

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

DATE: SEPTEMBER 8, 2014

TO: DANA POINT PLANNING COMMISSION

FROM: URSULA LUNA-REYNOSA, DIRECTOR COMMUNITY DEVELOPMENT
EVAN LANGAN, AICP, ASSOCIATE PLANNER

SUBJECT: PLANNING COMMISSION STUDY SESSION FOR NEW DEVELOPMENT THAT WOULD INCLUDE THE DEMOLITION OF AN EXISTING OFFICE/BANK BUILDING AND THE CONSTRUCTION OF A NEW MIXED-USE BUILDING WITH RETAIL AND/OR RESTAURANT SPACE TOTALING 9,810 SQUARE FEET, 39 RESIDENTIAL (FOR RENT) APARTMENT UNITS TOTALING 35,370 SQUARE FEET AND THREE LEVELS OF SUBTERRANEAN PARKING WITHIN THE CITY'S LANTERN DISTRICT (TOWN CENTER PLAN AREA) AT 34175 PACIFIC COAST HIGHWAY

RECOMMENDATION: That the Planning Commission conduct a study session, receive and file the presentation from the applicant and provide feedback to the applicant on any aspect of the project that will assist in future deliberations of the project.

APPLICANT/OWNER: George Ray (GTR Property Development)/M & A Gabae, LP

LOCATION: 34175 and 34177 Pacific Coast Highway (two lots)
Assessor Parcel Numbers (APNs) 682-322-09 and 682-322-10

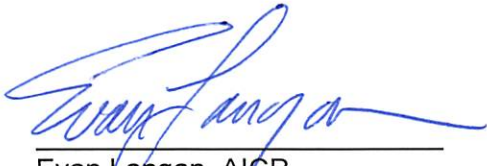
NOTICE: There is no required public notice for this item however, notice and outreach of the event was provided through the City's website, mass e-mails to interested groups and individuals, as well as through various social networking mediums.

BACKGROUND:

The Planning Commission has requested that high profile development projects, especially those within the City's Town Center/Lantern District, come before the Planning Commission as "Study Sessions" prior to conducting formal, public hearings for those applications.

DISCUSSION:

The proposed project is located on the south-west corner of Golden Lantern and Pacific Coast Highway and is improved with a multi-story office building that is commonly referred to as the "Union Bank Building". The proposed project includes the demolition of the existing building and the construction of a new, mixed-use development to be comprised of thirty-nine residential units, 9,810 square feet of commercial space and subterranean parking. The applicant will present a Power Point presentation, which will include further details and information at the study session.



Evan Langan, AICP
Associate Planner



Ursula Luna-Reynosa
Director of Community Development