

Dana Point Harbor Oversight Advisory Committee

Wednesday April 3, 2024 | 5:30 p.m. – 7:00 p.m.

MINUTES

Bob Langan, Committee Chair, called the meeting to order at 5:30 p.m. Committee members not in attendance; Shala Okeef and Mike Frost (or the alternate representative from the City of Dana Point).

PRESENTATIONS/UPDATES:

- Orange County Supervisor Foley Update: Supervisor Foley was unable to attend so Alyssa Napuri, Supervisor Foley's Deputy Chief of Staff, stood in for the Supervisor. She confirmed that the Supervisor's Flag Day celebration will be held at the harbor's Baby Beach area June 12th to the 14th. In addition, she advised the committee that she would be meeting with Brian Ward of the Dana Point Harbor Partners and representatives from the City of Dana Point. They will be physically counting the 334 "day boater" parking spaces to confirm compliance of a California Coastal Commission requirement that the spaces exist and are available for public use as Phase 1 construction continues as well as once the revitalization project is completed.
- Dana Point Harbor Oversight Manager Update: Christian Gagne, the Dana Point Harbor Oversight Manager for the County of Orange, reported that phase 5 of the marina remodel is cleared to be occupied in June. Mr. Gagne also advised the committee that the proposed addition of The Coffee Importers into the Ocean Institute location is proceeding ahead as the parties work on the terms of the agreement and the Ocean Institute works with the county with respect to the Ocean Institute's future lease terms. Mr. Gagne then reviewed the updates to Supervisor Foley's homepage under the new DANA POINT HARBOR REVITALIZATION top-level drop-down menu. Mr. Gagne advised the committee that the contract for the OC Sailing and Event Center space planner is being finalized and that the DPHP are temporarily reworking the Phase 5 dock configuration closest to the OCSEC's east dock because of concerns that it might impede safe navigation. The rework will remain in place until a new east dock is designed and constructed.
- O.C. Parks Update: Michael Wilson, O.C. Parks, reported that there are positive signs regarding the grant request as the state has asked the County of Orange to confirm in writing that the county will provide \$1.3 million dollars to match the state grant. He also indicated that dredging of the harbor's main channel by the Army Corps of Engineers will likely commence in October. The 45,000+/- cubic yards of sand that will be removed will be used to replenish the Capo and Doheny Beach areas. Mr. Langan expressed concern that some sailboat owners have had grounding issues in their slips due to the general build up of silt in the marina. Mr. Wilson responded that that is a DPHP issue and not in the Army Corps of Engineer's purview. Kelly Rinderknecht, General Manager of the Marina at Dana Point, advised that as boaters bring the problem to her attention her office is making every effort to relocate them to a non-impacted slip if available.
- Dana Point Harbor Partners Update: Joe Ueberroth, owner and CEO of Bellingham Marine and representing the DPHP, reported that the commercial core hotel permit request is not on the Coastal Commission's May docket. However, he added in a positive note, that the commission has recently approved similar projects but timing is becoming an issue. Mr. Ueberroth then addressed public concerns about rate differences discovered as approximately 100 current occupants of the harbor "dry storage" area were advised that they will need to relocate their boats/trailers off-site. The relocation is necessary due to the reduction in available space for boat storage as a result of the parking structure construction and the day boater parking mandate. According to Mr. Ueberroth, the off-site storage area is charging a market rate of \$12 per linear foot which is the same as the published rate currently charged in the harbor storage lot. The issue is that some of the tenants that are required to relocate, were being charged rates significantly below the \$12 per linear foot rate paid in the harbor lot as well as the \$12 per linear foot rate quoted by an off-site facility owned by one of the Dana Point Harbor Partners. Mr. Ueberroth, in explaining the variance, indicated that unbeknownst to his office the former manager of lot operations was apparently charging lower rates for stored trailers with no boats. He assured the committee that the intention is for the off-site lot, referred by the Dana Point Marina office, to charge the same rate as the harbor lot for all linear storage space utilized. He confirmed that this will be the case going forward in both lots regardless if it is a standalone trailer or boat/trailer combination as they both occupy the same linear footprint. Mr. Ueberroth also indicated that they will be continuing dialog with the Coastal Commission regarding the number of spaces required for day boater use as it does not reflect the actual demand based on historical data.
- Future Agenda Items: Bob Langan asked the committee for input on future agenda items (see below). The committee agreed that the July meeting will be moved to July 10th.

Bob Langan adjourned the meeting at 7:00 p.m.

ACTION ITEMS:

1. Communication from the DPHP to the public regarding the fee schedule and terms for marina managed dry boat storage.

MAY AGENDA ITEMS: (meeting scheduled for May 1)

1. DPHP report on the status of the Dana Point Harbor marina yacht clubs.
2. DPHP marina slip rate increase 5 year plan. Presentation to be made by Mr. Ueberroth.