

**CITY OF DANA POINT  
PLANNING COMMISSION  
AGENDA REPORT**

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**DATE:**       **AUGUST 9, 2021**

**TO:**           **DANA POINT PLANNING COMMISSION**

**FROM:**       **COMMUNITY DEVELOPMENT DEPARTMENT  
BRENDA WISNESKI, DIRECTOR**

**SUBJECT: INTRODUCTION OF THE PUBLIC ART COMPONENT FOR THE PRADO  
WEST MIXED USE PROJECT**

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**RECOMMENDATION:**     That the Planning Commission receive a presentation introducing the “Art in Public Places” component of the Prado West Mixed Use project.

**APPLICANT:**           Raintree Del Prado LLC

**OWNER:**               Raintree Del Prado LLC

**REQUEST:**            That the Planning Commission review the proposed the “Art in Public Places” component of the Prado West Mixed Use project and provide feedback as deemed necessary.

**LOCATION:**             34135 Pacific Coast Highway/34201 Amber Lantern/24471 Del Prado (Building 1);  
34137 Pacific Coast Highway/34200 Amber Lantern/24501 Del Prado (Building 2); and  
34155 Pacific Coast Highway/34185 Violet Lantern/24591 Del Prado (Building 3).

**NOTICES:**             No noticing is required.

**ENVIRONMENTAL:**     Not applicable at this time.

**ISSUES:**

1. Does the proposed public art component fulfill the purposes of the Art-in-Public-Places Program to enhance the cultural and aesthetic environment of the City and encourage appreciation of the arts and our cultural heritage?
2. Is the proposed art an enhancement to the site, surrounding neighborhood and the City as a whole?

**BACKGROUND:** The Prado West mixed use project was approved by the City Council on October 21, 2014 consisting of seven non-contiguous lots featuring 32,500 square feet of ground floor retail space and 109 residential units, and two levels of subterranean parking in two separate facilities: one under Buildings 1, 2, and Amber Lantern and the other under Building 3.

#### Art in Public Places Program

The “Art in Public Places” (AIPP) Program was instituted in 1994 with purpose to enhance the City’s cultural and aesthetic environment in accordance with goals and policies of the Dana Point General Plan—Urban Design Element and the Dana Point Community Cultural Plan.

The AIPP applies to all new development with total construction costs of over one million dollars, and the minimum value of the public art provided for a project shall equal one-half (0.50) percent of the project’s total construction costs. Though no specific themes are mandated for the public art component, the Zoning Code does list possible thematic content for the public art component of a project including coastal/marine lifestyle, history of the City of Dana Point, archaeology and paleontology of the natural environment of the area and cultures of indigenous peoples of the area. Public art shall include but not be limited to sculpture, paintings, graphic arts, mosaics, photographs, fountains, decorative arts, film and video, and preservation of features or resources of historical, archaeological, or paleontological significance and are encouraged to be representational and non-representational.

The public art should also be prominently placed within a development and oriented toward the pedestrian experience of the site with specific consideration given to making the public art accessible to people with disabilities. The design should also showcase the public art by providing viewing opportunities from many angles and utilizing site landscaping and lighting to complement and enhance the work.

The project’s total construction cost is approximately \$56,753,636.68 resulting in a minimum value cost requirement of \$283,768.18 for the public art component of the project.

#### **DISCUSSION:**

The applicant proposes the on-site installation of public art to meet the AIPP requirement for the project. In anticipation of satisfying the on-site Public Art installation, the project owner requested to introduce their AIPP concept to Planning Commission with the intent to return to the Planning Commission at a forthcoming meeting for approval and adoption.

As the Planning Commission reviews the proposed AIPP concept, it should be noted that DPZC Section 9.05.240(e)(5) sets forth requirements and findings to be used as the basis for approving the public art component are listed below with:

1. That the work fulfills the purpose of the Art-in-Public-Places Program.
2. That the work is an enhancement to the site, surrounding neighborhood and the City as a whole.



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Brenda Wisneski, Director  
Community Development Department