

Dana Point Harbor Oversight Advisory Committee

Wednesday September 4th, 2024 | 5:40 p.m. – 6:30 p.m.

MINUTES

Dennis Parks, DPHOAC Secretary, called the meeting to order at 5:35 p.m. Committee members not in attendance; Diane Wenzel (Theresa Stoller sat in for Ms. Wenzel), Shala O’Keefe, Collin Harris, Wendy Marshall.

PRESENTATIONS/UPDATES:

-Orange County Supervisor Foley Update: Supervisor Foley advised the committee that the county has engaged MGT of American Consulting to conduct a scheduled/routine compliance audit of the DPHP & Drystack LLC Leases. The audit will determine if the lessee’s records adequately support the gross receipts reported to the County and that the lessee has complied with the other financial related lease provisions such as accounting methods, payments and annual financial reports. The complete engagement letter outlining the scope of the audit will be posted on the DPHOAC Updates page on the Fifth District web site.

The Supervisor indicated that it is anticipated that the DPHP hotel hearing will be scheduled in February of 2025 with the City of Dana Point to review the EIR and related documents concerning the Local Coastal Plan Amendment for the two new hotels. The Supervisor hoped that the February date could be moved up with assistance from the City of Dana Point. In addition, Supervisor Foley reported that construction of the Coffee Importer space at the Ocean Institute is expected to begin in October. Also, meetings are in progress with the DPHP regarding the Harbor Patrol area and docks portion of the Marina that may also include dock space, when needed, for a Sherriff’s Department vessel that is responsible for the City of Laguna Beach patrol area.

-County of Orange: CEO Real Estate Update: Christian Gagne, the Dana Point Harbor Oversight Manager for the County of Orange advised the committee that the Real Estate team had started working with 5 potential appraisers to undertake the Dana Point Harbor Market Study/Appraisal. The appraiser pool has been narrowed to two primary candidates. Once the primary is selected, CEO Real Estate will collaborate with the County Procurement Office to expedite the onboarding process. This is estimated to take approximately 3 weeks following selection. Based on discussions with the noted appraisal firms, the project scope is anticipated to require 90 to 100 days to complete the study.

Mr. Gagne then provided an update on the answers to the list of “Boater Concerns” generated prior to and during the Supervisor’s coffee chat in June. In addition to the questions generated by the Coffee Chat and those from Dana Point Boaters Association (DPBA) from earlier in the year, Mr. Gagne utilized the opportunity to add additional frequently asked questions to the list that were submitted by the public via the DPH Oversight Email account to serve as an on-going resource on the Supervisor’s website. Question topics ranged from DPHP slip compliance with the approved California Coastal Commission slip layout with respect to the total number of slips, ADA requirements, slip size and fire suppression system to name a few. The complete summary of the Q & A’s will be posted on the DPHOAC Updates page on the Fifth District web site.

-O.C. Parks Update: Scott Fegley updated the committee on the progress of the OC Sailing & Events Center (OCSEC) user interviews being conducted by IDS Group as part of their space utilization study. He reported that everyone has been very responsive. KG Beach Camp questionnaire responses still outstanding which should be accomplished in the near future. Mr. Fegley also advised the committee that there has been no news with respect to the grant request for the design and rebuild of the OCSEC docks, but that communication channels remain open.

-Comments/Questions from Committee Members or Attendees:

The Outriggers Canoe Club representative expressed concern that a decision on the future storage location of the club’s equipment, once DPHP takes over their current space, cannot be left to the last minute. They were assured that the storage solution process is going on in parallel to the OCSEC space planning project and that they will not be forced out without a workable plan.

Mike Frost asked the Supervisor if her office would provide conceptual approval of a proposal submitted by the Ocean Institute (O.I.) for their Maritime Village concept that would include 27 permanent pre-fabricated beach cottages for overnight accommodations and the related infrastructure to support them. The Supervisor advised Mr. Frost that the project has not been fully vetted by the Ocean Institute and remaining issues surrounding their understanding of the complexity required to bring it to fruition. As such, the Supervisor indicated that Mat Miller was willing to meet with O.I. to learn more about the proposal and discuss a realistic timeline, as well as the necessary compliance components, of the project.

Susan Lieb, of DPHP, asked that there be communication between the OC Parks Department’s design team and the DPHP with regard to how the open “park” spaces should be designed so that everyone is in sync with both the County’s open space design and the DPHP design. The goal is to achieve a compatible look and maximum utilization of available space at project’s end. Bryon Ward, of DPHP, had initially offered a working design meeting with OC Parks planning staff and DPHP’s design team to generate conceptual ideas for the future parkscape areas throughout the Harbor. Christian Gagne / CEO Real Estate to coordinate working design meeting with OC Parks and DPHP design team.

Bob Langan adjourned the meeting at 6:25 p.m. after a motion, second and committee vote for adjournment passed.

Next meeting scheduled for 10/2/24.

ACTION ITEMS:

1. OPEN - CEO Real Estate to continue process to engage an outside consultant to conduct a market study/appraisal.
2. OPEN - Resolution of storage needs for the Outrigger Club in advance of pending DPHP construction in their current storage area.
3. Develop a working design between OC Parks and the DPHP with respect to open space utilization (SUP storage, picnic tables and shelters) and the overall harbor aesthetics.