

## Belinda Deines

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**From:** Jake Vander Zanden <victoriablvdapts@gmail.com>  
**Sent:** Friday, September 22, 2023 6:43 AM  
**To:** Mike Frost; Luke Boughen; Matthew Pagano; Mary Opel; Eric Nelson; Ashok Dhingra; Michael Villar; John Gabbard; Jamey Federico  
**Cc:** Comment; Belinda Deines; Brenda Wisneski  
**Subject:** Support for Victoria Blvd. Apts (Toll Brothers)

This is a well structured plan to give significant benefit back to both Capo Beach and Dana Point communities. additional housing options will continue to build our tax base and reduce the burden for existing residents.

Jake Vander Zanden  
33062 Esther Court  
Dana Point, California 92629

## Belinda Deines

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**From:** James Surber <victoriablvdapts@gmail.com>  
**Sent:** Friday, September 22, 2023 10:17 AM  
**To:** Jamey Federico; Matthew Pagano; Mary Opel; Luke Boughen; Michael Villar; Eric Nelson; Mike Frost; John Gabbard; Ashok Dhingra  
**Cc:** Comment; Belinda Deines; Brenda Wisneski  
**Subject:** Support for Victoria Blvd. Apts (Toll Brothers)

The Toll Brothers has put together a very comprehensive housing project that will benefit the City of Dana Point and the Capistrano Unified School District. I like the looks of the Project and it will provide a much needed catalyst for the Doheny Village area of Dana Point.

James Surber  
34241 Doheny Park Road  
Capistrano Beach, CA 92624

## Belinda Deines

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**From:** Katie Andersen <victoriablvdapts@gmail.com>  
**Sent:** Thursday, September 21, 2023 11:36 AM  
**To:** Mike Frost; Mary Opel; Jamey Federico; John Gabbard; Eric Nelson; Michael Villar; Matthew Pagano; Ashok Dhingra; Luke Boughen  
**Cc:** Comment; Belinda Deines; Brenda Wisneski  
**Subject:** Support for Victoria Blvd. Apts (Toll Brothers)

This project is a win-win for our community and our families. The City of Dana Point is making significant investment in revitalizing our harbor and downtown areas which will in turn attract both tourism as well as new residents as they discover our amazing city. Families are the heart of our city. Our families with students attending our public schools place education at the top of their priorities. This year Dana Hills High School turns 50 years old and is in desperate need of the funding this project would provide to help rebuild the campus. I believe our city has to prioritize all of the services necessary to maintain a vibrant community and a strong economy for all of our residents. This project would have a positive direct impact on the most important educational facility in our city that launches our students out into the world, whether that is to higher education, community college, trade school or work. A newly rebuilt high school campus would be at the top of every real estate agent's list of reasons to purchase a home in Dana Point compared to other surrounding communities. I truly believe the Victoria Boulevard Apartment project will have many important positive impacts on our community.

Katie Andersen  
24702 Priscilla Drive  
Dana Point, CA 92629

## Belinda Deines

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**From:** mickey munoz <mickey@mickeymunoz.com>  
**Sent:** Friday, September 22, 2023 5:23 PM  
**To:** Belinda Deines  
**Subject:** Re: Victoria Boulevard Apartments

Hello Belinda,

Hope all is well and good with you.

We are going to resubmit our original letter with a some of add on notes I should have written in the original.

One of the reasons I started this letter with, "it's for the children". When I got a chance to speak in a public forum about this project the women in front of me opened her speech with, "it's for the children", obviously she was for the project!

I believe the "children" are the real stakeholders and have the most to lose.

> "It's for the children"!

>

> Yes, the children are the "stake holders", they will inherit our decisions.

>

> Crowd more people in rental apartments where there won't be the pride of ownership, could lead to potential crime and pandemic conditions. For us current citizens, it will lead to more traffic, longer lines, higher prices, and enduring two to three years of construction chaos.

> Worst yet, will be the violation of the natural environment.

>

> We are asked to conserve water, natural gas, electrical and drive less. Is it smart to add more people?

>

> I surf down stream from the sewer plant at Doheny State Park, at times it's over taxed, that's human shit we smell and surf in. Will the developer pay to have it improved to handle more people?

> We have had to make two 911 calls in the last year. The first, some guy is trying to beat in our front door screaming profanity at 10:00 at night. My wife mad three calls, I made one. The operator could hear the banging and swearing, it took the police over 45 minutes to get to us. The second time we had to call 911, was a couple of months ago. Some guy is out by our cars tearing his cloths off, screaming profanity, and throwing rocks, it was an hour before the police arrived. Dana Point can't even protect the citizens they already have, much less add more!

>

> Yes, "it's for the children" this is what they would inherit!

>

> If it's, as it usually is about the money! How about continuing to use that land as is, a storage and a maintenance yard for the School district. Turn the extra space into a boat, rv, car, storage yard, something that is needed and would serve the existing community. Maybe a trade school for the "children" where they could learn real world much needed skills so they can make enough "money" to actually be able to afford to live in the community where they were raised.

>

Where I park to surf at Doheny State Park is where they feed the homeless. I know a number of the homeless in line for food, because they where "children" that were raised in Dan Point and went to school with my "children", they can't afford to live where they grew up except on the streets.

Education is key, not necessarily just “reading, writing, arithmetic. The trades, we need skilled trade people, A TRADE SCHOOL in the bus yard instead of adding more people, which equates to and I reiterate, more cars, more traffic, higher prices, longer lines, more homeless, more crime, and a lower standard of living for Dana Point's existing citizens.

Frankly we can't see the wisdom in building this development!

Thanks again for hearing us out, mickey&peggy munoz

> Again if it's about the money, we would be happy to pay more in city taxes, a school bond, or what ever, to not have this blight on our community.

>

> If it really is for the children, give them places to BREATH. Don't pack in more people, build them more parks. Skate board parks, soccer fields, gardens and trees. Dana Point should have a municipal pool, we need a dog park, not more people!

>

> The “children” should not have to surf in human shit!

>

> Thanks the chance to voice our opinion.

>

> Mickey and Peggy Munoz

>

> We own our home and have lived in it for the past 38 years, we are obviously against this project that would be a adverse detrimental impact on our community.

>

>

>

>

**From:** [Larry Robinson](#)  
**To:** [Belinda Deines](#)  
**Subject:** Re: Victoria Boulevard Apartments - Project Update to Planning Commission on 9/25 @ 6 PM  
**Date:** Wednesday, September 20, 2023 3:06:52 PM

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Hello Belinda -

Thank you for your email regarding the upcoming Planning Commission meeting 9/25. Progress has been made by Toll Brothers in addressing the mass and scale of the project along Victoria Blvd in order to be “sensitive to the scale of the existing streetscapes.” At this time I don’t see how that is being applied to Sepulveda Avenue. It is important for the Planning Commission to determine that that application be incorporated along Sepulveda Avenue as well.

Respectfully,

Larry Robinson  
34233 Via Santa Rosa  
34231 Camino Capistrano

On Sep 20, 2023, at 9:45 AM, Belinda Deines <[BDeines@danapoint.org](mailto:BDeines@danapoint.org)> wrote:

Greetings:

Thank you for submitting written comments for the Victoria Boulevard Apartments Draft Environmental Impact Report (DEIR). The Dana Point Planning Commission will receive a project update on the Victoria Boulevard Apartments (26126 Victoria Boulevard – CUSD Bus Yard) on Monday, September 25, 2023 at 6 PM in the Dana Point City Hall, 33282 Golden Lantern, Dana Point, Council Chambers - 2<sup>nd</sup> Floor. The update is an opportunity for the Planning Commission and the public to become familiar with recent changes to the project proposed by the applicant, Toll Brothers Apartment Living. Please note that no action will be taken by the Planning Commission at this time.

A staff report summarizing the changes will be posted online with the meeting agenda by Thursday 9/21 through this link:

<https://www.danapoint.org/department/commissions-subcommittees-boards/planning-commission>

The Final Environmental Impact Report (FEIR) and response to comments have been prepared by the City’s consultant and will be available on the City’s Environmental Documents webpage by Thursday 9/21:

<https://www.danapoint.org/department/community-development/planning/environmental-documents>

If you have any questions or would like to submit written comments to the Planning Commission, please email me directly.

Thank you,  
Belinda

**Belinda Ann Deines**

*Principal Planner*

City of Dana Point | Planning Division  
33282 Golden Lantern, Dana Point, CA 92629  
(949) 248-3570 | [bdeines@danapoint.org](mailto:bdeines@danapoint.org)

<image001.png>

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**[PLANdanapoint.com](http://PLANdanapoint.com)**

## Belinda Deines

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**From:** Richard Law <rlaw1@mac.com>  
**Sent:** Sunday, September 24, 2023 6:28 PM  
**To:** Belinda Deines  
**Subject:** Victoria Boulevard Apartments

Hi Belinda,

Would you please forward this to the Planning Commission for the September 25 meeting regarding the Victoria Boulevard Apartments for their consideration in evaluating the project. Thanks.

Richard Law  
rlaw1@mac.com

Statement to the Planning Commission, City of Dana Point  
Re: Victoria Boulevard Apartments

The latest efforts by Toll Brothers Apartment Living to address community concerns about the project are appreciated. Progress has been made. But issues identified by the community needing further attention remain. Reducing the number of units to 306 is a move in the right direction. Reducing building heights along Victoria Boulevard to 2 and 3 stories definitely better fits into the streetscapes of Doheny Village that is made up of 1, 2 and occasional 3 story buildings. This also is consistent with the stated project goal in the EIR and Specific Plan of being “sensitive to the scale of the existing streetscapes.”

They say they have also reduced the height of the buildings on Sepulveda Avenue. The building frontage here will be highly visible from within the village. This building frontage should also be “sensitive to the scale of the existing streetscapes” of the village. The Sepulveda Avenue building frontage should receive the same level of finesse that has been given the Victoria Boulevard building frontage. We have not seen the current proposal for the Sepulveda Avenue building frontage, but have been told they reduced the height of a small portion of the building closest to the corner of Victoria Boulevard from 5 stories to 4 stories. This building continues for hundreds of feet, nearly the entire frontage on Sepulveda Avenue, is 5 stories and up to 65 feet in height.

This is massive building wall! This in no way is “sensitive to the scale of the existing streetscapes” of the village.

This problem should be addressed before the process moves forward.  
We are available to work with the developer and city to help in resolving this issue and others that may remain.

Richard Law  
[rlaw1@mac.com](mailto:rlaw1@mac.com)



## Belinda Deines

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**From:** Toni Nelson <victoriablvdapts@gmail.com>  
**Sent:** Friday, September 22, 2023 3:13 PM  
**To:** Ashok Dhingra; John Gabbard; Michael Villar; Jamey Federico; Matthew Pagano; Luke Boughen; Eric Nelson; Mike Frost; Mary Opel  
**Cc:** Comment; Belinda Deines; Brenda Wisneski  
**Subject:** Support for Victoria Blvd. Apts (Toll Brothers)

I think the Toll Brothers project is a good fit for our community because it achieves a lot of objectives that cross many constituencies. CUSD and DHHS parents and students will benefit from the funding for sorely needed improvements to our local high school. The local area will benefit from the replacement of an unsightly bus storage yard with a market rate apartment complex. Local residents and visitors will benefit from the aesthetic improvement to the area and the \$6 million of infrastructure improvements along Victoria Blvd and the planned connectivity improvements to Doheny State Beach. The development will jumpstart development in Doheny Village, an area that has languished since the 1960s and has become a magnet for crime and undesirable activity. The development will bring much needed affordable housing units to Dana Point, satisfying RHNA requirements and real need in our community. It will foster additional enrollment in our local Palisades School and bring new congregants to the adjacent Capo Beach Church. Although many are unhappy with the density of the project, it is comparable to the adjusted density for similar large plots in the just approved and much lauded Doheny Village Plan. As a local resident, I am much more comfortable with density in a low elevation area next to a freeway than I am with the massive 10 acre structure that is absolutely possible in the current trailer park site, right in the middle of the village. If we are going to approve density it should be here and at the opposite side of the village below the 5 freeway where it has the least impact on views, pedestrian and vehicular traffic etc. The project is high end and will be completed by a very reputable builder. I appreciate that the parking is on the inside of the building outside of public view and that parking standards actually exceed city requirements. The City of Dana Point will benefit from sales and property taxes. Palisades residents (7,000 of us) have shopped in San Clemente for years, leaking sales taxes that would be more conveniently paid in our local village. I appreciate the park spaces on the property which will be available for public use. No other plot of land in Doheny Village will have this public amenity. Dana Point needs to fund school improvements and we have refused to support a bond. The use and development of surplus land is the highest and best use of the property from the point of view of CUSD trustees, parents and students. If we don't support this project, how do we intend to fund our schools? Good schools with state of the art construction stimulate better education and better property values. Sure, we'd all love to see a single family home development or a huge public park on this site, but we must live in reality. This project is a good fit that hits the sweet spot of educational, civic, residential, affordable housing and community needs.

Toni Nelson  
34605 Camino Capistrano  
Capistrano Beach, CA 92624

**From:** [Richard Law](#)  
**To:** [Michael McCann](#)  
**Cc:** [Robinson Larry](#); [Carpenter Steve](#); [Chade Bob](#); [Schad, Jim J.](#); [Belinda Deines](#); [Brenda Wisneski](#)  
**Subject:** Victoria Boulevard Apartments  
**Date:** Monday, September 18, 2023 4:49:48 PM

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Dear Michael,

Your latest efforts to address community concerns about the project are appreciated. Progress has been made. But issues identified by the community needing further attention remain. Reducing the number of units to 306 is a move in the right direction. Reducing building heights along Victoria Boulevard to 2 and 3 stories definitely better fits into the streetscapes of Doheny Village that is made up of 1, 2 and occasional 3 story buildings. This also is consistent with your stated project goal of being “sensitive to the scale of the existing streetscapes.”

You also state that you have reduced the height of the buildings on Sepulveda Avenue. The building frontage here will be highly visible from within the village. This building frontage should also be “sensitive to the scale of the existing streetscapes” of the village. The Sepulveda Avenue building frontage should receive the same level of finesse you have given the Victoria Boulevard building frontage. We need to know more about your current proposal.

We would be happy to meet with you for further discussion of this issue and other concerns that still remain within the community.

Yours truly,

Richard Law  
[rlaw1@mac.com](mailto:rlaw1@mac.com)

## Belinda Deines

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**From:** Zen Ziejewski <victoriablvdapts@gmail.com>  
**Sent:** Thursday, September 21, 2023 5:48 PM  
**To:** Jamey Federico; Ashok Dhingra; Matthew Pagano; Mike Frost; Michael Villar; John Gabbard; Mary Opel; Luke Boughen; Eric Nelson  
**Cc:** Comment; Belinda Deines; Brenda Wisneski  
**Subject:** Support for Victoria Blvd. Apts (Toll Brothers)

My name is Zen Ziejewski, I have been a Capo Beach resident for over 15 years and have lived in Dana Point for over 15 years. I am a homeowner and self-employed business professional. I am all in on supporting the redevelopment of the Capistrano Unified School District bus yard because of all the positive benefits it will bring to the community, and schools, along with enhancing the enjoyment of an area of Dana Point that has been neglected for years. This is the right solution to increase the quality of life, home values, funding for schools, add much-needed additional housing, and generate additional businesses, which will bring additional tax revenues to Dana Point. This project, proposed by Toll Brothers, will benefit the community, its residents, and the city for many years beyond my lifetime.

Zen Ziejewski  
34589 Via Catalina  
Capistrano Beach, CA 92624

## Belinda Deines

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**From:** Susanne Nolan <victoriablvdapts@gmail.com>  
**Sent:** Monday, September 25, 2023 10:32 AM  
**To:** Mary Opel; Jamey Federico; John Gabbard; Luke Boughen; Matthew Pagano; Mike Frost; Michael Villar; Eric Nelson; Ashok Dhingra  
**Cc:** Comment; Belinda Deines; Brenda Wisneski  
**Subject:** Support for Victoria Blvd. Apts (Toll Brothers)

Dana Point is growing and it's fabulous. This project looks like another awesome opportunity for the community to grow and become more than just a little sleepy harbor town. Looking forward to having another great housing option

Susanne Nolan  
33111 buccaneer st  
Dana point, California 92629

## Belinda Deines

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**From:** Jake Bert <jbert@heritagepeakpartners.com>  
**Sent:** Monday, September 25, 2023 10:47 AM  
**To:** Belinda Deines  
**Subject:** FW: Victoria Boulevard Apartments - Project Update to Planning Commission on 9/25 @ 6 PM

Hi Belinda,

My name is Jake Bert; I live at 34092 Amber Lantern St., Apt. A, Dana Point.

I am emailing to show support for the Victoria Boulevard Apartment project. Dana Point needs more housing and tucking a large complex by the highway entrance is a great use of the old school lot. Additionally, housing more people in the Capo Beach/Doheny Village portion of Dana Point will encourage continued development in this aging portion of the city.

Thank you,

Jake Bert  
***Development Manager***  
**Heritage Peak Partners, LLC**

Mobile: (760)-518-1724  
[jbert@heritagepeakpartners.com](mailto:jbert@heritagepeakpartners.com)

**From:** Belinda Deines <[BDeines@danapoint.org](mailto:BDeines@danapoint.org)>  
**Date:** September 19, 2023 at 5:25:02 PM PDT  
**To:** Brenda Wisneski <[BWisneski@danapoint.org](mailto:BWisneski@danapoint.org)>, "Bogue, Kristen" <[KBOGUE@mbakerintl.com](mailto:KBOGUE@mbakerintl.com)>  
**Cc:** "Michael McCann ([mmcann@tollbrothers.com](mailto:mmcann@tollbrothers.com))" <[mmcann@tollbrothers.com](mailto:mmcann@tollbrothers.com)>, John Hyde <[jhyde@tollbrothers.com](mailto:jhyde@tollbrothers.com)>  
**Subject:** Victoria Boulevard Apartments - Project Update to Planning Commission on 9/25 @ 6 PM

Interested Parties:

The Dana Point Planning Commission will receive a project update on the Victoria Boulevard Apartments (26126 Victoria Boulevard – CUSD Bus Yard) on Monday, September 25, 2023 at 6 PM in the Dana Point City Hall, 33282 Golden Lantern, Dana Point, Council Chambers - 2<sup>nd</sup> Floor. The update is an opportunity for the Planning Commission and the public to become familiar with recent changes to the project proposed by the applicant, Toll Brothers Apartment Living. Please note that no action will be taken by the Planning Commission at this time.

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<https://www.danapoint.org/departments/community-development/planning/environmental-documents>

If you have any questions or would like to submit written comments to the Planning Commission, please email me directly.

Thank you,  
Belinda

**Belinda Ann Deines**

*Principal Planner*

City of Dana Point | Planning Division  
33282 Golden Lantern, Dana Point, CA 92629  
(949) 248-3570 | [bdeines@danapoint.org](mailto:bdeines@danapoint.org)