

**CITY OF DANA POINT**  
**AGENDA REPORT**

Reviewed By:	
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**DATE: NOVEMBER 3, 2015**

**TO: CITY COUNCIL/PLANNING COMMISSION**

**FROM: URSULA LUNA-REYNOSA, DIRECTOR OF COMMUNITY DEVELOPMENT**

**SUBJECT: DOHENY VILLAGE DESIGN CHARRETTE OVERVIEW**

**RECOMMENDED ACTION:**

That the City Council and Planning Commission receive an update.

**DISCUSSION:**

The City Council awarded a contract to Opticos Design, Inc. (Opticos) in July 2015 to prepare a final land use plan and create a new form-based zoning code for Doheny Village. A key component of their work plan was to facilitate a community design charrette to solicit input from key stakeholders, residents and businesses. *The Town Paper*, an on-line publication specializing in new urbanism and traditional town design offers the following characterization of a charrette:

**“What is a Charrette?”**

A charrette is an intensive planning session where citizens, designers and others collaborate on a vision for development. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More

importantly, it allows everyone who participates to be a mutual author of the plan.



The charrette is located near the project site. The team of design experts and consultants sets up a full working office, complete with drafting equipment, supplies, computers, copy machines, fax machines, and telephones. Formal and

informal meetings are held throughout the event and updates to the plan are presented periodically.

Through brainstorming and design activity, many goals are accomplished during the charrette. First, everyone who has a stake in the project develops a vested interest in the ultimate vision. Second, the design team works together to produce a set of finished documents that address all aspects of design. Third, since the input of all the players is gathered at one event, it is possible to avoid the prolonged discussions that typically delay conventional planning projects. Finally, the finished result is produced more efficiently and cost-effectively because the process is collaborative.

Charrettes are organized to encourage the participation of all. That includes everyone who is interested in the making of a development: the developer, business interests, government officials, interested residents, and activists.



Ultimately, the purpose of the charrette is to give all the participants enough information to make good decisions during the planning process.”

Prior to the charrette, a series of stakeholder meetings were held with Opticos in order for them to gain a better understanding of the history of the area, issues of concern, desired outcomes, etc. The stakeholders included City Council members, the Planning Commission Chair, property owners, Capistrano Unified School District, the Historical Society and area residents and business owners.



The charrette was held on September 8-12, 2015 at Capo Beach Community Church. In addition to the Opticos design team, both Nelson Nygaard (traffic consultant) and Keyser Marston Associates (economic consultant) participated in the 4-day charrette to provide their technical expertise during the development of the land use options for the area. A key objective of the planning effort is to insure that the proposed zoning code amendments are economically viable and able to be implemented within the foreseeable future.



During the joint meeting of the City Council and Planning Commission, Opticos will provide a detailed overview of the proposed plan in the context of a new form based code approach, and Keyser Marston Associates (KMA) will discuss the economic impacts of the plan recommendations. KMA provided Opticos with market feasibility insight during the 4-day charrette, and has also conducted additional economic analyses as the plan was refined following the charrette. The results of their analyses will be shared at the meeting.

The overriding policy direction for the plan is to create a pedestrian friendly environment that preserves and celebrates the “maker” culture and surfing heritage of the area, and which creates new shopping, dining and living opportunities for residents and visitors. The plan identifies several designations: Village Neighborhood (residential/public institution), Village Main Street (mixed use retail/commercial/residential), and “Maker” District (light industrial arts). The following is a summary of the key development opportunity sites identified within those designations:

#### Village Neighborhood:

1. Church Block: (Doheny Park Road, Domingo, Sepulveda, Victoria) The site includes Capo Beach Community Church and the commercial frontage along Doheny Park Road. Proposed uses within the block call for: a new church facility toward the east end of the block, ground floor retail/office with a second story residential component on the corner of Victoria and Doheny Park Road, the Surfing Heritage Museum at Domingo and Doheny Park Road, and a parking structure in the center of the site lined with residential units.

2. School Site: The site is currently used as the CUSD bus maintenance facility. Two options were developed for the site: 1) a performing arts magnet school which included classroom space and a 1,200 seat performance hall; 2) residential units in a 3 or 4 story configuration with structured parking.
3. Mobile Home Park Site: The site currently includes the Beachwood Mobile Home Park and commercial uses along Doheny Park Road. Proposed uses within the overall site would be mixed-use retail/commercial on the ground floor along Doheny Park Road with either office or residential uses above, and residential uses in a range of 2, 3 and 4 story buildings on the balance of the site.
4. Big Five Site: The site is currently a retail shopping center with surface parking. The proposed plan allows for additional retail to be developed along Doheny Park Road, and contemplates a reconfiguration of the existing larger retail spaces in the rear of the property into a combination of retail, entertainment and industrial arts uses.
5. "Maker" District: This area includes a mix of existing light industrial, retail, commercial and storage uses. The plan calls for new industrial arts related uses, along with an entertainment venue. The goal is to encourage "makers" that create products on site and offer a retail experience to encourage a more pedestrian activated space. Examples of new uses would be micro-breweries/distilleries, a coffee roaster, bakeries, etc. In addition, a music venue is envisioned to create a night-time experience in the Village.

### Public Improvements

Key to creating a pedestrian friendly experience in the Village is consideration of a "road diet" for Doheny Park Road. The plan calls for the reduction of a traffic lane in each direction and the installation of round-a-bouts at several intersections to manage the flow of traffic in and through the area while creating a safe and friendly experience for pedestrians and bicyclists alike. Another important consideration is linking Doheny Village to other parts of the city (the beach, parks and community facilities) in light of the dominant road and freeway improvements existing in the area. An improvement under study would be the use of the current I-5 onramp from southbound Doheny Park Road as a bike and pedestrian bridge over the creek. Opticos will provide further background on the proposed public improvements as they relate to plan for the Village.



### Next Steps

Opticos has begun to develop the new form based code for the area which will define the allowed land uses, building types and development standards. In addition, a program environmental impact report (EIR) will be prepared over the ensuing months. It is anticipated that a draft code will be complete in late spring of 2016 at which point City staff can solicit feedback from Coastal Commission staff. Meanwhile, the EIR efforts can continue as the new code can't be considered by the Planning Commission and City Council until an EIR is ready to be certified. It is anticipated that the EIR will be complete in Fall of 2016. An approved plan would then be submitted to the Coastal Commission for review and approval.

### **STRATEGIC PLAN:**

The proposed action is 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

### **ACTION DOCUMENTS:**

None