

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING ACTION MINUTES**

June 23, 2025
6:00 p.m. – 8:06 p.m.

City of Dana Point
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER

Chair Nelson called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Vice-Chair Boughen led the Pledge of Allegiance.

ROLL CALL

Planning Commission Members Present: Chair Eric Nelson, Vice-Chair Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra, Commissioner Mary Opel

Planning Commission Members Absent: None

Staff Present: Kelly Reenders (Assistant City Manager), John Ciampa (Planning Manager), Jennifer Farrell (Deputy City Attorney), Kurth Nelson (Principal Planner), Chris Johnson (Principal Planner) and Martha Ochoa (Management Analyst)

A. APPROVAL OF MINUTES

ITEM 1: MINUTES OF REGULAR PLANNING COMMISSION FROM JUNE 9, 2025

ACTION: Motion made by Commissioner Opel, seconded by Vice-Chair Boughen to approve the Minutes of the Regular Planning Commission Meeting of June 9, 2025. Motion carried 5-0-0.

AYES: Nelson, Boughen, Christakes, Dhingra, Opel
NOES: None
ABSENT: None
ABSTAIN: None

B. PUBLIC COMMENTS

There were no Public Comments.

C. CONSENT CALENDAR

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D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP19-0017 TO DEMOLISH AN EXISTING 136 ROOM HOTEL AND TWO BOATER SERVICES BUILDINGS AND THE CONSTRUCTION OF (I) A 169 ROOM LOW COST HOTEL WITH 136 MODERATE COST ROOMS, 33 LOW COST ROOMS, AND ANCILLARY USES, (II) A 130 ROOM MARKET RATE HOTEL WITH ANCILLARY USES AND 6,800 SQUARE FEET OF PODIUM LEVEL BOATER FACILITIES, (III) PARKING AREAS AND AN UNDERGROUND PARKING STRUCTURE WITH PAID PARKING FOR THE HOTELS, (IV) SHARED PARKING FOR THE HOTEL, THEIR ANCILLARY USES AND BOATER FACILITIES AND A PARKING MANAGEMENT PLAN, (V) A LOT LINE ADJUSTMENT TO ADJUST EXISTING PROPERTY LINES, AND (VI) BUILDING AND SITE SIGNAGE, AS WELL AS ASSOCIATED LANDSCAPE, UTILITY, AND STREET IMPROVEMENTS WITHIN THE PROJECT BOUNDARIES AT 24800 DANA POINT HARBOR DRIVE, ASSESSOR PARCEL NUMBERS 682-022-01 THROUGH 682-022-08, 682-022-16, AND 682-172-07, AND ADJACENT DANA POINT HARBOR DRIVE, CASITAS PLACE AND ISLAND WAY RIGHTS-OF-WAY, AND TO CERTIFY THE ENVIRONMENTAL IMPACT REPORT FOR THE DANA POINT HARBOR HOTELS PROJECT AND ADOPTING RELATED FINDINGS OF FACT AND MITIGATION MONITORING AND REPORTING PROGRAM

Applicant: Dana Point Harbor Partners, LLC c/o R.D. Olson Development

Owner: County of Orange

Location: 24800 Dana Point Harbor Drive and parcels identified by Assessor Parcel Numbers 682-022-01 through 682-022-08, 682-022-16, and 682-172-07, and adjacent Dana Point Harbor Drive, Casitas Place and Island Way rights-of-way

Request: A request to demolish an existing 136 room hotel and two boater services buildings and the construction of (i) a 169 room low cost hotel with 136 moderate cost rooms, 33 low cost rooms, and ancillary uses, (ii) a 130 room market rate hotel with ancillary uses and 6,800 square feet of podium level boater facilities, (iii) parking areas and an underground parking structure with paid parking for the hotels, (iv) shared parking for the hotel, their ancillary uses and boater facilities and a parking

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management plan, (v) a lot line adjustment to adjust existing property lines, and (vi) building and site signage, as well as associated landscape, utility, and street improvements within the project boundaries. A request to certify the Environmental Impact Report SCH #2020099024 and adopt Findings of Fact, and a Mitigation Monitoring and Reporting Program for the Dana Point Harbor Hotels Project.

Environmental: Pursuant to the provisions of the of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH #2020099024) was prepared and circulated for public review for the project.

Recommendation: That the Planning Commission:

- (1) Adopt a resolution certifying the Environmental Impact Report [State Clearinghouse (SCH) #2020099024] for the Dana Point Harbor Hotels Project and adopting the “Findings of Fact for the Final Environmental Impact Report for the Dana Point Harbor Hotels Project”, and Mitigation Monitoring and Reporting Program (Chapter 7 of the Revised Draft Environmental Impact Report) attached as Action Document 1; and
- (2) Adopt the attached draft resolution approving Coastal Development Permit CDP19-0017 attached as Action Document 2.

Kurth Nelson (Principal Planner) provided a staff report and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

Bob Olson (Applicant) provided a presentation and answered questions from the Planning Commissioners.

Dave Tennis (Dana Point) spoke in support of the item.

Jimmy Arevalo (Carpenters Local 714) spoke in support of the item.

Abby Paulson (Policy Fellow, Office of Supervisor Katrina Foley) spoke in support of the item.

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Vickie McMurchie (Dana Point Chamber of Commerce) spoke in support of the item.

ACTION: Motion made by Commissioner Dhingra, seconded by Commissioner Opel to (1) Adopt a resolution certifying the Environmental Impact Report [State Clearinghouse (SCH) #2020099024] for the Dana Point Harbor Hotels Project and adopting the “Findings of Fact for the Final Environmental Impact Report for the Dana Point Harbor Hotels Project”, and Mitigation Monitoring and Reporting Program (Chapter 7 of the Revised Draft Environmental Impact Report) attached as Action Document 1 and (2) Adopt the attached draft resolution approving Coastal Development Permit CDP19-0017 attached as Action Document 2 with the following additions and revised corrections, Action Document 1 inclusion of MMRP added as Exhibit D, Action Document 2 revised Condition 51, correction to Conditions 108 and 102. Motion carried 5-0-0.

AYES: Nelson, Boughen, Christakes, Dhingra, Opel

NOES: None

ABSENT: None

ABSTAIN: None

ITEM 3: **GENERAL PLAN AMENDMENT (GPA22-0001) UPDATING THE CIRCULATION AND ECONOMIC DEVELOPMENT ELEMENTS AND ADDENDUM TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT**

Applicant: City of Dana Point

Location: Citywide

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), the proposed project is being processed as an Addendum to the City of Dana Point's 1991 General Plan certified Environmental Impact Report (EIR), State Clearinghouse No. 1991021054. The Addendum determined that there is no substantial evidence that the proposed project would result in significant environmental impacts not previously studied in the certified EIR, and accordingly, the project changes would not result in any conditions identified in CEQA Guidelines, Section 15162.

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Recommendation: That the Planning Commission:

- (1) Adopt a Resolution recommending City Council approval of General Plan Amendment 22-0001 updating the City's Circulation and Economic Development Elements in their entirety.
- (2) Adopt a Resolution recommending City Council approval of the Addendum to the City's certified 1991 Environmental Impact Report (EIR).

Chris Johnson (Principal Planner) provided a staff report and answered questions from the Planning Commissioners.

Colin Drukker (PlaceWorks) provided a presentation and answered questions from the Planning Commissioners.

PUBLIC COMMENTS

There were no Public Comments.

ACTION: Motion made by Vice-Chair Boughen, seconded by Commissioner Dhingra to (1) adopt a Resolution recommending City Council approval of General Plan Amendment 22-0001 updating the City's Circulation and Economic Development Elements in their entirety and (2) adopt a Resolution recommending City Council approval of the Addendum to the City's certified 1991 Environmental Impact Report (EIR). Motion carried 5-0-0.

AYES: Nelson, Boughen, Christakes, Dhingra, Opel
NOES: None
ABSENT: None
ABSTAIN: None

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STAFF REPORTS

There were no Staff Reports.

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H. COMMISSIONER COMMENTS

There were no Commissioner Comments.

I. ADJOURNMENT

Chair Nelson adjourned the meeting at **8:06 p.m.** The *next* Regular Meeting of the Planning Commission will be held on Monday, July 14, 2025, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

Eric Nelson, Planning Commission Chair