

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802  
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# Th12a

**LCP-5-DPT-21-0059-5 (DOHENY VILLAGE)**

**FEBRUARY 9, 2023**

**CORRESPONDENCE**

## FW: Comments on LCP-5-DPT-21-0059-5 (Doheny Village) for Commission Meeting of February 9, 2023

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

Fri 1/27/2023 4:03 PM

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

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**From:** Lego Pacific <legopacific@gmail.com>

**Sent:** Friday, January 27, 2023 3:52 PM

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

**Subject:** Comments on LCP-5-DPT-21-0059-5 (Doheny Village) for Commission Meeting of February 9, 2023

RE: LCP-5-DPT-21-0059-5 (Doheny Village) for Commission Meeting of February 9, 2023

The city of Dana Point is trying to solve its shortage of affordable housing by giving away development to 3 large properties and cramming the maximum density into Doheny Village.

The amended plan removes language requiring mixed use areas to actually be mixed use. As worded, it seems that the definitions of "commercial/residential" and "commercial/Main Street" are merely suggestions rather than requirements. This could result in these areas becoming solely commercial, solely residential, or solely Main Street, an entirely NON "pedestrian-oriented business environment".

The plan is anything but "pedestrian-oriented". On foot, Doheny Village has a virtually impenetrable wall to the west as there's no way to cross the river other than entering Highway 1, which is prohibited as it's a freeway on-ramp. (In fact, the picture in figure 5.2-5 was shot from the freeway on-ramp, which is illegal for pedestrians.) To the south is the Pacific Ocean (behind a fence). To the east is a steep hill and many miles of single family residences. And, to the north is a series of car dealerships. The plan eliminates the only grocery store in the area (Smart & Final). There's no provision for schools, either. So, this plan necessitates car use for anyone living there.

Figure 5 is mislabeled: The SE corner is labeled as "community facility". In a separate plan (Capistrano USD Specific Plan), this area is to be one of the densest, most inward facing developments in the city and will provide little, if any day-to-day benefit to the larger "community".

Exhibit 5.2-6 is also in error. The proposed plan allows and encourages the trailer park to be developed into a dense apartment block extending from street to street with zero setback.

The single largest and potentially most damaging change is the huge increase in density for the existing trailer park. That is the largest parcel of land, and it's already overcrowded, with parking shortages overflowing and inundating the surrounding area. Under the proposed plan, this huge swath would be increased to 50 du/net ac.

Also, the proposed plan obscures the carve out for 2 specific properties that make up over 50% of the entire Doheny Village area: the existing trailer park and the existing shopping center (Big 5, Smart & Final). These 2 vast chunks of land could result in over half of Doheny Village being crammed full at 50 du/net ac. The massive density on these 2 large properties could negate any benefits for the rest of Doheny Village. Plus, the Capistrano USD Bus Yard has its own special, extreme-density plan.

So, this isn't a plan for Doheny Village as much as it's a plan for 3 large property owners to maximize

density at the expense of the rest of the community. Those 3 properties account for roughly 60% of Doheny Village, so exempting them from density requirements makes all the other changes in this plan inconsequential.

This plan should be rejected. Dana Point needs to go back to the drawing board and come up with a plan that benefits the whole city and the greater community rather than 3 large landowners.

Best Regards,  
Aaron Simmons

**FW: Public Comment on February 2023 Agenda Item Thursday 12a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0059-5 (Dana Point, Doheny Village).**

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

Fri 2/3/2023 5:20 PM

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

For the correspondence recieved

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**From:** Larry Robinson <larryr@barrettrobinson.com>

**Sent:** Friday, February 3, 2023 2:01 PM

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

**Subject:** Public Comment on February 2023 Agenda Item Thursday 12a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0059-5 (Dana Point, Doheny Village).

Dear Honorable Members of the California Coastal Commission –

Since 1987, I have been a property owner in the Doheny Village area of Capistrano Beach within the City of Dana Point.

It is an area offering a variety of commercial services and also has a mixed use residential component that adds to its unique character. It is much loved by those not only working there but living as well.

I encourage the California Coastal Commission to approve the EIR application. By so doing, clarity will be established as to any future development in regard to zoning. Managed development of the Doheny Village area will be framed in such a way to enhance its village character and ensure its vitality.

Thank you,

Larry Robinson

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