

CITY OF DANA POINT
AGENDA REPORT

Reviewed By:	
DH	X
CM	X
CA	—

DATE: JULY 21, 2015

TO: CITY MANAGER/CITY COUNCIL

**FROM: CYNTHIA NELSON, INTERIM ECONOMIC DEVELOPMENT
MANAGER**

SUBJECT: DOHENY VILLAGE PLAN UPDATE

RECOMMENDED ACTION:

Receive and file.

BACKGROUND:

At the June 16, 2015 City Council meeting, a series of three motions were adopted by the City Council in response to a staff presentation on the Doheny Village Plan (the "Plan"):

1. Accept the report with completion date as defined in staff report providing monthly status reports on approaching timeline.
2. Direct staff to establish a budget for immediate cleaning, landscaping and lighting on Doheny Park Road and Pacific Coast Highway to Palisades, and to work with Code Enforcement and business owners to determine appropriate incentives for aesthetic improvements in Doheny Village, and report back to Council at the next regular meeting of the City Council on July 21, 2015.
3. Direct staff to work with Dana Point Police Services to create a viable public safety plan for Doheny Village and report back to Council at the next regular meeting of the City Council on July 21, 2015.

In keeping with City Council's direction, the subject agenda item is the first monthly report outlining efforts in the past 30 days to advance the completion of the Plan. The Public Safety Plan is attached as Exhibit A to this report. Further, the Public Improvement Plan is scheduled as a separate item on the City Council Agenda for review.

DISCUSSION:

Economic Analyses

As indicated previously, an important step in the process to identify the future land uses for Doheny Village is an economic analysis and market study to identify the retail potential for the area, as well as model certain uses and densities to understand the economic viability of those options. Keyser Marston and Associates (“KMA”) has been retained to conduct these studies. The first two tasks to be performed are the Market Area Review and Market Conditions Analysis. These efforts, scheduled to be completed July 15, will identify the salient factors that will impact the future development of the Doheny Village. From there, KMA will identify near to mid-term development opportunities based on a clear set of assumptions such as land cost, density (i.e. number of residential units per acre), infrastructure costs, return on investment, etc. Once these analyses are complete, we will share the findings with the City Council and then embark on the final planning stages for the revised Concept Plan. This process is anticipated to be completed by the end of August 2015.

Land Use Plan/Development Standards

In the meantime, Staff contacted several planning firms to discuss their interest and experience in preparing a Form-Based Code (FBC) for Doheny Village to implement the Land Use Plan (LUP) prepared by ROMA Design Group. Services would also include conducting a Town Hall Meeting and a 4-day Public Charrette to achieve a consensus set of solutions and direction that will be the basis for refinements to the LUP and the FBC. Staff is recommending that the firm of Opticos Design be selected to perform these services, and a contract award is included as a separate item on the City Council agenda for July 21. As indicated in that report, their scope of work will include a Town Hall Meeting anticipated to occur in early September 2015 to present the results of stakeholder interviews and outline the process moving forward. This effort will be followed by a 4- day Public Charette expected to occur in early October. The preparation of the FBC will commence thereafter, and it is anticipated to take approximately five (5) months to complete a Draft FBC for public hearing purposes.

Environmental Impact Report

Following the Charrette, the land uses and densities will be adequately defined to enable Staff to solicit proposals from environmental consultants to prepare an Environmental Impact Report (EIR). It is expected that a contract award for the EIR would be scheduled for City Council consideration in November, 2015.

It should be noted that a key factor in determining the appropriate land uses, as well as the timing for the completion of the EIR, will be the hydrology and geotechnical analyses required due to constraints related to flood control and

liquefaction issues in this area. Professional Services “on call” agreements are in place for both disciplines; therefore, staff will immediately commence current condition studies so as not to delay the efforts required by an EIR. The results of the studies will also affect the location and/or design of residential development in Doheny Village, as well as provide further understanding of the cost of development necessary to mitigate flood and liquefaction constraints.

Public Improvement Plan

A report from the Public Works Department addressing near-term improvements proposed for Doheny Village in response to issues and concerns expressed by area residents and businesses is provided as a separate item on the City Council agenda. As part of the FBC, thoroughfare standards will be defined, including street improvements and bike and pedestrian connections, all of which are critical elements of a walkable, neighborhood-based plan.

Public Safety Plan

Attached as Supporting Document A is a report from the Police Chief addressing public safety concerns that have been identified by area residents and businesses.

Community Outreach

Since the June 16 City Council meeting, Staff has met on two occasions with CAPO Cares and area business owners to discuss the Plan concepts and solicit their input in the planning process.

In addition, Staff met on June 30, 2015 with the firm of Project Dimensions who have recently been hired by the Capistrano Unified School District to represent them on the future disposition and use of their property in Doheny Village commonly referred to as the bus depot. The meeting served more as a fact-finding exercise for the consultant, and no specific reuse concepts were suggested by the consultant regarding this property. Since the meeting, the consultant provided a copy of the preliminary title report in response to the public’s comments that a deed restriction on the property was in place that would prohibit a non-public use of the property. Based the report provided, there is no such deed restriction; however, the consultant has been asked to research the matter further with CUSD to determine if an unrecorded document exists that may indicate such a restriction.

On July 8, Staff met with one of the owners of the AAMCO/Koala Carpet property to begin a dialogue about improving the appearance of the business operations. The property is held by a family trust, and AAMCO has been a tenant for over 40 years. The owner expressed a willingness to work with the City to improve the site, as well as remain open to potential development opportunities as they may arise.

NOTIFICATION/FOLLOWUP:

Once the Opticos Design planning services contract is executed and dates are confirmed, the Town Hall Meeting will be scheduled with area residents, businesses and stakeholders.

STRATEGIC PLAN:

The proposed actions are consistent with the Strategic Plan Initiative to evaluate land use issues to ensure that the goals of the General Plan reflect the community's vision and mission and to foster a vibrant business climate.

FISCAL IMPACT:

None

ALTERNATIVE ACTIONS:

None

ACTION DOCUMENTS:

None

SUPPORTING DOCUMENTS:

PAGE NO.

A. Public Safety Plan	5
---	---

SUPPORTING DOCUMENT A: Public Safety Plan**Doheny Village
Police Services Plan
July 2015**

The following Police Services Plan is in response to concerns of citizens in Capistrano Beach as it relates to traffic and criminal activity in Doheny Village and Capistrano Beach.

Dana Point Police Services operates under the Community Oriented Policing and Problem Solving (COPPS) model of policing. The goal is to reduce crime and build stronger relationships between law enforcement and the community. The backbone of the program is operated by our Community Services Unit (CSU). The unit is comprised of one sergeant and three deputies. The city is divided into three districts: Monarch Beach, Lantern Village, and Capistrano Beach. Each deputy is responsible for issues in their assigned area. The deputies work with members of the community, the city, and other agencies to address the issues within their district. This model of policing has been in place for several years and has proven to be an effective model. Deputy Tobin Anderson is currently assigned to Capistrano Beach.

One of the concerns expressed by area businesses and residents is a lack of police presence in Doheny Village. Police Services will address this concern with an increased level of bike patrol within Doheny Village. Currently, there are six bike patrol trained deputies. Historically, bike patrols are conducted throughout the summer months and at various special events. We currently expend approximately 10 man hours per week on bike patrol in Dana Point. We have started to train and equip an additional six deputies and will begin to increase the bike patrol within Doheny Village. Having additional trained deputies will also allow us to operate the program past September.

In an effort to strengthen the communication between Police Services and the community, the Police Chief will conduct a bi-monthly coffee klatch called "Coffee with the Chief". These informal meetings will be held at Donut World in Doheny Village. It will give members of the community an opportunity to express their concerns and begin working towards solutions. The meetings will also provide an opportunity for the Chief to introduce deputies that are assigned to the area and invite other members of law enforcement as guest speakers.

Beginning in May 2015, increased traffic enforcement began on Camino Capistrano in the area of the Palisades. This was in response to residents' concern of motorists speeding. This enhanced enforcement will continue until September 2015, and the City Council will be provided with an activity report when the enforcement terminates.]