From: Ashley
To: Belinda Deines
Subject: Victoria apartments
Date: Tuesday, January 31, 2023 2:22:20 PM

In regards to the low income housing, where will it be offered? What will the monthly rent costs be for the low income housing provided by this venture?

As a city resident for many years, it saddens me to see yet another developer come in to pillage our community, raising comparable rent costs in an already unaffordable housing market. $3315 for a studio might work for some but is not feasible for our community. It's slowing turning Capo Beach into laguna beach. These apartments will Serve people who have the luxury of affording a second home, but will not offer reasonable housing for the community. It makes
Me so sad to see this and know that the city is choosing to change the composition of city residents to only be people who can afford to pay top dollar for housing.
Ashley Schenkel

From: Brad Smith
To: Belinda Deines
Subject: Victoria Blvd Apartments
Date: Saturday, February 4, 2023 4:36:17 PM

Hi Belinda
I like the proposed Victoria Blvd Apartment project. I think it will be nice addition to Doheny Village and help spur a revitalization in the neighborhood.
Best regards
Brad Smith
33885 Robles Dr
Lantern District

Sent from my iPhone

VICTORIA APARTMENTS PROJECT CLARIFICATION POINTS

1. Victoria Bus Yard lease revenue is FAR LESS THAN the claimed $40,000,000 ! It is not earmarked for Dana Hills High School, only schools in Dana Point.

ANNUAL RENT – p.61 of Lease document

YEAR	RENT	Running Total
1	$1,000,000	$1,000,000
2	$1,000,000	$2,000,000
3	$1,000,000	$3,000,000
4	$1,500,000	$4,500,000
5	$3,150,000 (maximum) ($2.500,000 minimum)	$7,650,000 ($7,000,000)
6	$3,564,000 (maximum) ($3,285,000 minimum)	$11,214,000 ($10,935,000)

2. Project PHOTOS are misleading and DIMINISH THE MASSIVE SIZE compared to the rest of the neighborhood. (EIR pp.122, 123, 128, 129)

3. Construction hours are 7:00AM – 8:00 PM! This would place an undue stress burden on the surrounding community.

4. EIR TRAFFIC PROJECTIONS ARE GUESSES. Project calls for 499 bedrooms - with 2 people /room it could mean up to 1,000 residents. Some areas of Orange County average 2.9 people per unit. At that rate 349 units would house 1,012 people!

5. The EIR proposes a lower density project of 114 units totaling 178 bedrooms (p.433). This is more in line with the nature of the Dana Point/Capo Beach community. In addition, the South Cove Apartments/Condos (168 units) are a good fit with the community and show that a lower density is still economically feasible.

6. Drought and water shortages must be considered before addition of more residents to the system. Sewage processing is also a part of that equation.

7. What are the actual Low Income Rental Rates? Are they realistic for low income people?

Prepared by:

Brent Neumeyer, resident
34731 Calle Las Flores
Capistrano Beach, CA 92624

949-240-1332

VIEW EAST ON DOMINGO

VIEW EAST ON VICTORIA

Prepared by

Brent Neumeyer
34731 Calle Las Flores
Capistrano Beach
Contact:
neumeyerr@cox.net
949-240-1332

From: Cheryl Pribble
To: Belinda Deines
Subject: Victoria Boulevard Apartments
Date: Monday, February 20, 2023 3:20:08 PM

Dear Ms. Deines,
My husband and I live on the bluffs above this development. We have many objections. It seems like too big a complex for such a closed space. That is a very land-locked area and placing over 349 apartments with all the people who will live in them seems overwhelming. Also, the design is too tall and does not match anything in the area. A six story parking structure does not fit with the neighborhood. There is not one building in that area that is that tall. The Doubletree, and the condos that were built across from the beach, are not that tall. This will stick out like a sore thumb in that residential neighborhood. With over 349 apartments, comes at least 349 cars!! This apartment will also bring too much traffic and congestion to the area. It is all just too much and not a good fit for the city of Dana Point. Please do not let them build this here. We think it would be a huge mistake to build such an apartment complex in that small space.
Thank you,
Chuck and Cheryl Pribble

From: Dan Vincent
To: Belinda Deines
Subject: Public Comment, Victoria Blvd. Apartments
Date: Monday, February 6, 2023 4:39:43 PM

Attached is a letter I recently sent to Councilmen Villar and Federico (January 21, 2023) regarding my thoughts on the proposed building of the Victoria Blvd Apartments by Toll Brothers. Having read the news story about this project by Breeana Greenberg (Dana Point Times) a few days later (January 26, 2023), I see some of my figures/estimates in the letter may be slightly off. It certainly doesn't mitigate the way I feel about this colossal project. Also, Greenberg's article didn't specifically say who earmarked $40 million (the proceeds of the ground lease) to Dana Hills High School; however, I now assume it is someone/some group from the City of Dana Point or the school district who makes that decision. Is that correct?

Although it does make sense money from school property sold/leased would go to the benefit of our City's schools, I found it disturbing that many who spoke in favor of this development at the November 16th, 2022 Toll Brothers meeting with the public, were speaking in favor of the project based solely on the money going to Dana Hills High School. This bothers me because this "build out" affects the neighborhood of those who live around the project and have some "skin in the game", and more specifically, their quality of life. But the support (at least some of the support) for the project seems to be based solely on the financing of a "pet project" or some peoples connection to the need for money at Dana Hills High School. Like one of the parties speaking said at the Toll Brothers meeting (at least said something similar to), "those in favor of this project, we have nothing to lose". So specifically earmarking the money prior to the approval of this build seems like it may be pitting our neighborhood against those who simply want the money. Could there have been a better way? I don't know, just a thought.

It also seems ironic that last week I received a "Notice of Availability of a Draft EIR for Victoria Boulevard Apartments" from the City with a big notation on the outside of the form printed next to my name and address saying, "Important Public Notice, This May Affect Your Property". This is confirmation of what I am trying to say. I'm sure only the homes around the Victoria project received this notice. So in the interest of fairness, I hope the opinions of those that received the notice and live in the neighborhood where their property will be affected, will be/should be considered before those that are only interested in the money proceeds. Anyway, thank you for your time and this opportunity for input...

My letter is reprinted here. I think it's clear I am not in favor of this immense apartment project. And just so you know, I'm not against the sites development, I am fearful of the development under this proposal.

January 21, 2023

Mr. Michael Villar

Dana Point City Councilman

District 5, Capistrano Beach

With the release of FMS Research's newest community survey presented to the City Council on January 17, 2023, I felt it was a good time to take the opportunity to write to you (I should have done this a few months ago). Taking information from an article posted in the Dana Point Times about the survey, I noted that the number one issue raising concern for residents throughout the City is overdevelopment. That article and its issues segue into the topic I have strong feelings about, that being the possible development of a LARGE-SCALE apartment complex in the Doheny Village area of Capistrano Beach, known as the Victoria Boulevard Apartments project. This is the reason I am specifically writing to you, because I understand you represent the residents of Capistrano Beach for the City Council.

As background, I will say my wife and I throughout our lives living in Orange County coveted the opportunity to one day be stable enough to move to the beach. We knew we didn't want to move to the more touristy cities of Huntington, Newport, or Laguna Beach; however, we were ecstatic to find the peaceful Capistrano Beach community as the place for our new home. Dream achieved.

There are so many different reasons we love the area, but most of them circle around the focal point of Dana Point and Capistrano Beach's quaint, small-town atmosphere, despite some minor "bigger city" problems such as traffic, specifically along Pacific Coast Highway and some of its intersecting streets. Most of the people I talk to would love to keep our small-town feel, without interfering with the normal progression of development for changing times and development for the City. The key however is to move forward with balance, and making as many of our City's residents satisfied as possible with their quality of life.

I was quite concerned when I first read about the Victoria Boulevard Apartment development last Fall, not because it was in my neighborhood, but because of its enormity in concept. As I read, it is my understanding the Toll Brothers proposal is for the "development of a three to five story, 365-unit apartment complex, with an attached six story (seven level) parking structure and associated amenities…" My question is why and how this is even being considered, (given the nature of the size of the development), being built anywhere in our City. Not only that, how does it fit into the atmosphere of the existing Doheny Village, let alone the feeling of the existing Capistrano Beach community.

Just like so many other residents, some of my concerns are related to traffic, noise, parking, overuse/overcrowding of our neighborhood and the small parks in our community (and yes, I know the project is proposing a dog park and other amenities for the residents). Because of my concerns, I attended the Victoria Blvd. Apartment public workshop presented by the Toll Brothers on November 16, 2022. *Although late*, I did hear that this development would have some studio apartments, and units up to as large as 3 bedrooms. Based on an average of 4 persons occupying each unit, we are talking about adding approximately 1500 or more people to this small area. Extrapolating the idea that each unit has at least 2 drivers per unit (average), we are talking about a minimum of 700 cars for the property with countless trips into and out of the neighborhood just for this complex. (Probably not the same projections the developer provides.) I know there has been a traffic survey done, but do you really think Victoria and Sepulveda can truly handle an influx like this? Just because the survey says it can accommodate these vehicles, how efficiently can they handle the new traffic? How long will residents have to wait in line to get out of our neighborhood in the morning, simply trying to turn onto Doheny Park Road? Have you seen the traffic in the morning trying to get on the n/b I-5 at Camino Capistrano and Stonehill?

I know there is a parking structure associated with building the new complex, but really, take a look at most multi-unit developments in the City. Despite spaces such as driveways, garages, or outdoor private property parking stalls, a major number of vehicles for multi-unit complexes spill out and are parked on the City streets surrounding those projects. I ask for this development, has anyone on the City Council other than you or Councilman Federico even driven in our Victoria neighborhood at night to see the existing problem with parking already? It's foolhardy to think behavior for this complex would be any different. And if they posted the area with "No Stopping" zones, the cars would just be parked on adjacent streets further away such as up the hill on Camino Capistrano (Via

Canon) or over to the Big Five parking lot.

When attending the November 16th meeting, there were other concerns created in my mind as I listened to the public. Those include:

- A vast number of residents from the neighborhood who came to the meeting professed they didn't even know about the potential development until just before that November 16th meeting. I wonder how many other residents in the neighborhood still don't know about this proposal.
- Apparently, Toll Brothers is offering the City 40 (?) million dollars which will go to the school district and Dana Point High School for the development of this property in this way. Smart move by Toll Brothers. I heard at the meeting associated school district personnel and "friends" of the school saying comments similar to, "why wouldn't we do this. The school is getting 40 million dollars for doing nothing." The thing is, they probably don't live in my neighborhood and the project has no real effect on them. These are totally self-serving comments. They have nothing to do with the project and in no way does it effect their way of life. I wonder what they would say if this monstrosity was built next door to their home. Like I said, smart move by Toll Brothers, place neighborhood against neighborhood and BUY support for their project. Can you imagine how much revenue this project is generating for Toll Brothers?

Anyway, I think you can see and understand the substance of my concerns. Just by my limited contacts, I feel like the residents around the new construction who know about the size of this development are generally opposed to the project. To be clear, many/I am not opposed to development, just the manor it is being proposed at this location relevant to its size. And as suggested from the FMS survey, this does not seem to be the theme of our neighborhood alone (overdevelopment), but the feeling of many of the residents throughout our wonderful City.

Respectfully,

Dan Vincent

PS: And just in closing, I may be off a little on some of the "numbers" I am proposing here and I apologize if I am wrong on those. It's been a long time since the November 16, 2022 meeting. It doesn't minimize my concerns in any way.

From: Dottie McLane
To: Holly Martino; Belinda Deines
Subject: Victoria Blv Apartments. - Low income set-aside
Date: Sunday, January 29, 2023 3:44:32 PM

Setting up a fair system for low-income people to apply for residence should be a priority. It seems that many housing complexes advertise a low income set aside, but somehow low income people in the area never hear about it. Possibly this information is not fairly distributed to the genera public?

So….can you bring this issue to the table? Thanks. PS I have a poor relative looking for a home.

Ph: (626) 314-3821
Fx: (626) 389-5414
Em: info@mitchtsailaw.com

Mitchell M. Tsai
Attorney At Law

139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

February 7, 2023

Belinda Ann Deines, Principal Planner
City of Dana Point
33282 Golden Lantern
Dana Point, CA 92629
Em: bdeines@danapoint.org

RE: Public Records Act and Advance Notice List Request Regarding Victoria Boulevard Apartments SCH#: 2021070304.

Dear Belinda Ann Deines,

On behalf of the Southwest Mountain States Regional Council of Carpenters ("**Southwest Carpenters**" or "**SWMSRCC**")and its members, this Office requests that the City of Dana Point ("**City**") provide any and all information referring or related to the Victoria Boulevard Apartments SCH#: 2021070304 ("**Project**") pursuant to the California Public Records Act ("**PRA**"), Cal. Government ("**Gov't**") Code §§ 6250–6270 (collectively "**PRA Request**").

Moreover, SWMSRCC requests that City provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The Southwest Mountain States Regional Council of Carpenters is a labor union representing more than 63,000 union carpenters in six states, including California, and has a strong interest in well-ordered land use planning and addressing the environmental impacts of development projects, such as the Project.

I. PUBLIC RECORDS ACT REQUEST.

Southwest Carpenters is requesting any and all information referring or related to the Project.

The Public Records Act defines the term "public record" broadly as "any writing containing information relating to the conduct of the public's business . . . regardless of physical form and characteristics." Gov't Code § 6252(d). "Records" includes all communications relating to public business regardless of physical form or characteristics, including but not limited to any writing, picture, sound, or symbol, whether paper, magnetic, electronic, text, other media, or written verification of any oral communication. Included in this request are any references in any appointment calendars and applications, phone records, or text records. These "records" are to include, but are not limited to correspondences, e-mails, reports, letters, memorandums, and communications by any employee or elected official of **City** concerning the Project.

Please include in your response to this request the following examples of "records," as well as any similar physical or electronic forms of communication: any form of writing such as correspondence, electronic mail records ("email"), legal and factual memoranda, facsimiles, photographs, maps, videotapes, film, data, reports, notes, audiotapes, or drawings. Cal. Government Code § 6252(g) (defining a writing to including "any record thereby created, regardless of the manner in which the record has been stored"). Responsive correspondence should include, inter alia, emails, text messages, or any other form of communication regardless of whether they were sent or received on public or privately-owned electronic devices "relating to the conduct of the public's business." Cal. Government Code § 6252(e); *Citizens for Ceres v. Super. Ct.* ("*Ceres*") (2013) 217 Cal. App. 4th 889, 909; *Citizens for Open Gov't v. City of Lodi ("Lodi")* (2012) 205 Cal.App.4th 296, 307, 311; *City of San Jose v. Superior Court* (2017) 2 Cal. 5th 608, 625 (finding that a public employee or officer's "writings about public business are not excluded" from the California Public Records Act "simply because they have been sent, received, or stored in a personal account.") .

This Office requests any and all information referring or related to the Project, including but not limited to:

(1) All Project application materials;

(2) All staff reports and related documents prepared by the City with

respect to its compliance with the substantive and procedural requirements of the California Environmental Quality Act, Public Resources Code § 21000 et seq., and the CEQA Guidelines, title 14, California Code of Regulations, § 15000 et seq. (collectively "**CEQA**") and with respect to the action on the Project;

(3) All staff reports and related documents prepared by the City and written testimony or documents submitted by any person relevant to any findings or statement of overriding considerations adopted by the agency pursuant to CEQA;

(4) Any transcript or minutes of the proceedings at which the decisionmaking body of the City heard testimony on, or considered any environmental document on, the Project, and any transcript or minutes of proceedings before any advisory body to the public agency that were presented to the decisionmaking body prior to action on the environmental documents or on the Project;

(5) All notices issued by the City to comply with CEQA or with any other law governing the processing and approval of the Project;

(6) All written comments received in response to, or in connection with, environmental documents prepared for the Project, including responses to the notice of preparation;

(7) All written evidence or correspondence submitted to, or transferred from, the City with respect to compliance with CEQA or with respect to the Project;

(8) Any proposed decisions or findings submitted to the decisionmaking body of the City by its staff, or the Project proponent, Project opponents, or other persons;

(9) The documentation of the final City decision and approvals, including the final environmental impact report, mitigated negative declaration, negative declaration, or notice of exemption, and all documents, in addition to those referenced in paragraph (3), cited or relied on in the findings or in a statement of overriding

considerations adopted pursuant to CEQA;

(10) Any other written materials relevant to the public agency's compliance with CEQA or to its decision on the merits of the Project, including the initial study, any drafts of any environmental document, or portions thereof, that have been released for public review, and copies of studies or other documents relied upon in any environmental document prepared for the Project and either made available to the public during the public review period or included in the City 's files on the Project, and all internal agency communications, including staff notes and memoranda related to the Project or to compliance with CEQA; and

(11) The full written record before any inferior administrative decisionmaking body whose decision was appealed to a superior administrative decisionmaking body prior to the filing of any litigation.

Please respond within 10 days from the date you receive this request as to whether this request specifies identifiable records not exempt from disclosure under the PRA or otherwise privileged or confidential, and are therefore subject to disclosure. This Office understands that this time may be extended up to 14 days for unusual circumstances as provided by Cal. Government Code § 6253(c), and that we will be notified of any extension and the reasons justifying it.

We request that you provide all documents in electronic format and waive any and all fees associated with this Request. SWRCC is a community-based organization. Please notify and obtain express approval from this Office before incurring any duplication costs.

If any of the above requested documents are available online, please provide us with the URL web address at which the documents may be downloaded. If any of the requested documents are retained by the City in electronic computer-readable format such as PDF (portable document format), please provide us with pdf copies of the documents via email, or inform us of the location at which we can copy these documents electronically.

In preparing your response, please bear in mind that you have an obligation under Government Code section 6253.1 to (1) identify all records and information responsive to our request or the purpose of our request; (2) describe the information technology and physical location in which the records exist; and (3) provide suggestions for overcoming any practical basis for denying access to the records or information sought.

In responding to this request, please bear in mind that any exemptions from disclosure you may believe to be applicable are to be narrowly construed. *Marken v. Santa Monica-Malibu Unif. Sch. Dist.* (2012) 202 Cal. App. 4th 1250,1262; and may be further narrowed or eliminated by the adoption of Proposition 59, which amended article I, section 3(b)(2) of the California Constitution to direct that any "statute ... or other authority ... [that] limits the right of access" to "information concerning the conduct of the people's business" must be "narrowly construed."

As for any records that you nonetheless decline to produce on the grounds of an exemption, please bear in mind that the case law under the Public Records Act imposes a duty on you to distinguish between the exempt and the non-exempt portion of any such records, and to attempt in good faith to redact the exempt portion and to disclose the balance of such documents.

Please bear in mind further that should you choose to withhold any document from disclosure, you have a duty under Government Code section 6255, subd. (a) to "justify withholding any record by demonstrating that the record in question is exempt under express provisions" of the Public Records Act or that "the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record."

Finally, please note that you must retain and not destroy any and all records, notwithstanding any local record retention or document destruction policies. As the Court noted in *Golden Door Properties, LLC v. Superior Court of San Diego County* (2020) 53 Cal.App.5th 733 that a public agency "must retain '[a]ll written evidence or correspondence submitted to, or transferred from' . . . with respect to" CEQA compliance or "with respect to the project."

II. ADVANCE NOTICE LIST REQUEST.

We also ask that you put this Office on its notice list for any and all notices issued under the CEQA and the Planning and Zoning Law.

In particular, we request that City send by mail or electronic mail notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivision for the Project, or supported, in whole or in part, through permits, contracts, grants, subsidies, loans, or other forms of approvals, actions or assistance, including but not limited to the following:

- Notices of any public hearing held in connection with the Project; as well as
- Any and all notices prepared pursuant to CEQA, including but not limited to:
- Notices of determination that an Environmental Impact Report ("EIR") or supplemental EIR is required for a project, prepared pursuant to Public Resources Code Section 21080.4;
- Notices of availability of an EIR or a negative declaration for a project prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations;
- Notices of approval or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law;
- Notice of approval or certification of any EIR or negative declaration prepared pursuant to Public Resources Code Section 21152 or any other provision of law;
- Notice of exemption from CEQA prepared pursuant to Public Resources Code section 21152 or any other provision of law; and
- Notice of any Final EIR prepared pursuant to CEQA.

This Office is requesting notices of any approvals or public hearings under CEQA and the California Planning and Zoning Law. This request is filed pursuant to California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section

65092 requiring agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

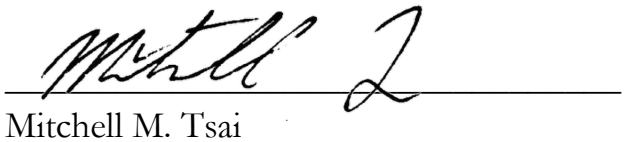
Please send notice by regular and electronic mail to:

Mitchell M. Tsai, Attorney At Law
139 South Hudson Avenue
Suite 200
Pasadena, California 91101

Em: info@mitchtsailaw.com
Em: mitch@mitchtsailaw.com
Em: jason@mitchtsailaw.com

We look forward to working with you. If you have any questions or concerns, please do not hesitate to contact our Office.

Sincerely,



Mitchell M. Tsai
Attorneys for Southwest Mountain States
Regional Council of Carpenters

FIRE STATION
NEW APARTMENTS

MOBILE HOME PARK

VERY NARROW STREET

DANGEROUS TURN

2

From: Jim Waggoner
To: Belinda Deines
Subject: Emailing: img02142023_0002.pdf
Date: Tuesday, February 14, 2023 11:43:50 AM
Attachments: img02142023_0002.pdf

Good day Ann Deines, I live on the corner of Fortuna and Via Canon. I would look at the travel of cars. We are experiencing over double the traffic where we live from the new homes that have been built up on the hill from us. People do not stop at the stop sign on Fortuna and Via California now and they speed done Via Canon. I am concerned about the access that the fire trucks need to go to afire if there are more cars on the roads around the fire department. There are too many cars parked on the street now as you can see in the pictures. I am very concerned about more traffic around the possible new apartments. Thank you for listening, Jim Waggoner 714 984 4783

From: Jocelyn Brennan
To: Belinda Deines
Subject: Victoria Boulevard Apartments
Date: Tuesday, January 31, 2023 2:42:01 PM

As a hard working, high tax paying Dana point resident I am strongly against the proposed VBA building. We do not need that type of structure destroying our quaint little town. Enough is enough!!!! Stop putting profits over people and community

Please submit a HARD NO from me.

Thank you
Jocelyn Brennan

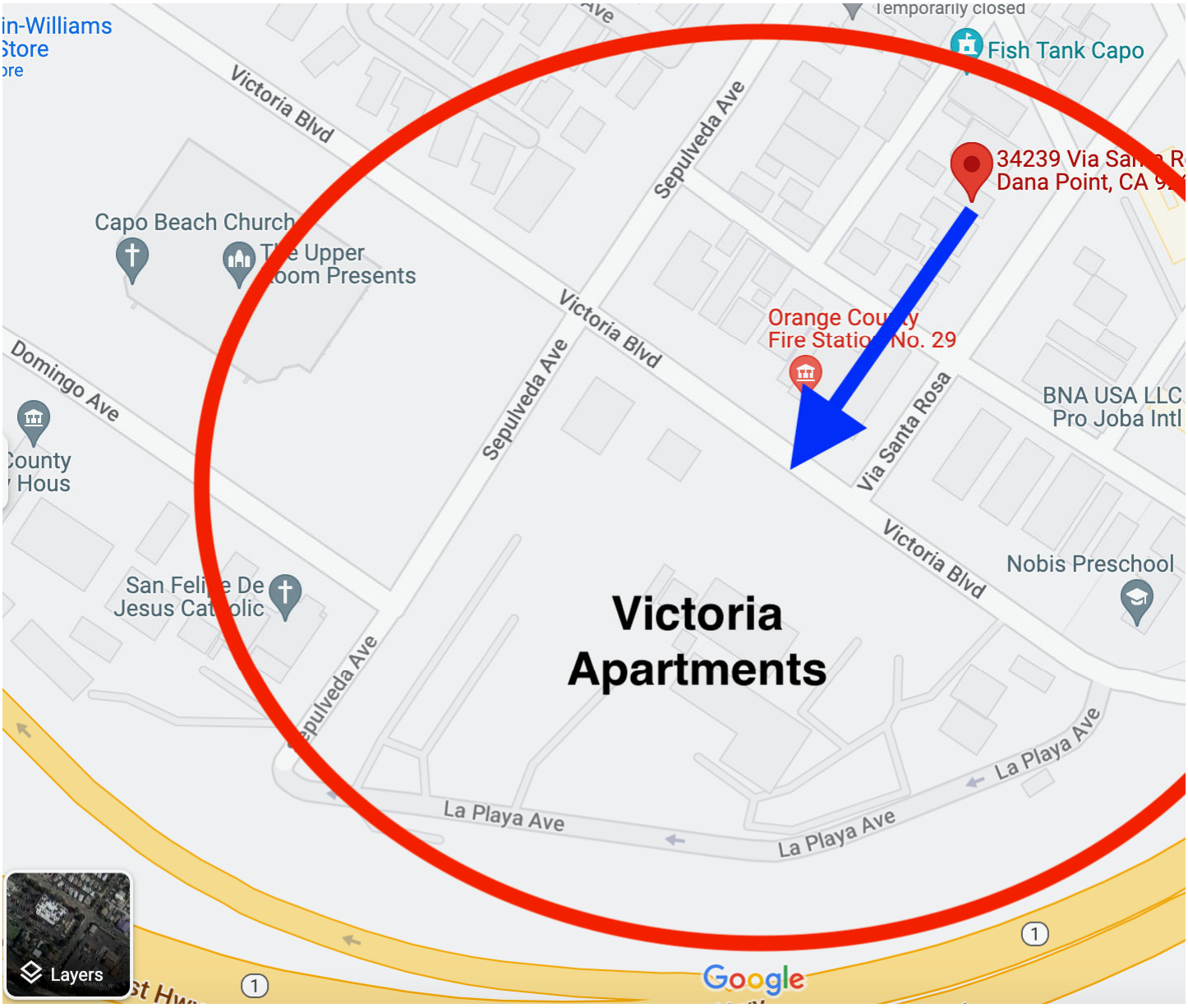
Sent from my iPhone

Belinda Deines

From: Kymberlee <lagunatic5@yahoo.com>
Sent: Tuesday, February 14, 2023 8:19 AM
To: Belinda Deines
Subject: Response to Environmental Impact Report: Via Santa Rosa Resident/Doheny Village

Dear Belinda Denise/Planning Committee,

My name is Kymberlee Stanley, and I purchased 34239 Via Santa Rosa, a duplex two blocks from the proposed Victoria apartment proposal, in July, 2022. I have attached photos of my upstairs studio on Via Santa Rosa that is a 30 day plus rental, and is my primary source of income. I also have a lower level front house in this duplex. The upper studio unit is above/higher than all the neighbors, with an unobstructed view between my duplex and the proposed Victoria 6-7 story parking structure. This blue arrow in the diagram shows exactly my view of the sunsets every evening.



I have been following the Victoria proposal since before I purchased the units, and I have spoken at the coastal commission Zoom meeting for STR permit approval a couple months ago. I plan to apply for a STR permit soon, as I am zoned for both commercial and residential. The Victoria apartments timeline of a 2-3 year construction project would have a profound "environmental" impact for me financially and personally. I am an artist and a psychotherapist, and my studio is below the studio in the garage. I rent out one or both units for my sole income. This is my only rental property. This scares me.

This is about me and my "Garibaldi" art studio located on the property as well:
kymberleestanley.com

I am writing to educate the city and its building contractors, of the **Neighborhood resident/business** impact, as in addition to the environmental impact report. I am not OPPOSED to the project; instead, I would like the builders and the city to **agree on a neighborhood partnership that would somehow GIVE BACK to the immediate Doheny Village neighbors within a 2 block radius of the proposed project**. We are the ones who will be most impacted.

So far, I am only hearing about how the project would **TAKE** from us.

Here is how it would impact me directly:

1. **View abatemen**t: 7 story parking structure **may** block sunset views, based on my second story balcony view. This view is the main reason I purchased this property, and why it is special. My studio balcony is the highest point between the project and my unit, so I see over all other houses and the fire department.

2. **Light pollution**: nighttime safety lights, apartment door lights and green area park lights may shine directly into the eyes of my renters or myself when staying at my studio and enjoying the deck at night.

3. **Noise pollution**: 2-3 years of jackhammers, trucks, steel welding, etc. all hours of the day. People rent my studio for a peaceful getaway at the beach. Enough said.

4. **Loss of income/rental complaints**: renters ask if the unit is quiet before renting. What am I supposed to say? It will be harder to rent, in a high income rental area where people have high expectations.
I am expecting at least 1 month of loss of rental income each year the project is in contruction, or $5,000 a month, once a year x 3 years = $15,000 total throughout the project.

5. **More traffic** exiting Via Santa Rosa to get to Doheny Village - construction and regular commuters.

6. **Less** street parking from apartment overflow or visitors.

7. **Dust/dirt** in air during building that will settle on my deck daily.

How would this construction project, and its aftermath, **give ANYTHING BACK** to me/us?

My proposal below is merely a list of minimal "peace offerings/truces" for the homeowners that live and work within a 2 block radius of the Victoria project in Doheny Village. This is going to be a long relationship. I don't want to resent it and the city for years.

Possible "builder give-backs" to Doheny Village residents/business owners:

1. An annual one-month rental income loss reimbursement for STR's or long term rentals impacted by income lost due to noise of construction for 2-3 years. For me, I am estimating, a 5k loss (one month rent) lost to complaints, or difficulty

renting monthly during a construction zone. So, $5,000 x 3 years = $15,000. Who absorbs these losses? Is it all on the homeowner?

2. All overhead outdoor lights installed on apartments be installed as down-lit lights only, with no “light overspray” reaching out across the neighborhood. This includes park lights. Lights could be turned down to lower level strengths. What would I see at night or sunset once this is built?

3. Does the aparment include a **gym** or other amenities for residents? What if residents living within a 2 block radius receive an annual pass or optional low-cost buy in?

4. **Optional parking** structure parking spot to be offered or purchased at cheap annual rate for residents who have lost their street parking. It’s already a pinch. My residents walk three blocks to get a spot on the weekends.

5. Will there be a restaurant or **coffee shop** built for the apartment residents? There is currently no walkable coffee shop for us other than the car wash. This could be nice for us.

6. Will your apartment building be a part of easier walking path to beach? Not sure if this will be concurrent with coast commission village plan or not.

7. A "complaint line” open between the builders and the neighborhood that is manned and responsive.

8. What will be building construction times? Will they be posted and enforced? I would suggest: 8:30-4:00 pm M-F only. No weekends.

9. Develop a partnership between the apartment project and the local artists. Via Santa Rosa and the next street alone has many industrial artists, hair dressers, painters like me, designers, 3 architects, mural artists, etc. How are they considered for city beautification along with the Doheny Arts Village development? This could be a local collaboration. I myself am a professional painter who paints large paintings of the water, coastline, etc. My neighbor Ron Whitworth is a cutting edge industrial/steel designer that could build the hand railings, gates, etc.

10. Link this apartment project as part of Doheny Village ARTs development by establishing a commission between the city and the builder to intentionally connect the local artists with it.

I ask for a written “local Doheny Residents and Business owners” proposal from the builders/city commission to offer something back to us. This seems one-sided and it should be a partnership with give and take.

Thank you,
Kymberlee Stanley
Owner 34239 Via Santa Rosa
Doheny Village

My sunset
spot

Larry Dorn
2353 Irvine Avenue
Newport Beach, CA 92660
714-742-4072

February 5, 2023

VIA ELETRONIC MAIL

Belinda Deines
City of Dana Point Planning Division
3328 Golden Lantern
Dana Point, CA 92629

Dear Belinda Deines & Staff,

I write this letter to provide my comments on the proposed Victoria Boulevard Apartments ("Proposed Project"). I am an adjacent property owner. As set forth below, the Proposed Project as proposed is a tremendous safety hazard to the surrounding community and would greatly impinge on the property rights of the surrounding community.

First, I will address the safety issue. As I am sure you are aware, the Victoria Blvd fire station is located directly across the street from the Proposed Project. Unfortunately, the only direction of egress from the station is onto Victoria, and any significant traffic or parking would greatly hamper the fire engine and paramedic vehicle's ability to maneuver to an emergency. Existing traffic in the morning heading in the direction of Doheny Park Road already creates a backup from Sepulveda to Via Santa Rosa. The single main entrance and exit to and from the Proposed Project flows onto Victoria with the majority of traffic heading to/from Doheny Park Road; this is directly in the path of the emergency vehicles. The current ability for emergency services to reach their destination can be delayed significantly at certain times of day due to existing traffic patterns even now. Adding a project this size would likely double the traffic count during commute times and block the ability of emergency vehicles to exit, further delaying response times. In an emergency, every moment counts, and I am at a loss as to how the City could consider purposefully further hampering the fire station's ability to reach residents in need.

In addition to the extreme risks to Dana Point residents by restricting access to emergency services, the Proposed Project would bring significant parking issues for existing residents. Currently, parking during non-business hours is nearly non-existent. Few of the houses in the community have enough parking for their residents right now. Add in the trailer park at the corner of Sepulveda and Victoria, and there is simply not enough available street parking. The developers of the Proposed Project say they will add 14 spots on Victoria by changing the direction to angled parking, but currently there are 12 parallel spaces so this is a net gain of 2. The suggestion that there will be anything but parking mayhem is a sham. The developers have

far underestimated their parking needs and have disregarded the impact to the surrounding residents.

This Proposed Project is not designed nor is the location one which will attract families. The complex is designed for a demographic for the 20-50 year-olds who are likely to have roommates due to the pricing, and that alone will double the estimated car count over what is proposed. So where are these tenants, guests and multiple car owner residents going to park? Where are the 50 additional spots going to come from that the Toll Brothers promised the church on Sundays? They will not fit on the streets as there currently is not enough parking as is, and the streets are already congested at critical times of day.

The developers are proposing what they consider a “high-end” Project, but their plans completely disregard the surrounding community and residents. There is a complex of Section 8 apartments across the street, single family homes, a church with their school, and a large mobile home park. When you add the Proposed Project with approximately 1000+ additional residents and 450+ additional cars, it becomes unsafe and deprives the community of the ability to enjoy their properties. The proposed community park at the corner of Victoria and Sepulveda is ripe to become a mecca for the homeless community and those looking for a gathering spot create more disruption to the community. Add in a proposed firepit and it offers a long term haven for those seeking anonymity.

The current property owners and residents have legal right to the quiet enjoyment of their homes. This community would like to see open space. The only reasonable alternative choices to this Proposed Project would be 1) to keep a land lease in place with Toll Brothers but propose they do a subdivision of single-family homes on the smaller lots like the surrounding community, or 2) authorize an apartment community of less than 150 units. This will reduce the safety concerns, reduce on street parking and have Toll Brothers rethink their community park which will become the community gathering space and the sheriff’s most visited destination.

I appreciate the opportunity to walk you through the community and show you the safety concerns and how the Proposed Project would interfere with the property rights of the current owners and residents. I welcome any feedback or further questions.

Larry Dorn

26091 A, 26091 B, 26099 A, 26099 B, Victoria Blvd

From: Larry Dorn
To: Belinda Deines
Subject: Proposed Victoria Boulevard Apartments
Date: Sunday, February 5, 2023 8:30:44 PM
Attachments: Victoria Apartment Proposal (HED Clean 2-5).docx

---

Belinda,

As an owner of some homes adjacent to the property and having been in the multifamily business for over 30 years, my comments are with an understanding of what the reality a project like this will have on the surrounding community. The city has a responsibility to approve developments which will enhance the community and this one as presented does not even come close.

Best,
Larry Dorn

February 14, 2023

Belinda Ann Deines, Principal Planner
City of Dana Point
Planning Division
33282 Golden Lantern
Dana Point, CA 92629

Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (Draft EIR)

Project Title: Victoria Boulevard Apartments
State Clearinghouse No. 2021070304

Project Applicant: City of Dana Point

Comments In Response to this Notice

In the Certification of the Amendment to modify and add provisions to the land use element of the General Plan and to the zoning code, the stated purpose is, "…to preserve and enhance the eclectic combination of commercial, light industrial, and residential mixed use in the Doheny Village". The mission to preserve and enhance the community is not accomplished by the Victoria Boulevard Apartments as proposed by Toll Brothers because the large scale of this project will instead adversely impact the community. Density not properly managed impacts quality of life. With this as a prime concern, the land use designation for the Capistrano Unified School District Bus Yard currently has a maximum density of 30 dwellings an acre per the local coastal program amendment approved on February 9, 2023 by the Coastal Commission.

The Toll Brothers' written presentation at Dana Hills High School on November 16, 2022 stated, "Maximum number of units are not to exceed 365 units". Their statement that, "Allowable units derived from the maximum density of 50 dwelling units per acre allowed elsewhere in Doheny Village" is misleading, as this density according to the Doheny Village zoning code is only for properties that are in excess of 10 acres. The zoning for the bus yard is 30 units per acre, as illustrated on the exhibits attached to the Amendment recently approved by the Coastal Commission. There are approximately 4.5 buildable acres after deducting the 1.1 acres as open space. Using current zoning, this would allow approximately 135 units---significantly less than the proposed 349 apartment units. Their proposal of 349 units far exceeds the zoning density established and approved by the Coastal Commission.

The proposed Toll Brothers Development is a massive concentration of residential units without any additional infrastructure to support the number of people and vehicles that will be added to the already-crowded streets in Doheny Village. The existing streets will be the transportation corridor which is supposed to accommodate the additional 1.9 cars per apartment x 349 apartments, or 663 additional vehicles. The vehicular traffic

leaving the Apartments will be limited to only one viable access street for going south or into Dana Point proper---Victoria Blvd. Domingo Street is not an option because there is no signal at the intersection of Domingo and Doheny Park Road, and turning left there is unsafe due to excessive cross traffic. If a signal were to be installed it would impede traffic on Doheny Park Road, since there are already signals at both Las Vegas (the freeway exit) and Victoria Blvd.; an additional signal would create a major traffic backup on Doheny Park Road, which is a major commercial corridor servicing the Big 5 shopping center and Costco. Camino Capistrano is the only other access route leading to Doheny Park Road, but one can only turn right at that corner. The backup at the Victoria signal with the additional quantity of vehicles from the proposed development would be detrimental to the community. Another concern is the reduced access to Doheny Park Road by emergency vehicles from the Fire Station, which is directly across from the development on Victoria Blvd. The two closely-spaced traffic signals on Doheny Park Road at Las Vegas and Victoria Blvd. now control the flow of traffic from Costco and the Big 5 shopping center, current businesses and residences, folks from San Juan Capistrano traversing Doheny Park Road to Pacific Coast Highway or the on-ramp to the 15 freeway southbound to San Diego. Doheny Park Road is frequently backed up at both intersections during peak travel times. An additional 663 vehicles from this project will create an untenable traffic situation, which will impact the safety and lifestyle of the Doheny Village community. Going back to the mission, the area will not be “preserved and enhanced” by this project---it will be negatively impacted by the proposed density and pose safety concerns.

Respectfully submitted,

Larry Robinson
34233 Via Santa Rosa
34231 Camino Capistrano
Capistrano Beach, CA 92624

From:	Larry Robinson
To:	Belinda Deines
Cc:	larryr@barrettrobinson.com
Subject:	Comment on Draft EIR - Victoria Blvd. Apartments
Date:	Tuesday, February 14, 2023 9:09:03 PM
Attachments:	Toll Brothers EIR Notice.pdf

Belinda, please see attached comments.

Thank you,

Larry Robinson
714 984-4142 cell

From: Mary Booth
To: Belinda Deines
Subject: Victoria Blvd.
Date: Monday, January 30, 2023 12:59:26 PM

Planning commission,
I am a long time resident of Capo Beach. I love this community. People are generally very normal and hard working , life loving folk. I realize progress must be made.
BUT… I don't know who you want to attract to this seemingly was over populated and way OVER priced housing!!!
Thank God my expenses haven't reached that exorbitant bill they want to ask for renting a new cracker box!!! The audacity that $3315 for a studio apt. And affordable housing is even said in the same article is totally ridiculous!!!
I am a middle class senior and have many friends of all ages who rent in this area. The rents have increased way too fast as opposed to salaries and wages. Most are relatively small families of one to 4. Even a double income from a local business would be difficult to pay for a tiny studio apt!!!!
I am sad to hear about this and would hope enough people will reject this seemingly insane initiative!!! We need some sensitivity and helpful planning, not a heartless bunch of money mongers!
Please hear from the people, not just investors hoping to make it rich.

Sincerely,
MaryBooth

Sent from my iPhone

From: Rich Burnham
To: Belinda Deines
Subject: Victoria Boulevard Apartments
Date: Thursday, February 9, 2023 2:02:29 AM

A BIG NO!!!!!

Do not allow more apartments, we will fight this to the end. Find funding for the high school in other ways. What a SCAM!!!!

From: Richard Law
To: Belinda Deines
Cc: Richard Law
Subject: Fwd: Draft EIR Workshop, Victoria Boulevard Apartments
Date: Sunday, February 19, 2023 4:30:59 PM

NOT TO SCALE

Michael Baker INTERNATIONAL

12/2022 | JN 179396

VICTORIA BOULEVARD APARTMENTS
ENVIRONMENTAL IMPACT REPORT

Reduced Building Height Zones

Exhibit 3-7

Exhibits:
Exhibit 3-7, Reduced Building Height Zones
Exhibit 1, looking west on Victoria Boulevard
Exhibit 2, overall building frontage on Victoria Boulevard
Exhibit 3, overall building frontage on Sepulveda Avenue

Belinda,

The following are my comments on the Draft EIR for the Victoria Boulevard Apartments. Please forward to Planning Commissioners and others who may find it useful.

For those who live in or pass through Doheny Village and Capistrano Beach, Victoria Boulevard Apartments will be experienced primarily from the project frontages on Victoria Boulevard and Sepulveda Avenue. Victoria Boulevard will carry more traffic than Sepulveda Avenue but buildings fronting on both of these streets will be highly visible from within the village. These views are most important and will determine how well the project fits in.

In the Draft EIR, Item 3.6, GOALS AND OBJECTIVES, there is one objective that stands out. "ENSURE HEIGHT AND MASSING OF FUTURE DEVELOPMENT WITHIN THE PROJECT AREA IS SENSITIVE TO EXISTING STREETSCAPE, ESPECIALLY ALONG VICTORIA BOULEVARD."

In the Draft EIR this OBJECTIVE is only addressed for the buildings by height limits as indicated in EIR Exhibit 3-7 Reduced Building Height Zones, attached here. The building height limit for buildings fronting on Victoria Boulevard is up to 50 feet in height. The building height limit on Sepulveda Avenue is up to 65 feet in height. Without additional standards or guidelines, this could allow the

building or buildings fronting on Victoria Boulevard to all be 50 feet in height and the building or buildings fronting on Sepulveda Avenue to all be 65 feet in height. There are no development standards or guidelines in the Draft EIR that prevent this.

Taller Buildings of uniform height and unbroken massing tend to appear much more massive than buildings of varied height and varied building massing. Buildings done in this manner fronting on Victoria Boulevard and Sepulveda Avenue would "cause a significant environmental impact" by not being "SENSITIVE TO THE EXISTING STREETSCAPE." This should be categorized as a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts.

We have worked with the developer to try to achieve variety in building height and massing for the building frontages along Victoria Boulevard and Sepulveda Avenue. The following exhibits are fairly recent building design concepts by the developer. These exhibits are not included in the EIR.

The First Exhibit is looking west on Victoria Boulevard at street level. Variation in building height and massing is evident in this street scene.

The Second Exhibit shows the overall building frontage along Victoria Boulevard. There are 3 story building segments up to 35 feet in height and 4 story building segments up to 50 feet in height. Open spaces provide breaks in the building massing. This treatment of the buildings fronting on Victoria Boulevard help make the transition in scale to the existing village. This could be considered "SENSITIVE TO THE EXISTING STREETSCAPE." Development standards and guidelines that require and encourage this should be included in the Specific Plan and addressed in the EIR.

The Third Exhibit shows the overall building frontage along Sepulveda Avenue. The building shown is a continuous 5 stories, up to 65 feet in height. There are no breaks in the building massing. The appearance of the building along Sepulveda would be massive. It does not help make a transition in scale to the existing village. It is not "SENSITIVE TO THE EXISTING STREETSCAPE." This should be categorized as a "potentially significant impact." Development standards and guidelines that prevent this should be included in the Specific Plan and addressed in the EIR.

The following are suggestions for development standards and guidelines for building frontages on both Victoria Boulevard and Sepulveda Avenue as the OBJECTIVES are the same: The overall project building height limit is 65'. Create a 40' wide reduced building height zone on both street frontages. Require at least 2 reduced building heights: up to 3 story building segments up to 35 feet in height for at least 65% of the building frontage and up to 4 story building segments up to 50 feet in height for no more than 35% of the building frontage.. Require at least 2 open space breaks in the building massing at least 40' in width on each building frontage.

From within Doheny Village, Victoria Boulevard Apartments will be experienced

primarily from the project frontages on Victoria Boulevard and Sepulveda Avenue. This is true no matter what the final project configuration, building height or number of units turns out to be. This project OBJECTIVE should still apply: "ENSURE HEIGHT AND MASSING IS SENSITIVE TO EXISTING STREETSCAPE."

From: Richard Law
To: Belinda Deines
Subject: Draft EIR Workshop, Victoria Boulevard Apartments
Date: Sunday, February 19, 2023 4:48:38 PM

Belinda,

The following are my comments on the Draft EIR for the Victoria Boulevard Apartments. Please forward to Planning Commissioners and others who may find it useful.

For those who live in or pass through Doheny Village and Capistrano Beach, Victoria Boulevard Apartments will be experienced primarily from the project frontages on Victoria Boulevard and Sepulveda Avenue. Victoria Boulevard will carry more traffic than Sepulveda Avenue but buildings fronting on both of these streets will be highly visible from within the village. These views are most important and will determine how well the project fits in.

In the Draft EIR, Item 3.6, GOALS AND OBJECTIVES, there is one objective that stands out. "ENSURE HEIGHT AND MASSING OF FUTURE DEVELOPMENT WITHIN THE PROJECT AREA IS SENSITIVE TO EXISTING STREETSCAPE, ESPECIALLY ALONG VICTORIA BOULEVARD."

In the Draft EIR this OBJECTIVE is only addressed for the buildings by height limits as indicated in EIR Exhibit 3-7 Reduced Building Height Zones, attached here. The building height limit for buildings fronting on Victoria Boulevard is up to 50 feet in height. The building height limit on Sepulveda Avenue is up to 65 feet in height. Without additional standards or guidelines, this could allow the building or buildings fronting on Victoria Boulevard to all be 50 feet in height and the building or buildings fronting on Sepulveda Avenue to all be 65 feet in height. There are no development standards or guidelines in the Draft EIR that prevent this.

Taller Buildings of uniform height and unbroken massing tend to appear much more massive than buildings of varied height and varied building massing. Buildings done in this manner fronting on Victoria Boulevard and Sepulveda Avenue would "cause a significant environmental impact" by not being "SENSITIVE TO THE EXISTING STREETSCAPE." This should be categorized as a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts.

We have worked with the developer to try to achieve variety in building height and massing for the building frontages along Victoria Boulevard and Sepulveda Avenue. The following exhibits are fairly recent building design concepts by the developer. These exhibits are not included in the EIR.

The First Exhibit is looking west on Victoria Boulevard at street level. Variation in building height and massing is evident in this street scene.

The Second Exhibit shows the overall building frontage along Victoria Boulevard. There are 3 story building segments up to 35 feet in height and 4 story building segments up to 50 feet in height. Open spaces provide breaks in the building massing. This treatment of the buildings fronting on Victoria Boulevard help make the transition in scale to the existing village. This

could be considered "SENSITIVE TO THE EXISTING STREETSCAPE." Development standards and guidelines that require and encourage this should be included in the Specific Plan and addressed in the EIR.

The Third Exhibit shows the overall building frontage along Sepulveda Avenue. The building shown is a continuous 5 stories, up to 65 feet in height. There are no breaks in the building massing. The appearance of the building along Sepulveda would be massive. It does not help make a transition in scale to the existing village. It is not "SENSITIVE TO THE EXISTING STREETSCAPE." This should be categorized as a "potentially significant impact." Development standards and guidelines that prevent this should be included in the Specific Plan and addressed in the EIR.

The following are suggestions for development standards and guidelines for building frontages on both Victoria Boulevard and Sepulveda Avenue as the OBJECTIVES are the same: The overall project building height limit is 65'. Create a 40' wide reduced building height zone on both street frontages. Require at least 2 reduced building heights: up to 3 story building segments up to 35 feet in height for at least 65% of the building frontage and up to 4 story building segments up to 50 feet in height for no more than 35% of the building frontage.. Require at least 2 open space breaks in the building massing at least 40' in width on each building frontage.

From within Doheny Village, Victoria Boulevard Apartments will be experienced primarily from the project frontages on Victoria Boulevard and Sepulveda Avenue. This is true no matter what the final project configuration, building height or number of units turns out to be. This project OBJECTIVE should still apply: "ENSURE HEIGHT AND MASSING IS SENSITIVE TO EXISTING STREETSCAPE."

Exhibits:
Exhibit 3-7, Reduced Building Height Zones
Exhibit 1, Looking west on Victoria Boulevard at street level
Exhibit 2, Overall building frontage on Victoria Boulevard
Exhibit 3, Overall building frontage on Sepulveda Avenue

NOT TO SCALE

Michael Baker INTERNATIONAL

12/2022 | JN 179396

VICTORIA BOULEVARD APARTMENTS
ENVIRONMENTAL IMPACT REPORT

Reduced Building Height Zones

Exhibit 3-7

From: Sara Aplanalp
To: Belinda Deines
Subject: Victoria Blvd apts
Date: Tuesday, January 31, 2023 10:09:59 PM

Good evening Belinda,
I'm writing to you in regards of the proposed apartment development in capo bch.
As u know so many who live here and have lived here for 50+ years cherish the sleepy and historic beach town feel that has been Dana Point. We do not want massive modem apt complexes, upscale expensive eateries in the harbor and luxury condos.
We have chosen to live/work/retire in Dana Point because we do not have an affinity to Newport Beach, Irvine or the like. This new project is a major upset to the existing community. I am not for modernizing Dana point, raising rents, higher taxes, congestion, so I strongly have to say no to this plan. I hope the powers at be hear what we are saying and do not move forward on this .
Regards,
Sara Aplanalp

Sent from my iPhone

From: Sheila Daniels
To: Belinda Deines
Subject: Opposition to Victoria boulevard apartments
Date: Tuesday, January 31, 2023 2:29:31 PM

Belinda Deines,

My name is Sheila Daniels and I'm a Dana Point resident for the past decade.
I strongly oppose the development of Victoria Boulevard Apartments. Traffic in Dana point has steadily deteriorated in the past decade as more developments have been built. It has also ruined the landscape and natural flora of the area. Also as observed with the past rain the increase in population also brought an awfully disgusting increase in pollution to the run off that goes into our beach!

We are in strong opposition.

Thank you,
Sheila Daniels

Sent from my iPhone

From:	Steven Thong
To:	Belinda Deines
Cc:	Mitchell Tsai; Jason Cohen; Mitchell M. Tsai Attorney at Law, P.C.
Subject:	SWMSRCC - [City of Dana Point, Victoria Boulevard Apartments] - Project Status Inquiry
Date:	Wednesday, February 8, 2023 1:59:41 PM

Good afternoon Belinda Ann Denies,

I hope you are doing well. Could you please advise of the project status of the Victoria Boulevard Apartments? Are there any scheduled hearings or updates to the project at this time?

Additionally, please add the following emails to the advance/interested parties list for any notification regarding the project.

Steven@mitchtsailaw.com
Info@mitchtsailaw.com
Jason@mitchtsailaw.com
Mitch@mitchtsailaw.com

Thank you for your time.

Best,
Steven

--
Steven Thong
Paralegal
Mitchell M. Tsai, Attorney At Law
139 South Hudson Avenue Suite 200
Pasadena, CA 91101
Phone: (626) 314-3821
Fax: (626) 389-5414
Email: Steven@mitchtsailaw.com
Website: http://www.mitchtsailaw.com

From: Susan Hinman
To: Belinda Deines
Subject: Victoria Blvd. Input
Date: Friday, February 3, 2023 3:15:05 PM

Dear Ms. Deines,

Many of us are looking forward to the presentation by the Toll Brothers at the Dana Point Civic Association Coffee Chat on February 10. As a long-time Dana Point resident it is my hope that this proposed apartment complex will provide a significant improvement in the quality of life of many living in our community.

Here are several concerns that will hopefully be addressed productively as this project moves toward possible approval:

1. Since it appears that this proposed development intends to define 15% of the apartments to qualify and meet affordable housing needs of those living and working in Dana Point, is there procedure that can provide existing, qualified, working Dana Point residents to have priority in renting those affordable units?
2. How do the proposed plans for 349 units efficiently plan for the safe and efficient storage of trash with a procedure for a trash pickup that prevents unsightly, unhealthy weekly disposal?
3. What are the landscaping plans to screen the development from major transportation corridors and guarantee sound attenuation for the building occupants?
4. Hoe does this proposed plan integrate with adequate nearby public recreational facilities?

Many of us look forward to the presentation of this project and anticipate that the end product will be attractive, well-planned multiple dwelling units that will integrate with the community and improve the quality of life for all of our residents.

Sincerely,

Susan Hinman

From: Suz
To: Belinda Deines
Subject: Victoria Boulevard Apartments
Date: Wednesday, February 1, 2023 9:26:40 AM

Hello,
I would like to express my opinions of how ridiculous I think this project would be. Not only is this projected site entirely inappropriate for this particular area, we currently don't have the necessary law enforcement to handle current situations that occur now which includes the homelessness.

Projects have started and stopped in the harbor that have residents upset and we don't need another massive project to interfere with the lives of the long time residents of Dana Point that have chosen this city because of its quaintness.

Let's put a stop to this project.

Suzanne Aplanalp

Sent from my iPad