

Frequently Asked Questions (FAQ)

FAQ

How many residential units are proposed?

The project proposes 306 residential units that would be available for rent.

Does the project comply with the required parking?

The project provides 586 parking spaces which is consistent with the Zoning Code. No Variances or deviations are requested.

Is affordable housing proposed?

46 of the 306 units will be affordable, with a deed restriction for 55 years.

What is the height and number of stories for the project?

Height - The proposed Victoria Apartment Specific Plan allows a height of 85-feet. The proposed project ranges in height from 28 feet to 81.75 feet. Along Victoria Boulevard, no portion of the building will exceed 50 feet within 40 feet of the street.

Stories – The project ranges from 2 to 6.5 stories and has one subterranean level for the parking structure.

What community benefits are provided with the project?

- Approximately 1.5 acres of park/open space provided on site
- Undergrounding utilities
- Developer to pay \$6.3mm to City that will be available for public capital improvements
- Lease payments received by CUSD from the developer are dedicated to facility improvements at CUSD's schools located in Dana Point

What Entitlements are required for the project?

The project will require a General Plan Amendment, Zone Change, Specific Plan, Local Coastal Plan Amendment, Development Agreement, certification of Final Environmental Impact Report, Coastal Development Permit, Site Development Permit, and Vesting Tentative Parcel Map.

If approved by the City, certification from the California Coastal Commission will be required for the Local Coastal Plan Amendment.

What is the purpose of the Development Agreement (DA)?

The DA will include all three parties, the City, CUSD and Toll (the developer) and places assurances on what can be built, in addition to detailing the minimum public improvements and funding for other community improvements.

The development agreement must be considered by the Planning Commission as part of the upcoming public hearings, and eventually by the City Council.

Some of the major Development Agreement points:

- Limits project to 306 residential units;
- Deed restricts 46 of those 306 units as qualifying affordable for at least 55 years;
- Establishes minimum setbacks and maximum building heights;
- Requires roughly 1.5 acres of park/open space;
- Establishes public area landscaping standards;
- Sets on-site parking requirements;
- Requires minimum number of additional on street parking spaces;
- Requires undergrounding utilities;
- Requires reporting requirements for CUSD in regards to dedicated use of their lease revenue to Dana Point school improvements; and,
- Requires developer to pay \$6.3mm to City that will be available for public capital improvements.

Links to project documents

- [Current Project Plans](#)
- [Victoria Boulevard Specific Plan](#)
- [Final EIR](#)