the CDP, and thus it should be returned to the Applicant with a request for appropriate revisions.

Respectfully,

Bruce Heyman
Boaters 4 Dana Point Harbor
PO Box 3137
Dana Point, CA 92629
(949) 289-8400
bruceheyman@cox.net

DENISE JACOBO

From: Robert Beaulieu <Bob@Brothertime.com>
Sent: Monday, May 12, 2014 2:38 PM
To: DENISE JACOBO
Subject: DANA POINT HARBOR REVITALIZATION

As a resident of San Clemente since 1976 and as a businessman in Dana Point I highly encourage the City to process and approve the application for the Dana Point Harbor Revitalization without further delay. As you know the Harbor has been a successful local and tourist destination but in very much need of an upgrade.

Robert Beaulieu
San Clemente

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DENISE JACOBO

From: Robert Beaulieu <RBeaulieu@pacificwesternbank.com>
Sent: Monday, May 12, 2014 2:33 PM
To: DENISE JACOBO
Subject: Dana Point Harbor Revitalization

Follow Up Flag: Follow up
Flag Status: Completed

We are very excited at the prospect of the Harbor being revitalized and hope there are no further delays.

Robert Beaulieu
Pacific Western Bank
Senior Vice President
Regional Manager
34180 Pacific Coast Highway
Dana Point, CA. 92629
TEL: 949-234-1008
FAX: 949-496-7859
EXT: 421008
RBeaulieu@pacificwesternbank.com (CHANGED AS OF 5/1/2012)
www.pacificwesternbank.com

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Sending an unencrypted email is not a secure method of transmitting confidential information. If you intend to transmit confidential information to us, please visit our website: <http://www.pacificwesternbank.com> and click on the ??Banking Tools?? link on the top right side of our Home Page. Then using the ??Send Secure Email?? feature, Secure Mail will encrypt any emails addressed to Pacific Western Bank personnel. Note: This message contains information which may be confidential and/or privileged. If you received this email by mistake, please notify the sender of the error by return email and delete this message.

DENISE JACOBO

From: Amy Barr-Vives <amy.vives@yahoo.com>
Sent: Friday, May 09, 2014 4:39 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,

Sent from my iPhone

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COMMUNITY DEVELOPMENT
DEPARTMENT

DENISE JACOBO

From: Sam Velasquez <samvelasquez@live.com>
Sent: Friday, May 09, 2014 4:48 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

Dear Planning Commissioners:

I am a former employee of Coffee Importers and graduate of Dana Hills High School. The Dana Point harbor holds a special place in my heart and I have been following the Revitalization Plan for SEVERAL years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

In my opinion, it is actually disappointing how long you and your teams have taken to start this project. As a business professional and resident this is a no brainer! Especially considering the city's plan for PCH and Dana Point. Knowing those plans and seeing how successful revitalization projects have been in other cities, this needs to happen. If you need evidence on how a projects like this will benefit a community, review what has occurred in the last ten years in Long Beach and Beaumont or Encinitas and Carlsbad. Please take advantage of this great opportunity before you, and make the right decision.

Sincerely,

Sam Velasquez

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COMMUNITY DEVELOPMENT
DEPARTMENT

DENISE JACOBO

From: RON PAVEK <RPAVEK@MSN.COM>
Sent: Friday, May 09, 2014 5:04 PM
To: DENISE JACOBO
Subject: I Support Dana Point Harbor Revitalization

Dear Planning Commissioners:

I am a frequent user of Dana Point Harbor and have been following the Dana Point Harbor Revitalization Plan for several years. I am wholeheartedly in favor of the improvements as proposed by the County and encourage your full support of the plan.

The Plan as currently proposed calls for much needed improvements to the aging facilities. Since originally constructed in the early 1970's, today's infrastructure is better and more efficient. The buildings and parking lots need to be enhanced to serve the millions of visitors like us who frequent the stores and restaurants each year. We consider the Harbor a favorite place to visit, and it's time we make these improvements so everyone can experience all Dana Point Harbor has to offer.

Please approve the County's plan, this has been in development for many years and now is the time to move forward. I request that this letter be included with the staff report for the Dana Point Harbor Revitalization Coast Development Permit application being considered by the Dana Point Planning Commission.

Sincerely,
RONALD PAVEK LAGUNA NIGUEL

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