

Mayor, Distinguished Council Members, City Staff and members of the public, thank you for the opportunity to talk with you briefly this evening. My name is Bruce Heyman and I'm an active boater in Dana Point Harbor and one of the leaders of Boaters for Dana Point Harbor.

I know that today you will be approving the Land Use Plan as amended by the California Coastal Commission. Two weeks ago I asked you to consider postponing the vote pending an opportunity to make sure that the language within the Land Use Plan matches the actions that the Commissioners took on October 8th. Unfortunately only your staff and the County employees have been allowed to work on the language with the Commission Staff before you voted on it.

Now that we can see the results of this work it is obvious to us that at least one of the amendments, the one concerning building heights, was not accurately implemented. If you haven't had an opportunity to re-review the deliberations of the Commissioners concerning building heights and then you review the language that is in the Land Use Plan you will quickly see the rather significant gap. Boaters for Dana Point Harbor have submitted this one page document to the

Commission Staff. We feel that boaters who want to reign in the substantial commercial growth that is displacing recreational boating in the harbor or the citizens of Dana Point who do not want to see the near doubling in building heights from our current community.

Boaters for Dana Point Harbor would like to see the Land Use Plan right from the start as we believe that things do not get fixed but actually become problems during the Coastal Development Phase or even worse during the Coastal Appeal or Enforcement phases. The problems we are seeing with the Headlands are a good case in point.

In summary we look forward to getting the policies in the Land Use Plan to be in alignment with the amendments.

Thank you for your attention tonight.