

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802
(562) 590-5071



W15b

LCP-5-DPT-24-0033-1 (CITY OF DANA POINT)

FEBRUARY 5, 2025

CORRESPONDENCE



FW: Public Comment on February 2025 Agenda Item Wednesday 15b - City of Dana Point LCP Amendment No. LCP-5-DPT-24-0033-1 (Victoria Boulevard Specific Plan).

From SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Date Fri 1/31/2025 9:36 AM

To Sy, Fernie@Coastal <Fernie.Sy@coastal.ca.gov>

From: Paul Blake <p.david.blake@gmail.com>

Sent: Friday, January 31, 2025 9:13 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on February 2025 Agenda Item Wednesday 15b - City of Dana Point LCP Amendment No. LCP-5-DPT-24-0033-1 (Victoria Boulevard Specific Plan).

Dear California Coastal Commission,

I am writing to express my strong support for Agenda Item W15B, concerning the proposed rezoning of the current Capistrano Unified School District bus yard and maintenance field to residential. This initiative presents a valuable opportunity to revitalize the area and positively impact both the environment and the surrounding community.

Converting this underutilized space to residential use offers several key benefits. Firstly, it will help address the critical housing shortage in our coastal region. Increased housing availability can lead to more stable communities and provide opportunities for individuals and families to live closer to their work and other amenities.

From an environmental perspective, this rezoning offers significant improvements. Replacing a bus yard and maintenance field with residential development can reduce harmful runoff into nearby waterways and, ultimately, our precious coastal beaches. Bus yards, by their nature, often generate pollutants such as oil, grease, and other chemicals that can be detrimental to water quality. A residential development, designed with modern environmental best practices, will significantly mitigate these risks, leading to cleaner and healthier beaches.

Furthermore, the proceeds from the sale of this property are earmarked for a crucial purpose: upgrading a local high school to meet current building code specifications. This is a matter of vital

importance for the safety and well-being of our students. Bringing the school's infrastructure up to code will ensure a safer learning environment and protect our children. This reinvestment in education demonstrates a commitment to the future of our community.

For these reasons, I urge the Commission to approve Agenda Item W15B. This rezoning initiative represents a win-win for our community, our environment, and the safety of our students. Thank you for your time and consideration.

Sincerely,

Paul Blake

Local Resident



FW: Public Comment on February 2025 Agenda Item Wednesday 15b - City of Dana Point LCP Amendment No. LCP-5-DPT-24-0033-1 (Victoria Boulevard Specific Plan).

From SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Date Fri 1/31/2025 11:32 AM

To Sy, Fernie@Coastal <Fernie.Sy@coastal.ca.gov>

From: MARTHA MC NICHOLAS <mcnicholas@cox.net>

Sent: Friday, January 31, 2025 11:08 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Cc: katieandersenz@yshoo.com

Subject: Public Comment on February 2025 Agenda Item Wednesday 15b - City of Dana Point LCP Amendment No. LCP-5-DPT-24-0033-1 (Victoria Boulevard Specific Plan).

Honorable Commissioners,

As a former Trustee for Capistrano Unified School District and a long-time supporter of Dana Hills High School, I enthusiastically support the zoning changes and the new land use designation of "Victoria Boulevard Specific Plan". The School District (property owner), the City of Dana Point and the developer have worked tirelessly to come up with a plan for the best and highest use of this property. The plan to convert a bus maintenance and storage yard into much needed housing (including designated affordable units) not only will improve the aesthetics of the neighborhood, contribute to the public infrastructure (including increased access to Doheny State Beach, provide additional park and safe trails, but will also generate critical funding for Dana Hills High School facilities improvements under a long-term lease of the property.

The project has been scaled down since its original design to mitigate concerns about housing density, building height and traffic. Other improvements have been added – the park, the trail and the improved beach access – for the community benefit.

Please vote to approve this amendment.

Sincerely,
Martha McNicholas
23 Malibu
Laguna Niguel, CA 92677
mcnicholas@cox.net



Outlook

FW: Agenda ITEM NO: W15b - Support for Victoria Boulevard Apartments Project in Dana Point

From ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>

Date Fri 1/31/2025 11:39 AM

To Sy, Fernie@Coastal <Fernie.Sy@coastal.ca.gov>; Dobson, Amber@Coastal <amber.dobson@coastal.ca.gov>

Fyi

From: Katie Andersen <katieandersen@yahoo.com>

Sent: Friday, January 31, 2025 11:07 AM

To: ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>

Subject: Agenda ITEM NO: W15b - Support for Victoria Boulevard Apartments Project in Dana Point

Dear Members of the California Coastal Commission,

I am writing to express my strong support for the Victoria Boulevard Apartments project in Dana Point. I have been living in Dana Point for over 20 years and my children attended Dana Hills High School. I believe this development represents a crucial opportunity to revitalize the Doheny Village area while addressing the pressing need for affordable housing and local infrastructure improvements.

For decades, Doheny Village has remained largely unchanged since the 1960s, despite recent landscaping and minor enhancements. The community of Capistrano Beach is eager for meaningful revitalization that will introduce new retail shops, restaurants, and services. Currently, many residents are forced to travel to neighboring cities for these amenities, leading to a loss of sales tax revenue for Dana Point. The Victoria Boulevard Apartments project will help reverse this trend by encouraging local economic growth.

Additionally, this project will bring 349 new housing units to the community, including 53 much-needed affordable units, which will be distributed throughout the development. These affordable units are particularly vital for workers in our hospitality industry, teachers, and other essential members of our community. Dana Point is currently not in compliance with the Regional Housing Needs Assessment (RHNA) for affordable housing, and this project will help fulfill these obligations.

Beyond housing, this project will generate critical funding for Dana Hills High School (DHHS), which is currently out of compliance with seismic safety standards. The revenue stream from this development, estimated at \$40 million, will support necessary school improvements that residents have previously rejected through bond measures. An oversight committee of community members will ensure that these funds are dedicated to DHHS and not diverted to other projects.

Toll Brothers, the developer, is a nationally recognized and highly reputable builder. Despite misleading opposition claims, they have earned an A+ rating from the Better Business Bureau and have been ranked the #1 Home Builder in Fortune magazine's 2023 survey of the World's Most Admired Companies. They have also received multiple Builder of the Year awards, highlighting their commitment to quality and long-term investment in the communities they serve.

Furthermore, the site will remain the property of the Capistrano Unified School District (CUSD) under a long-term ground lease, ensuring that the district retains ownership while benefiting from the project's revenue. The location, situated near the Pacific Coast Highway and I-5, is well-suited for higher density development without significantly impacting surrounding views. In fact, the structure may even help mitigate freeway noise for the neighborhood.

The project also offers valuable community benefits, including two small parks (one designated as a dog park) and a well-lit public trail, which will enhance safety in an area currently prone to crime. Additionally, Toll Brothers is contributing \$6.3 million to public infrastructure improvements, including enhancements along Victoria Boulevard and increased connectivity to Doheny State Beach.

Concerns regarding traffic have been carefully studied, and the results indicate no significant impact on surrounding streets. The development meets city parking requirements with 1.5 spaces per unit, plus additional parking for two- and three-bedroom units. Parking is centrally located within the project, hidden from street view, and the developer has agreed to share spaces with Capo Beach Church on Sundays. Further mitigation measures, such as limiting large truck parking on lower Camino Capistrano, could be implemented to address additional concerns.

The issue of density has also been raised, but it is important to balance community needs with realistic development goals. While the project has already been scaled down from an initial proposal of 425 units to 349 units, further adjustments may be possible to reach a compromise. However, reducing density too much could jeopardize the entire project, along with its benefits of community revitalization and school funding. It is worth noting that many opponents previously supported the Doheny Village Plan, which allows for similar density levels. Unlike other potential developments, this project uniquely provides direct financial support for local schools.

In summary, the Victoria Boulevard Apartments project presents a rare and significant opportunity for Dana Point. It will provide much-needed housing, stimulate local economic activity, improve infrastructure, and secure essential funding for Dana Hills High School. I urge the California Coastal Commission to approve this project and help bring positive change to our community.

Thank you for your time and consideration.

Sincerely,

Dana Point Resident



Outlook

FW: Agenda Item No W15b - Support for Victoria Boulevard Apartments Project in Dana Point

From ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>

Date Fri 1/31/2025 12:44 PM

To Sy, Fernie@Coastal <Fernie.Sy@coastal.ca.gov>; Dobson, Amber@Coastal <amber.dobson@coastal.ca.gov>

From: Kristina Walsh <kristina.l.walsh@gmail.com>

Sent: Friday, January 31, 2025 12:34 PM

To: ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>

Subject: Agenda Item No W15b - Support for Victoria Boulevard Apartments Project in Dana Point

Dear Members of the California Coastal Commission,

I am writing to express my strong support for the Victoria Boulevard Apartments project in Dana Point. This development represents a crucial opportunity to revitalize the Doheny Village area while addressing the pressing need for affordable housing and local infrastructure improvements.

For decades, Doheny Village has remained largely unchanged since the 1960s, despite recent landscaping and minor enhancements. The community of Capistrano Beach is eager for meaningful revitalization that will introduce new retail shops, restaurants, and services. Currently, many residents are forced to travel to neighboring cities for these amenities, leading to a loss of sales tax revenue for Dana Point. The Victoria Boulevard Apartments project will help reverse this trend by encouraging local economic growth.

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The issue of density has also been raised, but it is important to balance community needs with realistic development goals. While the project has already been scaled down from an initial proposal of 425 units to 349 units, further adjustments may be possible to reach a compromise. However, reducing density too much could jeopardize the entire project, along with its benefits of community revitalization and school funding. It is worth noting that many opponents previously supported the Doheny Village Plan, which allows for similar density levels. Unlike other potential developments, this project uniquely provides direct financial support for local schools.

In summary, the Victoria Boulevard Apartments project presents a rare and significant opportunity for Dana Point. It will provide much-needed housing, stimulate local economic activity, improve infrastructure, and secure essential funding for Dana Hills High School. I urge the California Coastal Commission to approve this project and help bring positive change to our community.

Thank you for your time and consideration.

Sincerely,
Kristina Walsh



FW: Public Comment on February 2025 Agenda Item Wednesday 15b - City of Dana Point LCP Amendment No. LCP-5-DPT-24-0033-1 (Victoria Boulevard Specific Plan)

From SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Date Mon 2/3/2025 8:48 AM
To Sy, Fernie@Coastal <Fernie.Sy@coastal.ca.gov>

From: Capo Cares <capocares@gmail.com>
Sent: Friday, January 31, 2025 4:47 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on February 2025 Agenda Item Wednesday 15b - City of Dana Point LCP Amendment No. LCP-5-DPT-24-0033-1 (Victoria Boulevard Specific Plan)



31, 2025

To: California Coastal Commissioners via SouthCoast@coastal.ca.gov
From: Toni Nelson, President, Capo Cares
Re: Public Comment on February 2025 Agenda Item Wednesday 15b - City of Dana Point LCP Amendment No. LCP-5-DPT-24-0033-1 (Victoria Boulevard Specific Plan)

I am delighted to express my strong support for the Victoria Boulevard Apartments project which will be an important first step in the revitalization of the Doheny Village area of my community of Capistrano Beach, part of the City of Dana Point.

Not only will the Victoria Blvd. development jump start efforts to modernize a beach close area with tremendous potential, but it will provide much needed affordable housing and over \$6 million in infrastructure improvements. In essence, an unsightly, poorly used bus yard will be transformed into a luxury, modern, coastal housing development that will encourage further economic development in the area and enhance coastal access. The project has broad public support and is a welcome addition to Capistrano Beach.

This project has been discussed and evaluated for over 5 years in our community. The developer has made many concessions and compromises including adjusting building heights, reducing density, and enhancing the project to meet our

initial concerns. The project meets and slightly exceeds parking requirements, and traffic studies reveal little impact on surrounding streets.

Although not required, the developer has dedicated land to public use including two small parks and a trail behind the structure which will encourage and enhance beach access. Infrastructure improvements will facilitate a long held community goal – improving connectivity to Doheny State Beach to allow easier access for both the public and local residents. Aesthetics will be improved along Victoria Blvd and in other areas of the Village encouraging modern development and public enjoyment of a vital, beach close neighborhood. Toll Brothers is a high-quality builder with an excellent reputation that has been very transparent with the community. It's representatives have painstakingly engaged with, listened, and responded to community concerns, resulting in a project that cleared both our Planning Commission and City Council with strong support.

The project's 349 badly needed housing units include 53 affordable units which will be made available to hospitality industry employees, along with teachers and other essential workers, while helping Dana Point meet its Regional Housing Needs Assessment (RHNA) quota for affordable housing.

Beyond housing, this project will generate critical funding for Dana Hills High School (DHHS), which is currently out of compliance with seismic safety standards. The revenue stream from this development, estimated at \$40 million initially with more investment to come, will support necessary school improvements that residents have previously rejected through bond measures. An oversight committee of community members will ensure that these funds are dedicated to DHHS and not diverted to other projects.

Furthermore, the site will remain the property of the Capistrano Unified School District (CUSD) under a long-term ground lease, ensuring that the district retains ownership while benefiting from the project's revenue. The location, situated near the Pacific Coast Highway and I-5, is well-suited for higher density development without significantly impacting surrounding views. In fact, the structure may even help mitigate freeway noise for the neighborhood.

This development is an excellent use for a large parcel that has added nothing to our community for decades as an unsightly bus yard. Beach close land is rare and precious and should be used to enhance coastal access that is shared by all.

This project meets all our local concerns. It revitalizes and significantly improves the site, significantly improves local infrastructure, provides badly needed affordable and market rate housing, supports local schools with an initial \$40 million investment and enhances and improves coastal access. I urge the Coastal Commission to approve this project with the modifications recommended by staff.

Respectfully submitted,

Toni Nelson



Outlook

Agenda ITEM NO: W15b - Support for Victoria Boulevard Apartments Project in Dana Point

From K. Taps <ktaps02@msn.com>

Date Fri 1/31/2025 4:54 PM

To ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>

Hello Members of the California Coastal Commission,

I hope this message finds you well.

I am writing to express my strong support for the proposed development of the Victoria Boulevard Apartments project in Dana Point. I believe this project presents a significant opportunity to address our community's housing needs and enhance the overall quality of life for our residents. Toll Brothers has listened to residents and have done their best in working with the city to accommodate these requests when presenting their proposals (i.e. Creating beach trails/access ways, a dog park/green area for the residents, and they reduced the number of units from what was initially mentioned).

The transformation of the existing bus yard into residential housing will not only increase the availability of affordable housing but also contribute to a more vibrant and sustainable urban environment. With the increasing demand for housing, this development is a timely and much-needed solution to help accommodate our growing population.

Furthermore, this project will generate economic benefits, including job creation during the construction phase and beyond. The new housing complex can also stimulate local businesses and services, contributing to the economic vitality of our area.

I appreciate your attention to this matter and strongly urge the approval of this development. Thank you for your consideration.



January 31, 2025

Dr. Huckelbridge
Executive Director
South California District Office
California Coastal Commission
301 E. Ocean Blvd, Suite 300
Long Beach, California 90802

Dear Dr. Huckelbridge:

SUBJECT: Support for Local Coastal Program Amendment No. LCPA-5-DPT-24-0033-1

The City of Dana Point expresses its support for the approval of Local Coastal Program Amendment No. LCPA-5-DPT-24-0033-1. The City appreciates the collaborative efforts of Coastal Commission staff in reviewing this amendment and are supportive of the proposed suggested modifications.

We also want to extend our sincere thanks to the Coastal Commission staff for their expeditious and thorough review of this project. Their willingness to work closely with the City has been instrumental in bringing this housing project forward efficiently and collaboratively.

Thank you again for your support and dedication to protecting and enhancing coastal resources.

Sincerely,

A handwritten signature in blue ink that reads 'Brenda Wisneski'. The signature is fluid and cursive.

Brenda Wisneski
Director of Community Development

Cc: Amber Dobson, District Supervisor, California Coastal Commission
Fernie Sy, Coastal Program Analyst II, California Coastal Commission