

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

<b>Reviewed By:</b>	
DH	<u>X</u>
CM	<u>X</u>
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**DATE:** NOVEMBER 17, 2015

**TO:** CITY MANAGER/CITY COUNCIL

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

**SUBJECT:** DOHENY VILLAGE PLAN UPDATE

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**RECOMMENDED ACTION:**

Receive and file.

**BACKGROUND:**

In keeping with City Council's direction, the subject agenda item is the monthly report outlining efforts in the past 30 days to advance the completion of the Illustrative Plan.

**DISCUSSION:**

Land Use Plan/Development Standards

A joint meeting of the City Council and Planning Commission was held on November 3, 2015, at which time Opticos and Keyser Marston Associates (KMA) presented the land use recommendations as a result of the charrette, along with the economic factors that were considered when developing the Illustrative Plan. Following a series of questions, there was enthusiastic support for the Plan from both the Planning Commission and City Council.

Opticos is continuing to conduct training with Planning Staff on the details of the Plan's Form Based Code. The next step will be actual drafting of the code language for Doheny Village Plan area which will commence in January. A steering committee will be created to provide feedback during the development of the code standards. The committee will be comprised of two (2) members of the City Council, two (2) members of the Planning Commission, local architects, a developer(s) and a community based representative. The final structure of the committee will be presented to the City Council in either December or January.

### Environmental Impact Report

A Request for Proposals was issued to environmental consulting firms and three (3) responses were received. Staff will review the proposals and make a final recommendation to the City Council in December.

As part of the environmental analysis, a traffic impact study is being prepared by Nelson Nygaard Associates. Work has commenced on this study, with early emphasis on the impacts of creating a “road diet” for Doheny Park Road in order to create a pedestrian friendly, neighborhood experience for the area. Preliminary analyses indicate the proposed lane reduction and roundabouts can be accomplished within the existing public right of way. Upon completion of more detailed analyses, Staff and its consultants will begin discussions with Caltrans, OCTA and the City of San Juan Capistrano to advance the proposed concept.

### Community Outreach

A meeting was recently held with representatives of the City, Capistrano Unified School District (CUSD) and a development firm that specializes in public/private partnerships. The purpose of the meeting was to familiarize CUSD on the key steps involved to identify a project scope, budget and financing plan for the proposed performing and fine arts magnet high school. The CUSD Board would need to determine next steps to advance the magnet school concept, such as hiring a firm to assist in defining the project scope and budget.

Outreach efforts continue with developers, brokers, tenants and property owners to engage them to consider investing in Doheny Village, whether it is as now under current zoning, or after the new Plan is approved. Staff will also be continuing discussions with Capo Beach Church on their expansion plans, as well as exploring options to locate the Surfing Heritage Museum in Doheny Village.

Staff continues to communicate regularly with Capo Cares, area residents and businesses to discuss the planning process and other issues in the area, such as public improvements, public safety, area cleanliness, community events, etc.

### **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.