

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

**ITEM #3**

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**DATE: AUGUST 11, 2014**

**TO: DANA POINT PLANNING COMMISSION**

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT**

**SUBJECT: COASTAL DEVELOPMENT PERMIT CDP13-0018 FOR DEVELOPMENT OTHERWISE REFERRED TO AS THE COMMERCIAL CORE PROJECT, A PARKING MANAGEMENT PLAN, A MASTER SIGN PROGRAM AND APPROVALS IN CONCEPT FOR THE DANA POINT HARBOR.**

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**RECOMMENDATION:** That the Planning Commission refer action on proposed amendments to Coastal Development Permit CDP13-0018 to the City Council as prescribed by Dana Point Zoning Code Section 9.69.030(b).

**APPLICANT/OWNER:** OC Dana Point Harbor/County of Orange

**REQUEST:** Refer action on amendments to the findings and plans related to CDP13-0018 based on discussions with the California Coastal Commission to the City Council.

**BACKGROUND/ DISCUSSION:**

The Planning Commission approved Coastal Development Permit CDP13-0018 on May 12, 2014, allowing the phased demolition of existing commercial and boater support facilities, renovation and/or construction of new retail/restaurant/office space for a total of 31,949 sq. ft. of retail uses, 12,309 sq. ft. of office-related uses, 77,178 sq. ft. of restaurant (with an additional 13,822 sq. ft. of outdoor dining areas), 2-level parking deck, open space Festival Plaza area and dry stack boat storage building. Site improvements also include circulation/street/parking area reconfigurations, installation of two new traffic signals and infrastructure improvements and relocation of existing South Coast Water District Sewer Lift Station and telecommunications/SONGS towers.

On May 27, 2014, an appeal of the Planning Commission's approval action was filed with the City Clerk. The City Council held a duly noticed public hearing to consider the appeal on June 17, 2014, and after taking public testimony upheld the Planning Commission's approval of CDP13-0018 with no revisions.

Notice of Final Action was sent to the California Coastal Commission (CCC) on June 19, 2014. The City's action was appealed to the CCC by both Boaters 4 Dana Point on June 27, 2014, and by the CCC on July 1, 2014 by the CCC (Commissioners Shallenberger and Garcia).

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Subsequent to the filing of the appeals, County Harbor and City staff met with CCC staff to review the commercial core project and the pertinent Coastal Act related issues thereto. Discussions revealed that the Commissioners who appealed the City's approval indicated that additional project findings and minor plan design changes may be necessary in order to determine whether or not there is a substantial issue(s) with the City's approval of the project.

In accordance with the Section 9.69.030(b) of the Dana Point Zoning Code, staff is recommending that the Planning Commission, as stipulated therein, refer amendments related to CDP13-0018 to the City Council which was the last City body that took action on the project.



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John Tilton, AIA  
City Architect/Planning Manager



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Ursula Luna-Reynosa, Director  
Director of Community Development

**SUPPORTING DOCUMENTS:**

1. None