



HISTORIC DAY USE / LAUNCH
RAMP PARKING

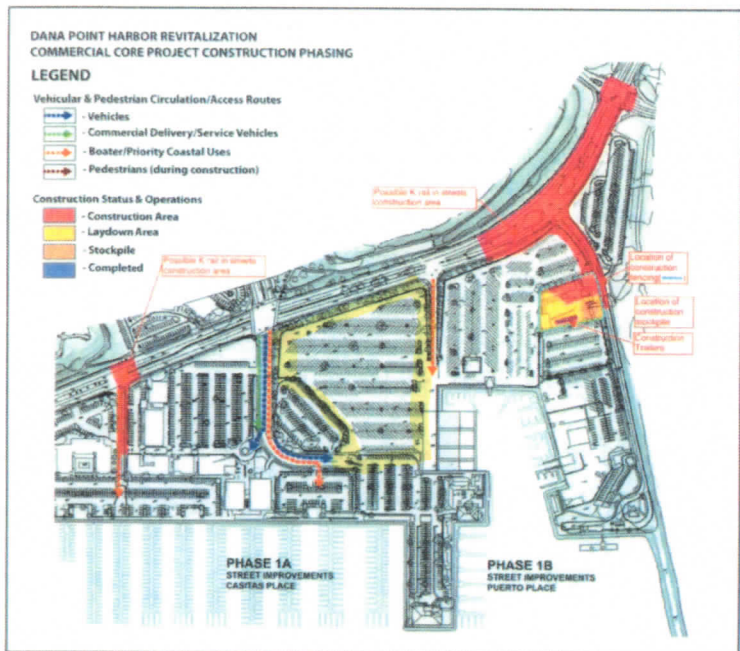
Dana Point Harbor Revitalization
 COMMERCIAL CORE PROJECT IMPLEMENTATION PHASING
 COASTAL DEVELOPMENT PERMIT CDP13-0018(I)

Phase 1 – Dana Point Harbor Drive and Puerto Place Intersection Improvements, Dana Point Harbor Drive and Casitas Place Intersection Improvements and Marine Service Area Entrance Construction

Initial construction for the Commercial Core Revitalization Project will require the demolition of the County of Orange, OC Parks South Coastal Operations Administration Office and Maintenance Yard. The existing maintenance campus includes a total of approximately 5,500 sq. ft. of uses, including a brick office, garage and shed, several temporary modular units, bulk materials storage areas and employee parking area. The plan also requires the relocation of a telecommunications tower immediately adjacent to the County maintenance facility.

Construction activities include the widening of Casitas Place to provide an additional 12 to 14 foot wide right-turn only lane, 6 foot wide curb adjacent sidewalk, a new traffic signal, crosswalk across Dana Point Harbor Drive and installation of handicap ramps with truncated domes and new curbs and gutters. All traffic stripes and pavement markers shall be manufactured and installed per CalTrans standard plans and specifications. All existing utilities at the intersection are planned to remain.

At the Puerto Place intersection, improvements include the widening of the street, installation of new traffic signal and construction of a new, gated entry road into the Marine Services Commercial area of the Harbor. The proposed infrastructure improvements include the replacement of water, sewer lines, future connections to future reclaimed water facilities to be constructed by South Coast Water District



8.1.3 PHASING PLAN

Existing Parking

Parking Zone I	1,184 Spaces
Parking Zone II	629 Spaces
Total:	1,813 Spaces

- PARKING ZONE I - 1,184 SPACES**
- Ia - 313 spaces with a 4-hour limit for Harbor users.
 - Ib - 127 spaces. Gate controlled. This lot is currently used for sport fishing customers. Once the morning sport fishing boats have departed, approximately 12 noon, this gate is lifted and parking in this lot is open to any Harbor user.
 - Ic - 58 "Car Only" spaces located inside of the gated launch ramp parking area. These spaces are for boaters coming to the launch ramp without a trailer or the surface storage area.
 - Id - 161 spaces located off of Puerto Place. This is a pay & display lot for Harbor users.
 - Ie - 46 spaces for the shipyard and other businesses located within the 1.4 acre leased parcel including surface boat storage customer, PWC rental & sales and kayak rental.
 - If - 31 spaces located near the end of Puerto Place. This is a pay & display lot for Harbor users.
 - Ig - 105 spaces with a 4-hour limit located on the Dana Wharf for Harbor users.
 - Ih - 35 spaces with a 1-hour limit for Harbor users.
 - Ii - 121 spaces. Gate controlled. For authorized boaters and merchants. (119 boats @ 0.6 = 72 spaces)
 - Ij - 178 spaces with a 4-hour limit located near Dana Wharf for Harbor users.
 - Ik - 9 spaces. 3 of these spaces have a 15 minute limit for boaters at the Embocadero Marina. The other 6 are without a time limit and are located along the bulkhead for Embocadero customers.
- PARKING ZONE II - 629 SPACES**
- Ila - 139 spaces for hotel users. Guests display parking passes on dashboards.
 - Ilb - 490 spaces. Gate controlled. For authorized boaters and merchants. Up to a maximum of 120 spaces allocated for Catalina Express passengers who pay for parking in excess of 4 hours or overnight.



Mason Lane

8.1.3 PHASING PLAN

PHASE 1

County Street Improvements

Tentative Construction Time Duration	Phase 1	COMPLETED
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* Construction time durations are tentative and subject to future modifications.



Building Area	SF
Existing Buildings	85,573

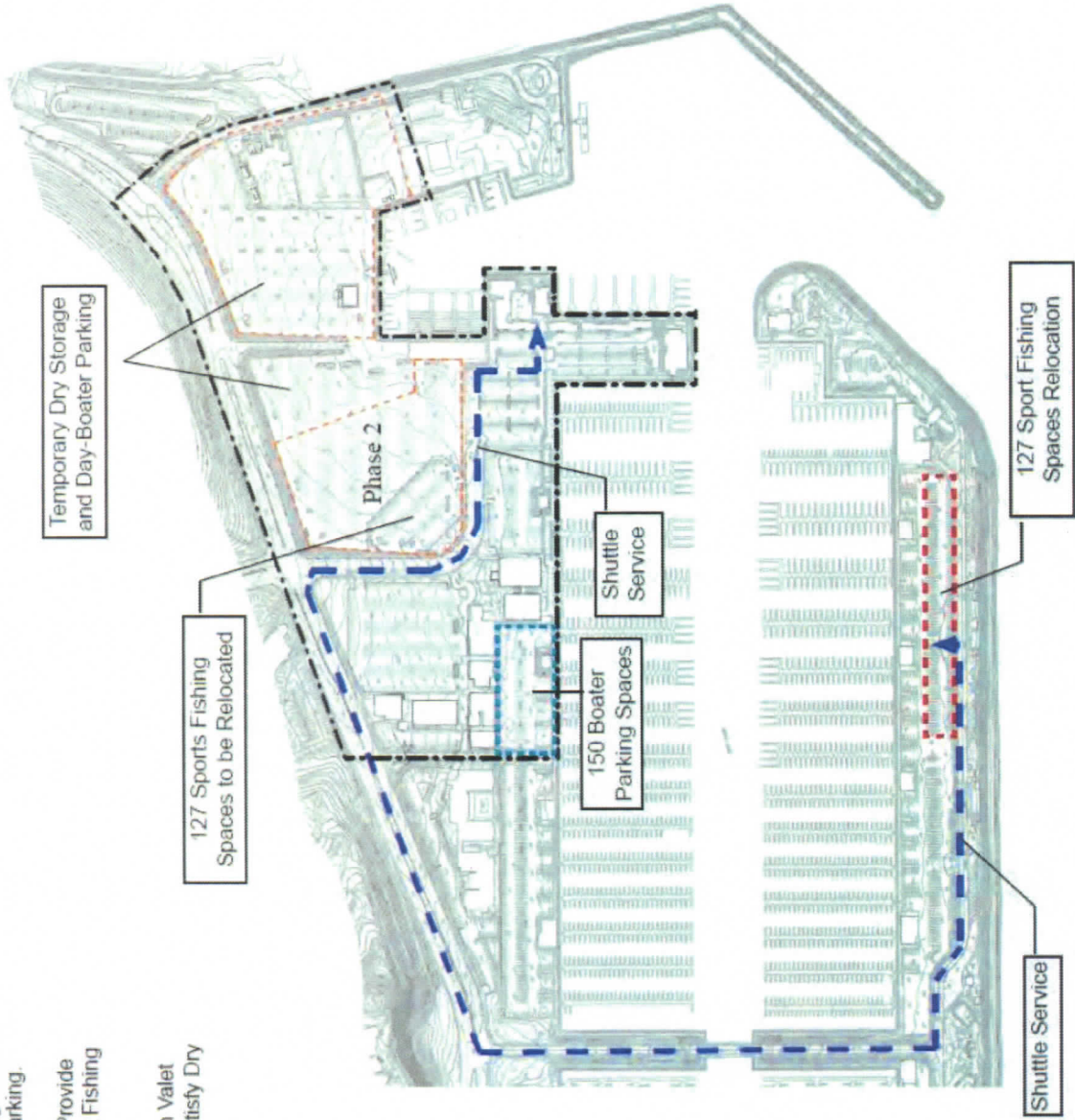
Existing Parking	Stalls
Zone I & II Existing	1,813
Total:	1,813

- - - Circulation
- Area Under Construction
- CDP Boundary

8.1.3 PHASING PLAN

PHASE 2a Relocated Day-Boater Parking to Prepare for New Parking Structure Construction.

1. Restripe Existing Day-Boater and Dry Storage Parking areas to accommodate temporary Dry Storage and Day-Boater Parking.
2. Relocate 127 Sport Fishing stalls to Island Parking. Provide shuttle service between island and Dana Wharf for Sport Fishing Patrons.
3. Establish Temporary Off-site Dry Storage Facility with Valet Service for Boat pick up and delivery, if necessary to satisfy Dry Storage demand.



Phase 2a Temporary Parking during Construction

Parking	Existing Spaces	Temporary Spaces
Dry Storage	323	323
Day Boaters	334	334
Sport Fishing	127	127
Total:	784	784

*No Net Change in Parking for this Phase

--- CDP Boundary

Reviewed by City of San Francisco 4/5/22

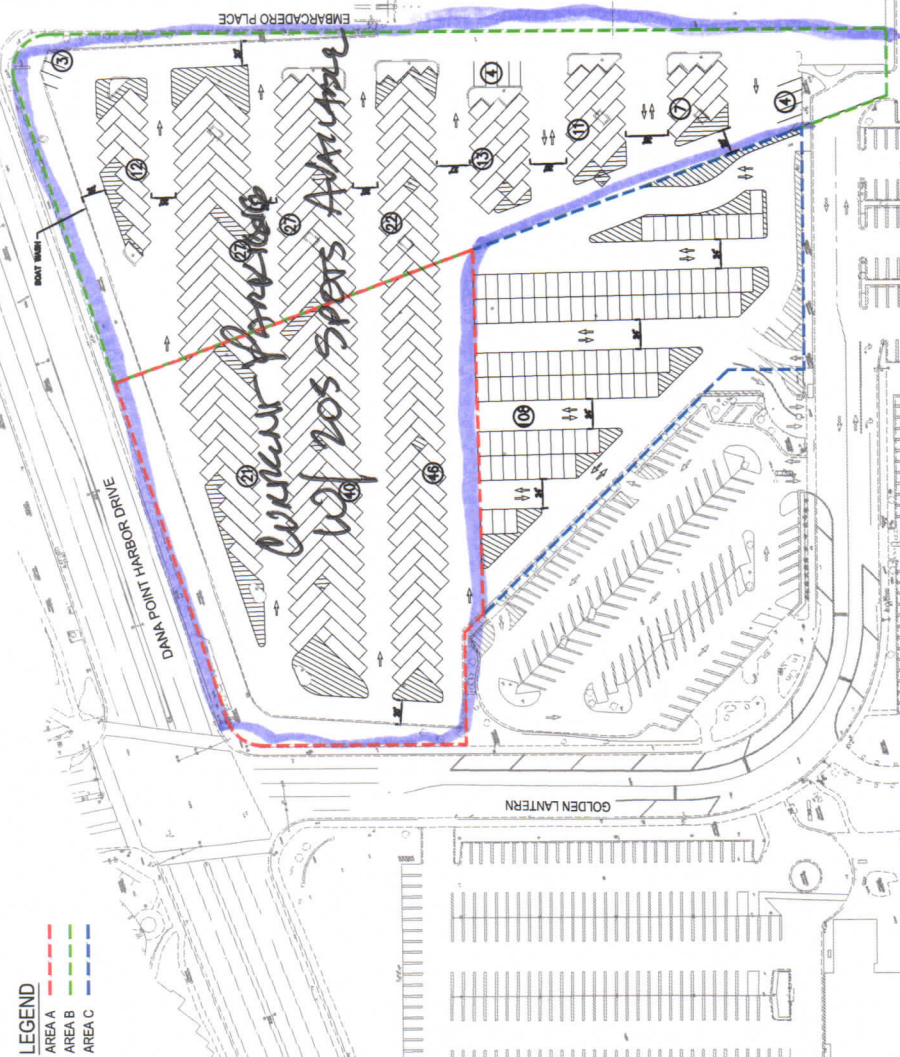
PROPOSED PARKING STRIPING LOT A & B EXHIBIT - PLAN A

PARKING COUNT SUMMARY

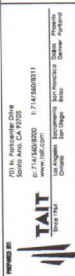
	AREA A	AREA B	AREA C	TOTAL
10 X 20 STALLS:	10	29	108	147
10 X 30 STALLS:	45	54	-	99
10 X 40 STALLS:	52	47	-	99
TOTAL STALLS:	107	130	108	345

LEGEND

- AREA A ---
- AREA B ---
- AREA C ---



PREPARED: 10/29/2021



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