

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

DATE: OCTOBER 27, 2014

TO: DANA POINT PLANNING COMMISSION

FROM: URSULA LUNA-REYNOSA, DIRECTOR OF COMMUNITY DIRECTOR
ERICA H. DEMKOWICZ, AICP, SENIOR PLANNER

SUBJECT: A PLANNING COMMISSION STUDY SESSION FOR NEW DEVELOPMENT THAT WOULD INCLUDE THE DEMOLITION OF THE EXISTING, BUT CURRENTLY VACANT 24-ROOM DANA MARINA MOTEL BUILDING AND THE CONSTRUCTION OF A NEW MIXED-USE BUILDING WITH RETAIL AND/OR RESTAURANT SPACE TOTALING 11,800 SQUARE FEET, 30 RESIDENTIAL UNITS TOTALING 25,510 SQUARE FEET AND TWO LEVELS OF SUBTERRANEAN PARKING WITHIN THE CITY'S LANTERN DISTRICT (TOWN CENTER PLAN AREA) AT 34111 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: Steven Chen, TAG Design Works/CETT Investment Co.

LOCATION: 34111 Pacific Coast Highway
Assessor Parcel Number (APN) – 682-232-01

NOTICE: There is no required public notice for this item however, notice and outreach of the study session 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 corner of Ruby Lantern, Pacific Coast Highway and Del Prado and is improved with a single story motel building, called the Dana Marina Motel. The proposed project includes the demolition of the existing structures and the construction of a new, mixed-use development to be comprised of thirty (30) residential units, 11,800 square feet of retail/commercial and/or restaurant space and subterranean parking on a 21,570 square foot lot.

Staff has suggested, to the applicant, that the overall massing of the structure should be broken up by removing some internal units to provide more light and air to improve livability of the remaining residential units. Staff encouraged the applicant to increase the amount of public space that could be used for outdoor dining, public paseos or plazas. Staff provided additional suggestions relative to the architectural details with the intent of achieving cohesive design true to the original architectural style that inspired the scheme of the project. While the applicant did not make a commitment one way or another regarding staff's comments, it was communicated that they would like to wait until after the study session before making any changes in order to avoid multiple revisions to the plans.

Based upon Staff's review of preliminary plans, the following entitlements are required:

- Tentative Tract Map to allow: the subdivision and subsequent sale of the commercial and residential units, individually.
- Coastal Development Permit to allow: development within the City's Coastal Overlay District.
- Conditional Use Permit to allow a roof deck, stairwell and elevator shafts to extend above the maximum allowable height and valet and tandem parking.
- Site Development Permit to allow non-residential building area in excess of 10,000 square feet of gross floor area.

The applicant will present a Power Point presentation, which will include further details and information at the study session.


Erica H. Demkovicz, AICP
Senior Planner


Ursula Luna-Reynosa
Director of Community Development