

CITY OF DANA POINT MEMORANDUM

DATE: AUGUST 10, 2026

TO: PLANNING COMMISSION

FROM: JONATHAN LIGHTFOOT, DIRECTOR OF COMMUNITY DEVELOPMENT
KURT NELSON, PLANNING MANAGER

SUBJECT: ADDENDUM TO ITEM 3: CDP26-0005 (OHANA FESTIVAL PARKING)

DISCUSSION

Staff identified various corrections and clarifications within the staff report and resolution for this item. These issues are identified and addressed below with the benefit of three additional supporting documents. These are numbered as 6 through 8, continuing from the original 5 supporting documents in the staff report.

Issue 1: Parking Counts

The total parking stall availability in the structure is 984. The intended utilization of stalls for each use was provided in the upper left hand of the Parking Plans (Staff Report Supporting Document 4). However, there was some confusion about parking counts due to a couple of errors within the staff report and exhibit:

- Error 1: The underlying site plans had a different total parking count shown (small font, black text, bottom right). The actual totals were certified through the construction and final inspection process per the Certified Parking Counts exhibit (Supporting Document 7).
- Error 2: The staff report and resolution states: “384 parking spaces will remain available on the third level of the parking structure, ensuring that sufficient public access is maintained.” This is incorrect. There are 354 spaces on the 3rd floor. The 384 spaces is a combination of the following:
 - 120 spaces for Dana Wharf (3rd level)
 - 100 spaces for Catalina Flyer (3rd level)
 - 125 spaces for public parking (3rd level)
 - 14 EV spaces (1st Level)
 - 23 ADA spaces (1st Level)
 - 2 Ambulance spaces (1st Level)
 - The remaining 600 spaces are proposed for the event.
- Error 3: The staff report indicates that “Catalina Express and Dana Wharf Sport Fishing & Whale Watching are measured uses allocated 125 and 120 parking spaces respectively on the parking structure’s (SIC) third level”. As seen above, the proposed allocation is 120 and 100, respectively.

Issue 2: Omission Boater Parking Location

Boater Parking is not explicitly referenced in the staff report. Staff continues to monitor adequate boater parking. Currently, 93 boater parking stalls have been relocated from the parking structure to the wharf. There are 106 stalls available there, so there is a surplus of 13 stalls available for boaters. Refer to Supporting Document 8.

Issue 3: CEQA clerical errors

The staff report and resolution stated in part that the Project “will have no negligible or permanent effects on the environment.” The phrase “or negligible” should have been stricken. Similarly, the CEQA related finding (#3) was missing from the resolution. These clerical errors have been corrected in the redlined resolution (Supporting Document 6).

Issue 4: Conditions of Approval

Condition no. 2 has been revised to reflect the days of the proposed event. The time horizon or possibility of an extension normally included as a standard condition is not applicable.

Conclusion

Given the numerical and clerical errors, staff have simply highlighted the parking numbers in the revised resolution. Should the Commission approve a number of reserved stalls other than 600 for the special event, those figures will be comprehensively updated throughout.

SUPPORTING DOCUMENTS:

6. Revised Resolution
7. Certified Parking Counts
8. Temporary Boater Relocation to Wharf

RESOLUTION NO. 26-08-10-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP26-0005 TO ALLOW THE TEMPORARY USE OF 600 OF THE 984 PARKING STALLS WITHIN AN EXISTING PUBLIC PARKING STRUCTURE FOR PARKING ASSOCIATED WITH A SPECIAL EVENT (OHANA FESTIVAL) ON SEPTEMBER 25–27, 2026, LOCATED AT 799 HARBOR WAY

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, the County of Orange (the “Owner”), own the real properties commonly referred to as Assessor’s Parcel Number (APN) 682-022-36 (the “Property”); and

WHEREAS, the Owner entered into ground lease agreements with Dana Point Harbor Partners, LLC and Dana Point Harbor Partners Drystack, LLC (the “Lessee”) to plan, design, permit, fund, construct, renovate, market, and operate and manage the Harbor, including subleases; and

WHEREAS, the Lessee authorized Dan Conley (C3 Presents) (the “Applicant”) to file a verified application for a Coastal Development Permit to allot the temporary use of 600 of the 984 parking stalls within an existing public parking structure for parking associated with a special event (Ohana Festival) from September 25 to September 27, 2026, located at 799 Harbor Way; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, the Planning Commission did, on the 10th day of August, 2026, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, the proposed project qualifies as a Class 4 (Section 15304(e) - Minor Alterations to Land) Categorical Exemption in that the project consists of the temporary use of an existing public parking structure for a Special Event that will have negligible or no permanent effects on the environment. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP26-0005.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows;

- A) That the above recitations are true and correct and incorporated herein

by this reference.

DRAFT

Findings:

- B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Coastal Development Permit CDP26-0005, subject to conditions:
- 1) That the proposed development is in conformity with the certified Local Coastal Program (LCP) as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 California Code of Regulations/13096) **in that, although the temporary event (Ohana Festival) is held at Doheny State Beach, the proposed project consists solely of the temporary use of a portion of the existing Dana Point Harbor Parking structure for event-related parking by patrons utilizing pre-purchased parking passes. The Dana Point Harbor Parking Structure is located within the Day Use Commercial (DUC) /Planning Area 2 Land Use Designation/District of the Dana Point Harbor Revitalization Plan and Development Regulations (DPHRP&DR), where parking lots and parking structures are permitted principal uses. The proposed temporary parking use is consistent with the applicable provisions of the certified LCP, including DPHRP&DR General Regulation 10 governing special events and temporary activities. Although the proposed temporary event has the potential to result in significant adverse impacts to public access, current construction activities associated with the Commercial Core have substantially reduced parking demand. Existing buildings have been demolished, no new buildings have been completed, and existing businesses generate significantly less parking demand than under normal operating conditions. Adequate parking will be maintained to serve the public and accommodate this greatly reduced demand. Specifically, 384 parking spaces will remain available on the third level of the parking structure, ensuring that sufficient public access is maintained. Furthermore, the project does not involve new development, expansion of the existing parking structure, or physical alterations to the site. The project will maintain adequate parking for remaining public-serving businesses and visitor-serving uses within Dana Point Harbor.**

- 2) That the proposed development is located between the nearest public roadway and the sea or shoreline of any body of water, is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) in that the project consists of the temporary use of an existing public parking structure for a Special Event that will have negligible or no permanent effects on the environment. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.
- 3) That the proposed development is located between the nearest public roadway and the sea or shoreline of any body of water, and is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act **in that the subject site is located within the existing Dana Point Harbor Parking structure, which is within the DUC Land Use/PA 2 Land Use Designation/District and permits parking uses. While the project site is located between the nearest public roadway and the shoreline, the temporary use of a portion of the existing public parking structure for the Ohana Festival will not interfere with or diminish public access to the coast, harbor facilities, or public recreational opportunities. Of the 984 existing parking spaces within the structure, 384 spaces will remain available for public use and have been determined adequate. Pursuant to the Parking Management Plan approved with Coastal Development Permit CDP13-0018(I), Catalina Express and Dana Wharf Sport Fishing & Whale Watching are allocated 125 and 120 parking spaces, respectively, on the third level of the parking structure; however, these uses rarely reach capacity except during peak summer weekends and holidays. In addition, the Commercial Core benefits from shared parking among retail, restaurant, and office uses, as well as additional parking availability on the Wharf during the current construction phase. As a result, the project will maintain adequate public access, and will**

neither adversely impact recreational opportunities nor the public's ability to access coastal resources. Therefore, the project conforms to the public access and public recreation policies of Chapter Three of the California Coastal Act.

- 4) That the proposed development will be sited and designed to prevent adverse impacts to, and will provide adequate buffer areas to protect such resources **in that, the proposed temporary use of a portion of the existing Dana Point Harbor Parking structure for parking associated with the temporary Ohana Festival will be located entirely within a previously developed parking structure, and therefore does not adversely impact environmentally sensitive habitats, scenic resources, and recreation areas.**
- 5) That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that, the proposed temporary use of a portion of the existing Dana Point Harbor Parking structure for parking associated with the temporary Ohana Festival will be located entirely within a previously developed parking structure requiring no construction or grading permits; therefore, the project will not result in any alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazard.**
- 6) That the proposed development will be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that, the proposed temporary use of a portion of the existing Dana Point Harbor Parking structure for parking associated with the temporary Ohana Festival will be located entirely within a previously developed parking structure where there are no degraded areas and will not alter the existing visual character of the site or surrounding area.**
- 7) That the proposed development will conform with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal

Program, or other applicable adopted plans and programs in that, the subject project was reviewed by Planning staff and the proposed temporary event for the use of a portions of an existing parking structure is consistent with the applicable provisions of the certified LCP, including the DPHRP&DR General Regulation 10 governing special events and temporary activities. Furthermore, of the 984 existing parking spaces within the structure, 384 spaces will remain available for public use and have been determined adequate. Pursuant to the Parking Management Plan approved with Coastal Development Permit CDP13-0018(l), Catalina Express and Dana Wharf Sport Fishing & Whale Watching are allocated 125 and 120 parking spaces, respectively, on the third level of the parking structure; however, these uses rarely reach capacity except during peak summer weekends and holidays. In addition, the Commercial Core benefits from shared parking among retail, restaurant, and office uses, as well as additional parking availability on the Wharf during the current construction phase. Accordingly, the proposed development conforms with the applicable provisions of the Local Coastal Program and other adopted plans and regulations governing the site.

- C) That the proposed development conforms with Public Resources Code Section 21000 (the California Environmental Quality Act) in that, the project is qualified as Categorically Exempt from review under CEQA pursuant to Class 4 (Section 15304(e) - Minor Alterations to Land) in that the project consists of the temporary use of an existing public parking lot for a Special Event and will have negligible or no permanent effects on the environment. Moreover, there are no unusual circumstances that are associated with the project, and thus it is not subject to the unusual circumstances exception set forth in Title 14 California Code of Regulations Section 15300.2.

Conditions:

A. General:

1. Approval of this application is to allow the temporary use of 600 of the 984 parking stalls within an existing public parking structure) for parking associated with a Special Event (Ohana Festival) on

September 25 to September 27, 2026, in accordance with General Regulation 10 of the Dana Point Harbor District Regulations at 799 Harbor Way. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan/Local Coastal Program, and the Dana Point Zoning Code. (PLN)

2. This discretionary permit(s) is valid only on September 25 to September 27, 2026, and will become void after these dates if the privileges authorized are not implemented. (PLN)
3. The application is approved for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plans, they may approve the amendment without requiring a new public hearing. (PLN)
4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit. (PLN)
5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the applicant or the

applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation. (PLN)

6. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City Staff for future governmental permits or actions on the project site. (PLN)
7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions. (PLN)
8. The temporary use of the Dana Point Harbor Parking structure shall be limited to the duration of the Ohana Festival held September 25 through September 27, 2026. (PLN)
9. All signage shall comply with Part II, Chapter 15 (Sign Standards and Regulations). (PLN)
10. The applicant shall provide temporary wayfinding signage, as determined necessary by the Director of Community Development or designee, to assist festival attendees and the general public in accessing parking facilities, pedestrian routes, harbor businesses, and public recreational areas during the event. All signage shall be maintained in good condition for the duration of the event and removed promptly upon completion of the event. (PLN)
11. The applicant shall maintain on-site security personnel to prevent pedicab staging, solicitation, and passenger pick-up/drop-off activities on the premises. (PLN)
12. Any and all lane closures or temporary traffic control to direct traffic from the Parking Structure shall be reviewed and approved by the City of Dana Point prior to the event(s). (PWE)

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 10th day of August 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Luke Boughen, Chair
Planning Commission

ATTEST:

Jonathan Lightfoot, Director
Community Development Department

August 7, 2025

City of Dana Point
33282 Golden Lantern
Dana Point, CA 92629
Attention: Kurth B. Nelson, Principal Planner

**Civil Engineer's Parking Certification for the Dana Point Harbor Revitalization
Commercial Core Parking Structure-Phase 2B.**

Reference Project: **GRD20-0021 (county of Orange)**
799 Harbor Way (previously Golden Lantern)
Dana Point, CA
Tait Job No.: ME0381C

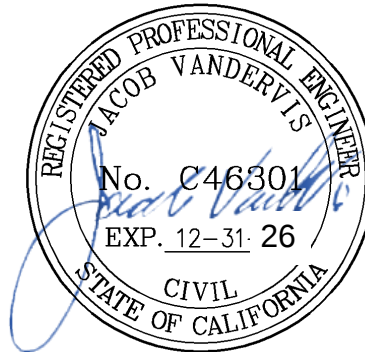
Kurth,
On August 7, 2025 I walked the parking structure and physically counted the striped stalls. The as-built count is

Ground Floor:	303 stalls
Second Floor including ramp:	327 stalls
Top Level including ramp:	354 stalls

Total number of stalls in the parking structure is **984**. This includes parking for Boaters, Dana Wharf Sportfishing, Catalina Flyer, Employees, guests, handicap stalls and EV stalls.

Very Truly Yours,
TAIT & ASSOCIATES, INC.

Jacob Vandervis P.E. 46301
COO, Vice President



PHASE 4B - CONTINUE BUILDINGS 6 - 12

CONTINUE COMMERCIAL CORE
BUILDINGS 6-12 AND ELEVATOR/PUBLIC VIEWING DECK

TENTATIVE CONSTRUCTION TIME DURATION	
PHASE 4B	24 MONTHS

*CONSTRUCTION TIME DURATIONS ARE TENTATIVE AND SUBJECT TO FUTURE MODIFICATIONS

CONSTRUCTION NOTES:

1. OPEN NEW 3-LEVEL PARKING STRUCTURE, SURFACE PARKING LOT Ib, NEW BOATER SERVICE BUILDING (BSB), AND NEW BOATER CART STORAGE AREA.
2. MAINTAIN CONSTRUCTION STAGING IN A PORTION OF LOT Ia AND THE AREA NORTH OF LOT Ia.
3. CLOSE EXISTING PARKING LOT Iib3.
4. RELOCATE USERS OF BOATER SERVICES BLDG #1 (BSB #1) TO NEW BOATER SERVICES BUILDING AT NEW PARKING STRUCTURE.
5. START CONSTRUCTION OF BUILDINGS 6-12 AND ASSOCIATED SITE WORK.
6. OPEN NEW HARBOR WAY ACCESS ROAD.

BUILDING AREA	SF
EXISTING BUILDINGS	41,672
3 LEVEL PARKING STRUCTURE AND BOATER SERVICES BUILDING	984 SPACES
DEMO BUILDINGS	43,901

-
- PARKING ZONE BOUNDARY
-
-
- CIRCULATION
-
-
- AREA UNDER CONSTRUCTION
-
-
- TEMPORARY CONSTRUCTION STAGING AREA
-
-
- VALET + VEHICLE DROP-OFF
-
-
- BOATER DROP-OFF
-
-
- NEW PARKING SPACES
-
-
- EXISTING SPACES
-
-
- PROPOSED SPACES

SUBSTANTIAL COMPLIANCE
WITH DISCRETIONARY APPROVAL

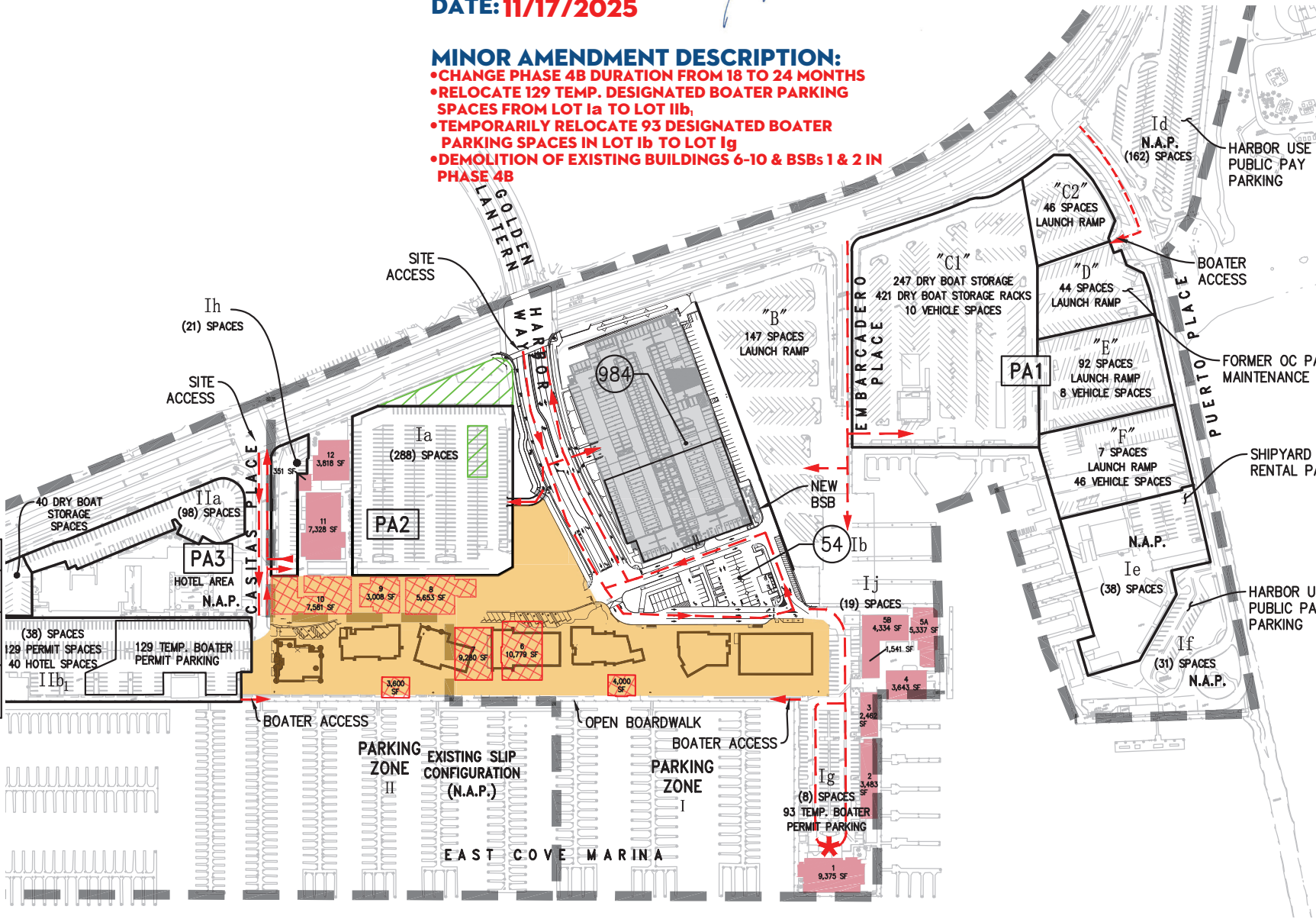
PROJECT #S: CDP13-0018(I)

DIRECTOR'S SIGNATURE:

DATE: 11/17/2025

MINOR AMENDMENT DESCRIPTION:

- CHANGE PHASE 4B DURATION FROM 18 TO 24 MONTHS
- RELOCATE 129 TEMP. DESIGNATED BOATER PARKING SPACES FROM LOT Ia TO LOT Iib,
- TEMPORARILY RELOCATE 93 DESIGNATED BOATER PARKING SPACES IN LOT Ib TO LOT Ig
- DEMOLITION OF EXISTING BUILDINGS 6-10 & BSBs 1 & 2 IN PHASE 4B



LAUNCH RAMP AND DRY BOAT STORAGE AREA NOTES:

1. ENTITLEMENT PROCESS FOR DRY STACK STRUCTURE ASSUMED TO TAKE 1½ TO 2 YEARS TO COMPLETE.
2. CONSTRUCTION OF DRY STACK STRUCTURE NOT ANTICIPATED TO COMMENCE UNTIL AFTER COMPLETION OF COMMERCIAL CORE PHASE 4B IS COMPLETED.
3. REMOVAL OF BOATER ACCESS FROM DANA POINT HARBOR DRIVE TO BE COORDINATED WITH TEMPORARY USE OF REMAINING LAUNCH RAMP AND DRY BOAT STORAGE AREA AND CONSTRUCTION OF NEW SEWER LIFT STATION #11 RELOCATION.

PARKING NOTES:

1. 3-LEVEL PARKING STRUCTURE WITH 984 SPACES COMPLETED.
2. RELOCATE 127 SPORT FISHING SPACES FROM EAST ISLAND LOT IVb TO PARKING STRUCTURE (PERMANENT LOCATION).
3. RELOCATE 47 MERCHANT PERMIT SPACES FROM WEST ISLAND LOT IVa TO PARKING STRUCTURE (PERMANENT LOCATION).
4. RELOCATE 157 SPACES FROM LOT Ij TO PARKING STRUCTURE (PERMANENT LOCATION).
5. PROVIDE 129 TEMPORARY BOATER PERMIT SPACES ON LOT Iib1 AND USE LOT Ig AS NEEDED. ALWAYS MAINTAIN 222 BOATER PERMIT PARKING SPACES.
6. MAINTAIN 247 DRY BOAT STORAGE SPACES AND 421 DRY BOAT STORAGE RACKS AT LOT C1. MAINTAIN 40 DRY BOAT STORAGE SPACES AT LOT Ia.
7. TEMPORARILY RELOCATE 93 PERMANENT BOATER PARKING SPACES FROM LOT Ib PARKING STRUCTURE TO LOT Ig AT DANA WHARF (93 SPACES).
8. THE 93 TEMPORARY AND 129 TEMPORARY DESIGNATED BOATER PERMITTED PARKING SPACES SHALL BE LOCATED DURING CONSTRUCTION TO NOT EXCEED A WALKING DISTANCE OF 600' FROM CONNECTING POINTS TO THE MARINA BOAT SLIPS.
9. PROVIDE SHUTTLE SERVICE TO ACCOMMODATE WHARF BUSINESSES (INCLUDING CATALINA EXPRESS) THAT REMAIN OPERATIONAL.

PHASE 4B PARKING SUMMARY	SPACES
NEW PARKING STRUCTURE (Ib)	984
NEW SURFACE AUTO PARKING SPACES (Ib)	54
ZONE I & II REMAINING EXISTING AUTO PARKING SPACES (Ia, Ig, Ih, Ij)	429
TEMPORARY BOATER PARKING AT LOT Iib1	129
ZONE I N.A.P.-EXISTING HARBOR USE AUTO SPACES	231
ZONE II-EXISTING SPACES	336
TEMPORARY LAUNCH RAMP AUTO & TRAILER PARKING	334
ON-SITE DRY BOAT STORAGE AUTO PARKING	64
ON-SITE DRY BOAT STORAGE BOAT PARKING	263
OFF-SITE TEMP. DRY BOAT STORAGE BOAT PARKING	230
TOTAL PARKING AVAILABLE	3,054
NET CHANGE FROM EXISTING CONDITION	+574
BOATER REQUIRED PARKING FOR EAST COVE MARINA	351
BOATER PARKING ZONE I AND ZONE II (Iib1 & PARKING STRUCTURE)	351

PREPARED BY:



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www.tait.com

Los Angeles Ontario Sacramento San Diego San Francisco Boise Dallas Denver Phoenix Portland

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC



BELLWETHER
FINANCIAL GROUP