



Post Office Box 461, Dana Point, California 92629 ~ (949) 485-5656

June 17, 2014

City of Dana Point, City Council Meeting

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Public Comments on Harbor Revitalization Plan

Commercial Core CDP Application Appeal

James Lenthall, Director/VP – Dana Point Boaters Association

Good evening. My name is James Lenthall and I am the Vice President of the Dana Point Boaters Association. I am also a lifelong Dana Point resident and boater. I am here to represent my organization and our 3000 Dana Point boaters. We are not the appellant in this matter.

Much has been made over the course of this Revitalization Project of the competing factions in our harbor. The merchants, our boaters, the Harbor Department and other stakeholders battling over the future of our harbor. Some of the conflict is real, but most of it is contrived. We support revitalization, the vast majority of our boaters support it. It is mostly a very good plan, and we see eye to eye with our Harbor partners on much of the plan. However, it is predominately a commercial and entertainment revitalization, and there's no denying boaters have made significant concessions to our commercial partners. We are not here to rewind the clock and fight old battles. But there are remaining elements of this plan where we can avoid further loss of boater resources. We are not asking you today to deny the CDP application. We are asking you to attach a few realistic and feasible conditions to the CDP. We strongly desire to avoid further appeal to the California Coastal Commission, which would result in significant and unnecessary delay and expense.

Prior to tonight's meeting my organization provided you with detailed information on where we believe this application may not conform to the Coastal Commission's Land Use Plan for our harbor. In the interest of time, I would like to refer you back to those documents for the development of stipulations to the approval of the CDP. But in the briefest of summaries, we would like to see:

- Requirement of a publicly-disclosed finance plan for Harbor Revitalization, one that demonstrates that boaters will not pay a disproportionate share of a predominately commercial revitalization.
- Refinement of the parking management plan to minimize the loss of boater parking during and after construction, as detailed in our documentation and required by the Coastal Commission.
- Relocation of the guest docks prior to construction, not after, thereby significantly reducing boater parking demands in the area of construction.



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- Further development and refinement of the day use and dry boat storage plan during construction as requested in our documentation and required by the Coastal Commission.

Unfortunately an appeal to the California Coastal Commission may be inevitable – if not by us, then likely another dissatisfied stakeholder. Of course an appeal to the Coastal Commission will only result in further delays and additional expense. We believe you can significantly reduce the risk of further appeal by attaching the conditions we are requesting today to your approval of the CDP application. If you can't or won't do that, we are then in fact still asking you to approve the CDP so that the appeal to the Coastal Commission can commence as soon as possible. Your denial today of the CDP will add yet another layer of delays and expense, and we don't want that.

On behalf of the Dana Point Boaters Association and our boaters - actually, on behalf of my family, my friends, my neighbors, who enjoy our harbor daily, please approve the CDP. But please approve it with the conditions we've requested in order to minimize further loss of boater resources and move this project to construction as soon as possible.

Thank you.

James Lenthall
Vice President, Dana Point Boaters Association