

Dana Point Harbor Oversight Advisory Committee

Wednesday, April 2, 2025

MINUTES

Robert Langan, DPHOAC Chair, called the meeting to order at 5:40 p.m. Committee members not in attendance; Diane Wenzel, Wendy Leavell, John Fellner, City of Dana Point Representative.

PRESENTATIONS/UPDATES:

-Orange County Supervisor Foley Update: Supervisor Foley provided an update to the Committee regarding the recent meeting with Sergeant Stiefel, representing Dana Point Harbor Patrol, just prior to the DPHOAC meeting. Attendees included representatives from DPHP, CEO Real Estate, OC Parks, Supervisor Foley and staff, as well as Sergeant Stiefel. The primary focus of the meeting was to brief Harbor Patrol on the ongoing harbor/marina revitalization and discuss its potential impacts on Harbor Patrol operations as it moves forward. In addition, feedback was solicited about the new docks, the location of the white seabass grow pens and other relevant topics. The Supervisor stated the County is exploring Proposition 4 funding to potentially assist with relocating the pens or supporting related program operations.

The Supervisor reported that the new parking structure is ahead of its scheduled May completion but progress is being held up due to SDG&E's inability to energize the structure in stride with the pace of the development. The Supervisor indicated that she is willing and ready to contact SDG&E if further delays occur. At this point the opening date is estimated to be in June. Supervisor Foley went on to report that the hotels are in the EIR review process and targeting the June 23rd Dana Point Planning Commission meeting.

Supervisor Foley then updated the committee on the meeting held with the Dana Point Yacht Club (DPYC), DPHP, the Supervisor's staff and members of the County's CEO Real Estate Department. This discussion centered on the future of the yacht club as the harbor revitalization moves forward. The Supervisor reported that the DPYC has created a standing "long-term planning" committee to spearhead these discussions. While a variety of options for the club were discussed, the Supervisor felt it was premature to share specific options until DPYC clarifies their vision. During the meeting, DPYC outlined several key initiatives the club wants to provide to their membership, including continued sailing programs, club sponsored events and additional amenities to grow membership. DPYC expressed concern about the future of the DPYC controlled slip space, especially as it relates to revenue from those slips. The Supervisor then requested the DPYC to prepare a proposal for her office and DPHP outlining their vision for DPYC and how DPHP and the County can support it. The requested proposal will have three options; A (ideal), B (moderate) and C (bare minimum). While no specific timeline was given for presentation of the proposal, it was emphasized that the "ball is in your court" and the sooner the proposal is submitted, the better. Lastly, it was emphasized that only the Commodore and the planning committee are authorized to speak on behalf of DPYC regarding these matters, a point confirmed by DPHOAC committee member Dennis Parks, who noted its reinforcement at a recent DPYC 'fireside' chat and in their latest club publication.

-County of Orange CEO Real Estate Update: Christian Gagne, the Dana Point Harbor Oversight Manager for the County of Orange, updated the committee on the latest developments from the bi-weekly call with the DPHP. He reported that DPHP has completed Phase 8 of the marina and is preparing to start work on Phase 7.1, which will, with the exception of the DPYC and OCSEC docks, complete that last section of slips in the west marina before moving to Phase 9 in July/August, near the Harbor Patrol facility and docks. Mr. Gagne also shared that the start of Phase 3 of the Commercial Core is expected to be around July/August, following the opening of the new parking structure. The public comment period for the draft EIR for the hotels is expected to close by April 28th, with the targeted Dana Point Planning Commission meeting scheduled for June 23rd.

Mr. Gagne then confirmed that the Dana Point Harbor Market Study and appraisal is well underway with no delays and is expected to be completed by the end of the month or early May. The Supervisor expressed concern over the completion timeline, particularly in light of the 5-year rate increase plan announced by DPHP in May of 2024.

-O.C. Parks Update: Michael Wilson, Deputy Director of OC Parks, advised the Committee about the ongoing upgrade projects to the OCSEC including the Cove Room roof replacement project, which includes installation of a new skylight. The skylight completion has been delayed due to skylight fitment issues. In addition, work on the installation of water bottle filling stations, general maintenance including upgrades to the lighting system, as well as cosmetics improvements to the OCSEC structure are on-going. Mr. Wilson advised the committee that the Outrigger Club relocation plans have been revised to include much of the feedback from the club regarding storage, ramps and gate access, and submitted to the City of Dana Point for review and approval. In addition, OC Parks is working on parking/storage plans that will provide the least amount of disruption for when the OCSEC dock construction will eventually commence.

-Committee Member/Additional Updates:

Colin Harris advised the Committee that the maritime training courses for public safety personnel proposed are moving forward and that CPR classes will be added to the program.

Susan Lieb, DPHP, advised the committee of several additional revitalization developments. First, she announced that street access from Golden Lantern to the parking garage and the Wharf area is scheduled to open on May 15. She also informed the committee that retail businesses in the existing Commercial Core that want to stay in the harbor as the revitalization continues would be relocated to open spaces at the Wharf. When asked if the Wharf area will eventually be remodeled or rebuilt, she explained that it would primarily undergo renovations, with some teardown to improve view corridors. Additionally, she reported that the Frisby Cellars Winery will be relocating to the lower level of the vacant Waterman's restaurant, as their current location will be impacted by a partial teardown of that building.

Bob Langan adjourned the meeting at 6:35 p.m. after a motion, a second and a committee vote for the adjournment passed. The next meeting is scheduled for 5/7/25.

ACTION ITEMS:

1. OPEN - Resolution of construction contract for OCSEC docks.
2. OPEN - Public benefit Analysis by DPHP and the County of Orange.