



January 26, 2017

**COASTAL DEVELOPMENT PERMIT DE MINIMIS WAIVER**

Based on the project plans and information provided in your permit application for the development described below, the Director of Community Development hereby waives the requirements for a Coastal Development Permit pursuant to Dana Point Zoning Code Section 9.69.160(a). If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved.

**APPLICANT:** Stan Andrade (Lighthouse Remodel/Addition)

**OWNER:** Stephen and Brandon Muller

**PROJECT LOCATION:** 24532 Del Prado (APN 682-191-03)

**REQUEST:** A request to sell a full range of alcohol for onsite indoor and outdoor consumption in conjunction with a restaurant, provide tandem parking associated with valet service and employee parking, and remodel and addition of a nonconforming structure, located at 24532 Del Prado, within the City's Town Center.

**RATIONALE:** The subject application proposes to create a new restaurant venue on the first floor of an existing building that is located outside the appeals jurisdiction of the Coastal Commission and will not impact any coastal resource or coastal access. The proposed project meets applicable development standards. The proposed project is located in Town Center and is located over 3,500 feet away from the nearest public coastal access point, and is not a sensitive coastal resource or recreation area as it is an existing developed commercial site. The project will further promote the pedestrian environment of Town Center and serve coastal visitors of the community. No work being proposed is appealable to the Coastal Commission.

This waiver will not become effective until reported to the Planning Commission at their February 13, 2017 meeting and the site of the proposed development has been appropriately noticed compliant with Zoning Code section 9.69.160(b). The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Planning Commission hearing. If one-third or more of the Planning Commission object to this waiver of permit requirements, a Coastal Development Permit will be required.

Ursula Luna-Reynosa  
Director of Community Development