

Mayor Weinberg, Members of the Council, Staff and members of the community, my name is Bruce Heyman, I'm the current leader of the Boater Advocacy Group, Boaters for Dana Point Harbor. Our group is made up of over 800 members who are asking that the harbor be revitalized in a way that is not injurious to recreational boating.

In my brief time tonight I would like to clarify two points that came up when you last deliberated this issue in July.

First it is simply not credible for the City to blame the California Coastal Commission Staff for the height language. The City has worked very closely with the Coastal Commission Staff generating over three dozen amendments. The language allowing 50 and 60' tall buildings are in there because the County wants it there not because the Coastal Commission does. We also do not find it credible that making any changes would require you to start the process over. Claiming that you have to spend another fifteen million and lose another 10 plus years are just scare tactics and not at all constructive to moving the plan forward.

I picture the conversation with the Coastal Commission staff going something like this: The City says: "The Coastal Commissioners said that the building heights should be consistent with the Character of the community. So to make the Land

Use Plan consistent we, the city, would like the two sentences that state 60' and 50' buildings are allowed be removed. The Coastal Commission Staff would like respond with: "yes we understand your logic and can support your wishes."

Done.

The second issue is the incredible claim that building height policy is something to be worked out at the Coastal Development Permitting Phase. Really? I don't believe anyone in this room can say that building heights in a community isn't a top level policy issue, at least not without wearing their best poker face. A Land Use Plan is intended to set clear and unambiguous policies so that in the Coastal Development Phase you are not debating general policy issues. To approve a Land Use Plan that on the same page says the building heights should be consistent with the community and that 60' and 50' buildings are allowed is convoluted at best. At worst, it means that this City Council has made an implicit finding of fact that that the NEW community character for Dana Point is 60' buildings. What is to stop every new development now insisting on 60 feet buildings, citing this precedent?

Please don't rubber stamp this flawed language tonight. Set aside the few weeks that it will take to get the language fixed and then let us move forward, together.

Thank you.