

**CITY OF DANA POINT
PLANNING COMMISSION
STAFF REPORT**

DATE: JUNE 10, 2019

TO: DANA POINT PLANNING COMMISSION

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MATT SCHNEIDER, DIRECTOR OF COMMUNITY DEVELOPMENT**

**SUBJECT: DANA POINT HARBOR REVITALIZATION PROJECT UPDATE –
SUBSTANTIAL CONFORMANCE DETERMINATION & INVITATION TO
DANA POINT HARBOR PARTNERS FOR PRESENTATION**

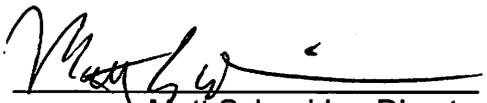
BACKGROUND:

I wanted to provide an update on the status of Dana Point Harbor Revitalization Project. As the Commission is aware, the County has entered into a long term lease agreement with Dana Point Harbor Partners to redevelop and manage the day-to-day operations of the Harbor. This multi-phase project will result in the redevelopment of the “commercial core,” development of two hotels, and fully rebuilt docks and revitalized marinas over the next few years. The Dana Point Harbor Revitalization and District Regulations, certified by the Coastal Commission on October 6, 2011, serves as the guiding vision for the Harbor’s revitalization efforts. The initial phase of the project, which focuses on parking infrastructure improvements and redevelopment of the commercial core, received Coastal Development Permit approval via CDP13-0018(I) on November 18, 2014. Subsequent phases of the project, including new dry stack boat storage and marina improvements, will require the Harbor Partners to obtain additional Coastal Development Permit approval directly from the California Coastal Commission due to the water side nature of the proposed improvements.

DISCUSSION:

In recent months, City staff have been working with the Harbor Partners on reviewing current plans for the commercial core redevelopment. This process, known as “substantial conformance review,” requires staff to thoroughly review the plans to ensure all updates and revisions conform to the plans approved via CDP13-0018(I) as well as the underlying Dana Point Harbor Revitalization and District Regulations. Staff have completed this process and issued a substantial conformance determination letter to the Harbor Partners on May 29, 2019. As with all administrative determinations, this process is subject to a 15-day appeal period for which the Planning Commission serves as the appeal hearing body. Staff plans to invite the Harbor Partners to the June 24,

2019 Commission meeting, after the appeal period has been exhausted, to provide a presentation focused on the commercial core redevelopment and overview of the broader harbor revitalization effort.


Matt Schneider, Director
Community Development Department