

**CITY OF DANA POINT
AGENDA REPORT**

Reviewed By:	
DH	<u> x </u>
CM	<u> x </u>
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DATE: JUNE 4, 2013

TO: CITY MANAGER/CITY COUNCIL

**FROM: URSULA LUNA-REYNOSA, DIRECTOR OF COMMUNITY DEVELOPMENT
JOHN TILTON, CITY ARCHITECT/PLANNING MANAGER**

SUBJECT: DOHENY VILLAGE PLAN STATUS REPORT

RECOMMENDED ACTION:

That the City Council receive and file this Doheny Village Plan status report as well as receive an update from Boris Dramov of ROMA at the City Council meeting.

DISCUSSION:

The City has retained ROMA as the City’s consultant for the preparation of the Doheny Village Plan (the “Plan”). This planning effort is being funded through a \$340,000 grant from the California Strategic Growth Council. The California Strategic Growth Council initiated the Sustainable Communities Planning Grant and Incentive Program to encourage sustainable development consistent with the State’s planning priorities, including: to promote infill development and invest in existing communities; protect, preserve and enhance environmental lands and natural and recreational resources; and encourage location and resource efficient development. This program was developed under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84). The Strategic Growth Council’s mission is to improve air and water quality, protect natural resources and agriculture lands, increase the availability of affordable housing, promote public health, improve transportation, encourage greater infill and compact development, revitalize community and urban centers, assist state and local entities in the planning of sustainable communities and meeting AB 32 goals to reduce greenhouse gas emissions. The grant funds must be expensed by July 13, 2014.

The Plan efforts commenced in 2011 and began with a successful community workshop on November 11, 2011. Attendance exceeded 100 participants, including property owners, business representatives, residents, City leaders and staff. The comments received assisted ROMA Design Group as they developed alternative visions for the future of Doheny Village.

The second public meeting was a joint City Council and Planning Commission meeting held on January 31, 2012 at the Dana Point Community Center to receive a summary of the comments from the public workshop and to view a presentation from ROMA Design Group on alternative strategies for revitalization and the Doheny Village guiding principles.

Those workshops culminated with the following guiding principles that were embraced by the community to inform the Plan:

1. Maintain the small scale commercial village and resident-oriented environment while providing new retail and residential opportunities.
2. Recognize and value the unique sense of place of the historic center of Capistrano Beach, including preservation and promotion of the surfing heritage and marine culture of the Village area, of which the community is proud.
3. Create a distinct character and identity in Doheny Village, featuring a Main Street atmosphere with resident-serving businesses in a pedestrian-oriented environment.
4. Create new opportunities for parks, landscaping, public art, cultural and community activities.
5. Identify public and private beautification enhancements to serve as catalysts for area revitalization.
6. Introduce new zoning incentives to stimulate private investment in Doheny Village.
7. Improve circulation opportunities and linkages between Doheny Village and other areas of the City.
8. Provide a safe, vibrant and economically healthy environment.

The Guiding Principles support the City Council direction and goals of the Sustainable Communities Planning Grant to develop a Doheny Village Plan to serve as a guide to revitalize the area, improve its appearance, and encourage a more vibrant residential and business community.

ROMA and City staff have been working on the Draft Plan which includes: a Historical and Future Vision Overview, Guiding Principles, Goals and Policies, Development Regulations, Community Design Guidelines and an Implementation Plan.

Staff anticipates the following schedule to complete the drafting, review, and approval of the Plan:

- ROMA to Submit Draft Plan for Staff and Steering Committee Review – Early Summer
- ROMA to Incorporate Staff and Steering Committee Input into Final Draft Plan and Environmental Consultant to Prepare Initial Study and Appropriate Environmental Document – Mid Summer
- Commence 45 Day Review Period for Environmental Review – Late Summer/ Early Fall
- Public Hearing Before Planning Commission for Draft Doheny Village Plan and Environmental Document - Fall
- Public Hearing Before City Council to Adopt the Doheny Village Plan and forward the City's approval of a Local Coastal Plan Amendment (LCPA) to the California Coastal Commission for certification – Late Fall/ Early Winter.

The community and Council have expressed concerns regarding staff's capacity to work on both the Town Center Plan and the Doheny Village Plan concurrently. From a planning perspective, the majority of the advanced planning efforts are complete for the Town Center Plan. Current planning efforts will commence as planning staff receives applications for projects in Town Center. Other than Doheny Village, there are no other advanced planning

efforts at this time. Therefore, planning staff does have the capacity to continue with the Doheny Village Plan efforts which should be complete by the end of this 2013 calendar year.

Once the Doheny Village Plan receives the City of Dana Point approvals it will need to be submitted to the Coastal Commission for review. It is anticipated that the Coastal Commission review will take a minimum of eighteen months.

There are two reasons that it is urgent for the City to continue forward in a timely manner with the Doheny Village Plan; 1) the grant funds expire by July 13, 2014 and 2) the Coastal Commission has a long lead time to review. If the City is successful in completing its review and approval of the Doheny Village Plan by the end of 2013, it won't be able to review the Coastal Commission comments and changes until late 2015.

STRATEGIC PLAN IMPLEMENTATION:

This action is in compliance with the Strategic Plan Initiative to evaluate land use issues to ensure that the goals, policies and programs of the General Plan reflect the community's vision and mission.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

ALTERNATIVE ACTIONS:

As determined by Council.

ACTION DOCUMENTS:

None