

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

DATE: JANUARY 25, 2021

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
BRENDA WISNESKI, DIRECTOR
SEAN NICHOLAS, SENIOR PLANNER

SUBJECT: TIME EXTENSION FOR SITE DEVELOPMENT PERMIT SDP17-0013 AND MINOR CONDITIONAL USE PERMIT CUP17-0005(M) FOR A NEW 57 ROOM HOTEL, 4,000 SQUARE FOOT RESTAURANT SPACE WITH OUTDOOR DINING, 52-BED HOSTEL, VISITOR CENTER, RETAINING WALLS GREATER THAN 30 INCHES IN HEIGHT VISIBLE FROM THE PUBLIC RIGHT-OF WAY, AND TANDEM PARKING FOR EMPLOYEES/VALET, WAVE RESORT (HEADLANDS COMMERCIAL SITE) LOCATED AT 34075 PACIFIC COAST HIGHWAY WITHIN THE COASTAL ZONE

RECOMMENDATION: That the Planning Commission approve a Resolution for the time extension for twelve (12) months for Site Development Permit SDP17-0013 and Minor Conditional Use Permit CUP17-0005(M) (Action Document 1).

OWNER/APPLICANT: Headlands Investments, LLC (Owner)/Stoutenborough Inc. (Applicant/Architect)

OWNER'S REPRESENTATIVE: Todd Stoutenborough, Stoutenborough Inc.

REQUEST: A request for a Time Extension for the Site Development Permit and Minor Conditional Use Permit for a new 57 room hotel, 4,000 square foot restaurant space with outdoor dining, 52-bed hostel, visitor center, retaining walls greater than 30 inches in height visible from the public right-of-way, and tandem parking for employees/valet at 34075 Pacific Coast Highway (Headlands Commercial Site).

LOCATION: 34075 Pacific Coast Highway (APNs: 672-592-13, 672-592-14, and 672-592-15)

NOTICE: Courtesy notices were mailed to property owners within 500 feet of the site on January 15, 2021. The same courtesy notice was published in the Dana Point News on January 15, 2021, and notices were posted on January 22, 2021, at Dana Point City Hall,

the Dana Point post office, and the Capistrano Beach post office.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), staff finds there has been no physical change to the project site, thus the CEQA determination of a Class 32 exemption and the findings made in the Master Environmental Impact Report (EIR) prepared for the Headlands Development and Conservation Plan (HDCP) are still applicable.

ISSUES:

1. Is the Time Extension request consistent with adopted General Plan/Local Coastal Program/Headlands Development and Conservation Plan (HDCP)?
2. Is the proposal still compatible with and an enhancement to the City?
3. Does the project satisfy all the findings required pursuant to the City's Zoning Code for approving of a Site Development Permit and Minor Conditional Use Permit?

BACKGROUND: On October 3, 2017, the City Council approved a Coastal Development Permit, Site Development Permit, and Minor Conditional Use Permit for a new 57 room hotel, 4,000 square foot restaurant space with outdoor dining, 52-bed hostel, visitor center, retaining walls greater than 30 inches in height visible from the public right-of-way, and tandem parking for employees/valet associated with one of the two commercially zoned properties (V/RC) in the Headlands Development and Conservation Plan (HDCP). The project is located within the appeals jurisdiction of the Coastal zone.

Following approval by the City Council, the Surfrider Foundation appealed the Coastal Development Permit to the Coastal Commission. The Coastal Development Permit was approved by the Coastal Commission on August 10, 2018. The Site Development Permit and Minor Conditional Use Permit remain under the City's jurisdiction, but the Coastal Development Permit is under the Coastal Commission jurisdiction. On December 9, 2020, the Coastal Commission granted a one year time extension to meet all Coastal Development Permit special conditions.

For background information, the original Planning Commission and City Council staff reports are included as Supporting Documents 2 and 3.

DISCUSSION: On October 31, 2019, the project was approved for an administrative Time Extension for one year. Pursuant to Dana Point Zoning Code (DPZC) Section 9.61.130(b)(3) a second one-year time extension may be approved by the Planning Commission. Consistent with DPZC Section 9.61.130(b)(3), the Planning Commission is the decision-making body for the second time extension, not the final approving body.

On August 24, 2020, the applicant submitted a request for a second Time Extension for the

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City's Site Development Permit and Minor Conditional Use Permit to allow additional time to complete the Coastal Commission Special Conditions so the Coastal Development Permit (CDP) can be issued. Once the CDP is issued, the applicant has submitted and has tentative approval for rough grading and shoring permits, thus once all bonds and fees are paid construction can begin.

Though the applicant submitted the time extension in August 2020, staff was waiting on Coastal Commission to take action on the CDP Time Extension. Since it was approved on December 9, 2020, staff is supportive of the additional time extension which would expire on January 25, 2022. The basis for staff's support is DPZC Section 9.61.130(b)(5), in that:

1. there are no new requirements or development standards that have been enacted since the project was approved, and
2. nor have conditions on the site changed that would alter the project.


This is the last time extension that is available to the applicant. If permits are not obtained by January 25, 2022, the Site Development and Minor Conditional Use Permits will expire.

CORRESPONDENCE:

Though not required, staff sent a courtesy notice to property owners within 500 feet, and a courtesy notice was published in the local newspaper.

At the time of preparation of this report, there have been no public comments received.

CONCLUSION: The project is consistent with the required development standards, and all original findings and conditions of approval are still applicable. Staff recommends the Planning Commission approve the attached Resolution for the requested time extensions.


Sean Nicholas, AICP
Senior Planner


Brenda Wisneski, AICP
Director of Community Development

ACTION DOCUMENTS:

1. Resolution 21-01-25-XX

SUPPORTING DOCUMENTS:

2. Planning Commission Staff Report, July 10, 2017 (excerpted)
3. City Council Staff Report, October 3, 2017 (excerpted)
4. City Council Resolution Approving Project, October 3, 2017
5. Proposed Plans

ACTION DOCUMENT 1: Resolution 21-01-25-XX

RESOLUTION NO. 21-01-25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING A TIME EXTENSION FOR SITE DEVELOPMENT PERMIT SDP17-0013 AND MINOR CONDITIONAL USE PERMIT CUP17-0005(M) FOR THE DEVELOPMENT OF A 35,000 SQUARE FOOT HOTEL, RESTAURANT, VISITOR CENTER, RETAINING WALLS GREATER THAN 30 INCHES VISIBLE FROM THE RIGHT-OF-WAY, AND HOSTEL DEVELOPMENT LOCATED AT 34075 PACIFIC COAST HIGHWAY

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

WHEREAS, Headlands Investments, LLC. (the "Owner"), owns the real property commonly referred to as 34075 Pacific Coast Highway (APNs: 672-592-13, 672-592-14, and 672-592-15) (the "Property"); and

WHEREAS, the Owners caused to be filed a verified application for a Coastal Development Permit, Site Development Permit, and Minor Conditional Use Permit for a new 35,000 square foot commercial structure with a 57 room hotel, restaurant, visitor center, and 52-bed hostel; and

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

WHEREAS, the City Council did, on the 3rd day of October, 2017, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is still Categorically Exempt per Section 15332 (Class 32-In-fill Development Projects) and even if the project were not exempt per Section 15332, the City cannot require additional CEQA review of this project as a Master Environmental Impact Report (EIR) was prepared for the Headlands Development and Conservation Plan (HDCP) and the project is within the scope of that EIR; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Council considered all factors relating to Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M) and approved the project 5-0; and

WHEREAS, the Surfrider Foundation appealed the approval of the Coastal Development Permit to the California Coastal Commission, and at a De Novo hearing conducted by the Coastal Commission on August 10, 2018, the Coastal Commission approved the Coastal Development Permit; and

WHEREAS, on October 31, 2019, the City issued an Administrative Time Extension for the Site Development Permit and Minor Conditional Use Permit as the applicant

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continued to work to satisfy Coastal Commission Special Conditions; and

WHEREAS, on December 9, 2020, the Coastal Commission approved a one year time extension on the Coastal Development Permit to finish the remaining items of the Special Conditions; and

WHEREAS, on August 24, 2020, the applicant submitted a request for a second time extension for the Site Development Permit and Minor Conditional Use Permit pursuant to Dana Point Zoning Code Section 9.61.130(b)(3); and

WHEREAS, on January 25, 2021, the Planning Commission conducted a public meeting, and upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to the Time Extension of the Site Development Permit SDP17-0013 and Time Extension Minor Conditional Use Permit CUP17-0005(M).

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 reference;

Findings:

- B) Planning Commission adopts the following findings pursuant to Dana Point Zoning Code (DPZC)9.61.130(b)(5):
 - 1) There are no new requirements or development standards that have been enacted since the project was approved, **in that the requirements of the HDCP have not changed since the project was approved, and no other regulatory changes have occurred that would require modifications to the project.**
 - 2) Nor have conditions on the site changed that would alter the project, **in that the project site is still a vacant lot, occasionally utilized for construction parking of residential homes in the Strands. The required Engineering and Building Permits will ensure that the construction will not negatively impact the surrounding area.**

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 25th day of January, 2021, by

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the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mary Opel, Chairperson
Planning Commission

ATTEST:

Brenda Wisneski, Director
Director of Community Development

DRAFT

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SUPPORTING DOCUMENT 2: Planning Commission Staff Report, July 10, 2017
(excerpted)

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PLANNING COMMISSION
AGENDA REPORT**

DATE: JULY 10, 2017

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
SEAN NICHOLAS, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP17-0008/SITE DEVELOPMENT PERMIT SDP17-0013/MINOR CONDITIONAL USE PERMIT CUP17-0005(M) FOR A NEW 57 ROOM HOTEL, 4,000 SQUARE FOOT RESTAURANT SPACE WITH OUTDOOR DINING, 40-BED HOSTEL, VISITOR CENTER, RETAINING WALLS GREATER THAN 30 INCHES IN HEIGHT VISIBLE FROM THE PUBLIC RIGHT-OF WAY, AND TANDEM PARKING FOR EMPLOYEES/VALET, WAVE RESORT (HEADLANDS COMMERCIAL SITE) LOCATED AT 34075 PACIFIC COAST HIGHWAY WITHIN THE COASTAL ZONE

RECOMMENDATION: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M) (Action Document 1).

OWNER/APPLICANT: Headlands Investments, LLC (Owner)/Stoutenborough Inc. (Applicant/Architect)

OWNER'S REPRESENTATIVE: Todd Stoutenborough, Stoutenborough Inc.

REQUEST: A request for a new 57 room hotel, 4,000 square foot restaurant space with outdoor dining, 40-bed hostel, visitor center, retaining walls greater than 30 inches in height visible from the public right-of-way, and tandem parking for employees/valet at 34075 Pacific Coast Highway (Headlands Commercial Site) within the coastal zone.

LOCATION: 34075 Pacific Coast Highway (APNs: 672-592-13, 672-592-14, and 672-592-15)

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NOTICE: Public Hearing notices were mailed to property owners within 500 feet, and to occupants within 100 feet of the site on June 29, 2017. The same notice was published in the Dana Point News on June 30, 2017, and notices were posted on June 30, 2017, at Dana Point City Hall, the Dana Point post office, the Capistrano Beach post office, and the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), this project is Categorically Exempt per Section 15332 (Class 32-In-Fill Development Projects). CEQA guidelines-Section 15332 "In-fill Development Projects" provides that projects that are in-fill development projects on lots that are 5 acres or less, are surrounded by urban uses, and do not have significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA. The proposed project meets the necessary conditions to qualify for this exemption. Further, under Public Resource Code Section 2116 and 14 Cal. Code of Regulations Section 15162 the City cannot require additional CEQA review of this project as a Master Environmental Impact Report (EIR) was prepared for the Headlands Development and Conservation Plan (HDCP) and the project is within the scope of that EIR.

ISSUES:

1. Is the proposal consistent with the City's adopted General Plan/Local Coastal Program/Headlands Development and Conservation Plan (HDCP)?
2. Is the proposal compatible with and an enhancement to the surrounding neighborhood and City?
3. Does the project satisfy all the findings required pursuant to the City's Zoning Code for approving a Coastal Development Permit/Site Development Permit/Minor Conditional Use Permit?

BACKGROUND: In January 2005, the California Coastal Commission certified Local Coastal Program Amendment (LCPA01-02) and General Plan Amendment (GPA01-02) in conjunction with Coastal Development and Site Development Permits for the Headlands development thereby approving the Headlands Development and Conservation Plan

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(HDCP). As identified in the HDCP, there are three major components of the Headlands project: 1) The residential component (a maximum of 118 single-family zoned lots); 2) the development of two Visitor/Recreation Commercial uses; and 3) the establishment of approximately 70 acres of recreation/open space along with supporting visitor recreation facilities. At the time of approval of the HDCP through the Master Coastal Development Permit, a specific condition was included requiring approval of separate Coastal Development Permits (CDPs) for both of the Visitor/Recreation Commercial sites. This condition was included largely due to the fact that sufficient design details for the project were not available at the time of initial approval for the overall Headlands development.

Overall, the Headlands area encompasses approximately 121 acres located adjacent to the Pacific Ocean. The commercial site, commonly referred to as Planning Area 4, encompasses approximately 1.6 acres, is situated in the City's Coastal Overlay District and per the Headlands Development and Conservation Plan. The subject site is zoned Visitor/Recreation Commercial. As specified in the HDCP, the intent for this Visitor/Recreation Commercial area is to compliment the adjacent Town Center area and attract coastal visitors. Hotel and restaurant facilities are both permitted uses allowed by right on the project site and serve both of those stated intents. The HDCP also includes specific development criteria which includes a maximum of 35,000 square feet of building area, 10-foot building setbacks on all four sides, and a maximum building height of 35 feet.

DISCUSSION: The applicant is requesting approval for the first of the two Visitor/Recreation Commercial components considered as part of the Headlands project. This specific proposal includes the development of a commercial/visitor serving development on Pacific Coast Highway. The project is a 35,000 square foot development containing a 57 room hotel, 4,000 square foot restaurant space with 2,851 square feet of outdoor dining, and 40-bed hostel. To develop the project, the applicant is requesting a Coastal Development Permit and Site Development Permit to allow the construction of the two-story building with subterranean parking and retaining walls greater than 30 inches in height, and a Minor Conditional Use Permit to allow for tandem parking for employee and valet parking.

The proposed project requires a Coastal Development Permit due to its location in the coastal zone and requirements from the Coastal Commission as part of the approval of the HDCP and master CDP. A Site Development Permit is required because the project is a non-residential project which exceeds 2,000 square feet and includes retaining walls over 30 inches in height. Lastly, a Minor Conditional Use Permit is required for the use of tandem parking for employees and valet. All components of the proposed project meets all applicable development standards and regulations, including but not limited to, setback, lot coverage, floor area, parking, and heights. Staff has also reviewed the project for consistency with the approved Environmental Impact Report (EIR) and Addendum, and found no impacts as a result of the proposed project that were not already identified as

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being less than significant and/or mitigated previously. Compliance findings with State Code Section 15162 and applicable Categorical Exemption, Class 32, has been incorporated into the attached draft Resolution (Action Document 1).

COASTAL DEVELOPMENT PERMIT:

Table 1 summarizes applicable development standards from both the HDCP and Dana Point Zoning Ordinance and the project's conformance with those requirements:

Table 1: Compliance with HDCP/Zoning Ordinance Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Setback	10 feet minimum all sides	10+ feet all sides	Yes
Height	35 foot maximum	35 feet	Yes
	40 feet for architectural features/mechanical	40 feet for architectural features/mechanical	Yes
Lot Coverage	60% maximum	50.4%	Yes
Floor Area Ratio	.57	.54	Yes
Building Area Total	35,000 square feet	35,000 square feet	Yes
Landscape Coverage	20% minimum	28%	Yes
Parking Required	129 parking spaces	130 parking spaces (does not include additional tandem and valet spaces)	Yes

Currently the project site is made up of three separate parcels. As a component of the Coastal Development Permit, an administrative Lot Line Adjustment is conditioned to be completed to combine the lots into one parcel.

The architect has described the proposed project as a non-descript architectural style utilizing locally sourced materials. The proposed design and materials are consistent with the Design Guidelines adopted in the HDCP which requires a simple color scheme with no more than three colors. Materials are required to communicate a high level of quality. The applicant has utilized a simple color pallet with the stone being the primary architectural accent element. The architect has also designed a public plaza adjacent to PCH where the proposed Visitor Center is located, and a variety of locations within the project have been

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identified for potential public art installations to further enhance and compliment the architectural style. Overall, the architecture and visitor serving uses proposed are consistent with the adopted HDCP and Design Guidelines.

Hostel (Lower-Cost Accommodation)

As required by the California Coastal Commission at the time of the HDCP certification, a 40-bed hostel is included as part of the proposed project. The hostel includes five (5) rooms with eight (8) beds each and includes a lounge area to be shared by all guests. The hostel will have a separate entry for the facility off of Green Lantern, and is proposed to be two-stories. The hostel has been designed with the same high quality materials and features as the primary structure to be fully integrated in to the project. The applicant and staff have worked together to enhance pedestrian linkages adjacent to the hostel by providing an eight (8) foot wide sidewalk and additional cross walks to increase connectivity to adjacent coastal trails and access.

Based on Coastal Commission guidance (CCC public workshop staff report dated October 26, 2016) staff analyzed and determined the lower-cost overnight accommodation rate for the proposed hostel. While the Coastal Commission does not provide an exact dollar amount, they do provide a methodology to calculate lower cost rates on a regional basis based on existing rates of lower cost accommodations located within the region. Utilizing the CCC's methodology, the current rate would be set at \$51.86 per night per bed. To ensure the lower-cost overnight accommodation rate accurately reflects current market conditions, a condition of approval has been incorporated that will require the applicant, at the time of Certificate of Occupancy, to provide an updated analysis consistent with the Coastal Commission guidance from the October 26, 2016 staff report or any subsequent guidance update. After the initial rate is established, the applicant/ hostel operator will be required to update the rate and adjust the rate accordingly every three years based on market conditions and report any adjustments to the Community Development Department to ensure compliance.

Public Views

With respect to public views, Pacific Coast Highway is designated as a scenic highway within the City's General Plan, but there are no specific public views identified in this particular stretch. As a result, the proposed commercial development will not obstruct any public views from the designated scenic highway. The applicant has developed a visual simulation for the project and it is included as part of the attached plans package (Attachment 5).

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Findings

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
3. *Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

SITE DEVELOPMENT PERMIT:

In accordance with Section 9.71.020 of the Dana Point Zoning Code, a Site Development Permit is required for all non-residential developments exceeding 2,000 gross square feet. The proposed project includes a two-story, 35,000 square foot building with 132 standard parking spaces along with retaining walls visible from the public right-of-way. Retaining walls may exceed the 30" height limit specified in the Zoning Code when proposed in

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conjunction with a preliminary grading plan and a Site Development Permit. The applicant is proposing to install retaining walls at several locations adjacent to Pacific Coast Highway, along Shoreline Drive, and along the Street of the Green Lantern. The new retaining walls adjacent to the public right-of-way will range from less than a half a foot (.5') to 4.5 feet maximum. All of these walls are associated with creating landscaped areas, supporting the structure and site improvements, or providing for required stairwells. Retaining walls along Pacific Coast Highway will range from less than a half foot to four feet tall at the corner of Pacific Coast Highway and Green Lantern, and all walls have landscaping. The project site has been pre-graded with a significant cut in the rear of the property to minimize visual impacts from the project. A retaining wall measuring 24 feet is proposed along this rear (cut) face and will have minimal visibility as it will be screened by the hostel structure and proposed landscaping.

Art in Public Places

As a component of the proposed project, the development will be subject to the requirements of Dana Point Zoning Code (DPZC) Section 9.05.240, "Art in Public Places." The applicant has indicated the project will have a construction valuation greater than 1 million dollars, thus half of a percent of the construction cost will have to be spent on art in public places. While no definitive features have been designed at this time, the plans do indicate several areas where art could be incorporated, including the center courtyard adjacent to Pacific Coast Highway. Condition of approval 101 requires that the applicant go through the required process specified in DPZC Section 9.05.240 and install the required art, or pay the necessary in lieu fees.

Findings

Section 9.71.050 of the DPZC stipulates a minimum of four (4) findings to approve a Site Development Permit:

1. *Compliance of the site design with development standards of this Code.*
2. *Suitability of the site for the proposed use and development.*
3. *Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*
4. *Site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture.*

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

MINOR CONDITIONAL USE PERMIT:

As a component of their parking plan for the development, tandem parking is being proposed for both employee parking and valet.

Parking

The proposed project exceeds the parking requirements of the Dana Point Zoning Code. Table two summarizes the required parking for the project.

Table 2: Parking Requirements

Use	Area/Rooms	Parking Standard	Parking Required
Hotel	57 rooms	1 space/room	57 spaces
Restaurant	4,000 sq. ft.	1 space/100 sq. ft.	40 spaces
Restaurant (outdoor dining)	2,850 sq. ft.	1 space/150 sq. ft.	19 spaces
Hostel	5 rooms	1 space/room; plus 2 spaces	7 spaces
Open Space Visitors (CCC required)	N/A	6 spaces	6 spaces
Total Required Parking			129 spaces
Total Parking Provided			130 standard spaces (non-tandem)
Additional Non- required Tandem Spaces			44 spaces
Total Parking Provided with Tandem/Valet			174 spaces

The applicant has provided a detailed parking management plan for the utilization of the tandem and valet parking (Attachment 3). The proposed parking management plan in conjunction with the proposed parking layout will provide sufficient parking for all users onsite.

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Findings

Sections 9.65.060 and 9.35.060(5)(D) of the DPZC stipulates a minimum of nine (9) findings to approve a Minor Conditional Use Permit for tandem parking:

- 1) That the proposed conditional use is consistent with the General Plan.
- 2) That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.
- 3) That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity.
- 4) That the proposed type of tandem parking (employee or valet) is appropriate for the proposed use.
- 5) That surrounding properties will not be adversely affected by the proposed tandem parking facilities.
- 6) That adequate off-street (or acceptable on-street) parking for the patrons of the business will be available for the proposed use.
- 7) That appropriate conditions have been imposed to address the maintenance and safety of the tandem parking area.
- 8) That the proposed use demonstrates unusually high quality, character and/or exhibits characteristics which are highly consistent with community objectives as stated in a specific General Plan goal(s) or policy(ies).
- 9) That the tandem parking program includes provisions for periodic monitoring and reporting to identify any issues associated with the program and to adjust the program as necessary to address any such issues.

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

CORRESPONDENCE:

The applicant conducted a public outreach meeting on June 28, 2016 with the residents of the Regatta neighborhood (residential neighborhood across PCH). At the meeting, the applicant presented the project to the residents and answered questions about the

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proposed design and layout.

Staff has received some phone calls correspondence on the proposed project. Questions were primarily related to parking.

CONCLUSION: Based on the above analysis, staff determines that the proposed project meets the applicable development standards set forth in both the HDCP and the Dana Point Zoning Code, and that the required findings can be made. Staff recommends that the Planning Commission adopt a resolution approving Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M), Wave Resort, allowing for a 35,000 square foot two-story commercial/visitor serving development with a hotel, restaurant, hostel, retaining walls over 30 inches in height visible from the public right-of-way, and tandem parking.

Sean Nicholas, AICP
Senior Planner

Ursula Luna-Reynosa
Director of Community Development

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SUPPORTING DOCUMENT 3: City Council Staff Report, October 3, 2017 (excerpted)

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Reviewed By:	
DH	<u>X</u>
CM	<u>X</u>
CA	<u> </u>

DATE: OCTOBER 3, 2017

TO: CITY MANAGER/CITY COUNCIL

FROM: URSULA LUNA-REYNOSA, DIRECTOR OF COMMUNITY
DEVELOPMENT
SEAN NICHOLAS, SENIOR PLANNER

SUBJECT: AN APPEAL OF PLANNING COMMISSION APPROVAL FOR COASTAL
DEVELOPMENT PERMIT CDP17-0008/SITE DEVELOPMENT PERMIT
SDP17-0013/MINOR CONDITIONAL USE PERMIT CUP17-0005(M) FOR
A NEW 57 ROOM HOTEL, 4,000 SQUARE FOOT RESTAURANT SPACE
WITH OUTDOOR DINING, 40-BED HOSTEL, VISITOR CENTER,
RETAINING WALLS GREATER THAN 30 INCHES IN HEIGHT VISIBLE
FROM THE PUBLIC RIGHT-OF-WAY, AND TANDEM PARKING FOR
EMPLOYEES/VALET, WAVE RESORT (HEADLANDS COMMERCIAL
SITE) LOCATED AT 34075 PACIFIC COAST HIGHWAY WITHIN THE
COASTAL ZONE

RECOMMENDED ACTION:

That the City Council deny the appeal and uphold the Planning Commission's approval of Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M).

BACKGROUND: On July 10, 2017, the Planning Commission unanimously approved (5-0) Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M) for a project located at 34075 Pacific Coast Highway. The decision was subsequently appealed (Supporting Document C) to the City Council by Surfrider Foundation. The project proposes the construction of a 35,000 square foot visitor serving commercial development including a 57 room hotel, 4,000 square foot restaurant space with 2,851 square feet of outdoor dining, an 800 square foot visitor center, and 40-bed hostel. A more detailed description of the project, as reviewed by the Planning Commission, is detailed in the Planning Commission Staff Report (Supporting Document D). The applicant has refined the internal layout of the proposed hostel based on comments from the Planning Commission and increased the number of beds to 52 without changing the footprint or size of the project. The project is designed to be two-stories, meets all

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applicable development standards, including heights and parking, and is consistent with adjacent development.

The subject site is approximately 1.6 acres in the Coastal Zone and is zoned Visitor/Recreation Commercial under the Headlands Development and Conservation Plan (HDCP), which was certified by the Coastal Commission on August 11, 2004 as a component of the City's Local Coastal Program and provides the development requirements for the Headlands area, including the subject site. Hotel, restaurant, visitor center, and hostel uses are all permitted "by right" under the HDCP.

DISCUSSION: Supporting Document D, Planning Commission Staff Report, provides project analysis and compliance with provisions of the HDCP and Dana Point Zoning Code (DPZC). Staff has also reviewed the project for consistency with the certified Environmental Impact Report (EIR) and Addendum, and found no new significant impacts as a result of the proposed project. Compliance findings with California Environmental Quality Act (CEQA) Section 15162 and Categorical Exemption, Class 32, have been incorporated into the attached draft Resolution (Action Document 1).

APPEAL:

A summary of the items raised in the appeal by Surfrider (*italics*) and staff analysis of each issue follows:

- 1) *The Master CDP has expired, having no entitlements that currently exist; therefore the claim that the project is exempt is false.*

The Appellant raises two separate and distinct issues; one questioning the status of the Master CDP and the other questioning the environmental determination pursuant to the CEQA analysis. The master CDP, approved by City Council Resolution 05-02-23-07, was not intended to cover the specific development of the project site and included condition of approval 122 which specifically requires a separate CDP for both Planning Area 4 (PA 4, project site) and Planning Area 9 (PA9, luxury hotel site), which is why a CDP was considered by the Planning Commission as part of the approvals for the proposed project. While a separate CDP is required, it does not mean that the certified EIR and Addendum which were prepared for the HDCP and associated Local Coastal Program Amendment (LCPA) which covered the Headlands area in its entirety, including PA 4 and PA 9, is not applicable. The impacts associated with the development of these sites were analyzed as part of the EIR and Addendum.

- 2) *Wave Resort Project is inconsistent with the original HDCP and LUP that the Coastal Commission approved in 2004.*

The Wave Resort project is a 35,000 square foot visitor serving commercial development compliant with all applicable requirements and development standards of the HDCP as certified by the Coastal Commission on August 11, 2004. The certified HDCP states that hotels, restaurants, visitor center, and hostel uses are all allowed "by right" uses in the

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Visitor/Recreation Commercial zoning district of the HDCP. (Please refer to response #5, paragraph 3, for supporting Land Use Policies)

- 3) *The original Master Environmental Impact Report ("EIR") did not anticipate or analyze the impacts of a 57-room hotel, or a 4,000 square foot restaurant as part of the project, at this site.*

The EIR prepared for the HDCP is a Project EIR and not a Master EIR, as specified on page 2.2 of the certified EIR. Under CEQA, physical environmental impacts are analyzed. The certified EIR analyzed potential impacts associated with both a 40,000 square foot visitor serving commercial development on PA 4, and, in the Addendum, a reduced 35,000 square foot visitor serving commercial development. An Addendum to the EIR was prepared because changes to the HDCP resulted from suggested modifications by Coastal Commission staff once the LCPA was submitted to them for review. One such change was the reduction in square feet from 40,000 to 35,000 for the visitor serving commercial development on PA 4. This change, and others, were analyzed in the Addendum. The assumptions used in the Addendum for the analysis of impacts associated with a 35,000 square foot development at PA 4 generated higher traffic volumes and turning movements and therefore resulted in a higher level of environmental effects than the proposed project. Further details are included in the response to issue #5 later in this staff report. CEQA encourages reliance on previously certified EIRs to streamline the review process. Furthermore, consistent with Public Resource Code Section 2116 and 14 Cal. Code of Regulations Section 15162, City staff analyzed the proposed project versus what was originally reviewed in the certified EIR and Addendum and determined, based on substantial evidence as provided via Supporting Documents E and F, that no new or increased significant environmental effects were created as a result of the changes resulting from the proposed project. Therefore, the City did not require new environmental review because the certified EIR retains relevance in light of the proposed changes and the changes do not result in new significant environmental effects. This approach is consistent with the decision rendered by the California Supreme Court in *Friends of the College of San Mateo Gardens v. San Mateo County Community College District* (filed 9/19/16). While the Addendum did not specifically analyze the impacts associated with a 57-room hotel, or a 4,000 square foot restaurant, it analyzed a 35,000 square foot visitor serving development that resulted in more significant environmental effects than the proposed project.

- 4) *No reference (in original project description for the Master EIR) to a hotel, other than a hostel at the PCH commercial center.*

Again, a Project EIR and not a Master EIR was prepared for the HDCP. Pursuant to the HDCP, the subject property is zoned Visitor/Recreation Commercial. A hotel use is a permitted "by right" use in the Visitor/Recreation Commercial zone and was therefore contemplated and analyzed during the review and adoption of the HDCP as more fully described in the response to item #3 above.

- 5) *The addition of a 57-room hotel, and 4,000 square foot restaurant, with the attendant 116 parking spaces, constitutes a significant change to the project, with*

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very foreseeable significant new impacts which have not been addressed as required under the California Environmental Quality Act ("CEQA"). Traffic, noise, and associated greenhouse gas impacts that could foreseeably be generated by the additional hotel and restaurant warrant additional review under CEQA, including whether these impacts could cumulatively have significant impacts.

As noted above in the response to issue #4, the proposed project is a visitor serving commercial development as analyzed and approved for the site by both the Coastal Commission certified HDCP and certified EIR and Addendum. The proposed project is not an addition to the HDCP development. The certified EIR and Addendum analyzed the potential impacts of a 35,000 square foot visitor serving commercial development use on the subject site as a component of the HDCP. Pursuant to Public Resource Code Section 2116 and 14 Cal. Code of Regulations Section 15162, City staff analyzed the proposed project versus what was originally reviewed in the certified EIR and Addendum and determined no new or additional significant environmental effects were created as a result of the changes induced by the proposed project. In particular, as noted in the traffic studies specifically prepared for the proposed project (Supporting Documents E and F), the hotel project will generate 1,096 less daily trips than the visitor serving commercial project analyzed in the Addendum to the certified EIR, thus the proposed project will not have a significant impact on traffic or air quality due to the decrease in vehicle trips.

An updated noise analysis was completed by an acoustic engineer (Supporting Document G) which concludes the proposed project is below the thresholds of significance for noise and 19 decibels below the existing ambient noise on Pacific Coast Highway, thus no new significant noise effects will be generated as a result of the project.

The certified EIR and Addendum considered cumulative effects. Because the proposed project incorporates changes that result in no new or additional environmental effects, and in fact lessens the environmental effects analyzed under the certified EIR and Addendum, it is rational to deduce that the cumulative effects are also decreased.

6) *CEQA Exemption for Class 32 projects is inapplicable. This project does not meet 2 of the requirements to qualify for this exemption:*

A) *It does not comport with subsection (b), because it is not "substantially surrounded by urban uses."*

While the proposed project has a certified EIR and may be approved under CEQA section 15162, the project also qualifies for a CEQA Class 32 exemption (infill development). Staff has prepared both 15162 findings and a Notice of Exemption to address CEQA for the project. Pursuant to Section 15387 of the CEQA Guidelines the definition of an urbanized area is defined as: "a central city or a group of contiguous cities (emphasis added) with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile." The contiguous cities of Dana Point, San Clemente, and Laguna Beach have a combined population of 122,511 people (U.S. Census). The population density of Dana Point is 5,133 persons per square mile, and the population density of Dana Point, San Clemente, and Laguna Beach is

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3,603 persons per square mile. Pursuant to the CEQA guidelines the project site is within an urbanized area and meets the findings for a Class 32 exemption, as more particularly described in the response to issue #6(B) below.

B) It does not comply with subsection (d), because there are likely significant effects relating to traffic, noise, air quality, or water quality, particularly traffic and noise concerns...and cumulative impacts...

The proposed project is Categorically Exempt pursuant to Section 15332 of the California Code of Regulations (Class 32-In-fill Development Projects). CEQA guidelines-Section 15332 "In-fill Development Projects" provides that projects that are in-fill development projects on lots that are 5 acres or less, are surrounded by urban uses, are consistent with all applicable General Plan designations and policies and all Zoning designations and regulations, do not have a significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA. The proposed development occurs within City limits on a project site that is 64,992 square feet (just under 1.5 acres) and is surrounded by existing residential dwelling units, restaurants and other commercial uses within an urbanized area.

The project is consistent with all applicable General Plan designations and policies and all Zoning designations. Specifically, the project supports Land Use Policy 5.5 which states that development should promote a mixture of land uses that may include visitor-serving commercial; Land Use Policy 5.10 which requires development uses to be scaled appropriately for the property as well as provide lower-cost accommodations; Land Use Policy 5.27 states that development shall be sited in a manner not to impact any identified public views created by development approved under the HDGP; and Land Use Policy 5.44 which requires a 40-bed hostel for lower-cost accommodations. The proposed project consists of a hostel, hotel, restaurant and visitor center which are all uses in support of visitor-serving commercial. The proposed development is two-stories and is at or below the maximum height limit and the project steps and moves with the natural slope of the property to reduce the overall massing and scale of development. The proposed project has been designed to not impact any identified public views and a 52-bed hostel for lower-cost accommodations is included as part of the proposed project.

The project does not result in any impacts related to land use in that the project does not: a) divide an established community, b) conflict with an applicable land use plan, policy or regulation adopted for the purposes of avoiding or mitigating an environmental effect, and c) conflict with any applicable habitat conservation plan or natural community conservation plan.

There will be no impacts to Biological Resources as the subject site has undergone grading and has continually been utilized as a parking/ staging area for the development of the public and private components of the HDGP area. All areas associated with conservation within the HDGP area have been identified, preserved, maintained and protected in its natural state and the subject property is not included in this conservation area.

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A preliminary Water Quality Management Plan has been prepared for the project. Compliance with the pWQMP will ensure there are no impacts to water quality. A noise study prepared by Landrum and Brown (L&B) dated June 14, 2017, analyzed the proposed project, which assumes music and other noise generating activities will take place at the proposed project, and found at the nearest sensitive receptor the noise level will be approximately 19 decibels lower than the ambient noise of Pacific Coast Highway. Additionally, the proposed new uses will be required to comply with the City's Noise Ordinance, therefore, the project will not result in any significant or potentially significant Noise impacts.

The traffic study, prepared for the certification of the Environmental Impact Report (EIR) and subsequent Addendum that was prepared for the Headlands Development and Conservation Plan (HDCP) anticipated a build out scenario of 35,000 square foot multi-tenant commercial, retail, visitor center, and restaurant development with a 40-bed hostel. The EIR concluded no traffic related impacts will occur for the above stated build out scenario with the incorporation of the mitigation measures that have already been implemented. The proposed project differs from the project analyzed in the EIR in that it includes a 57 room hotel, 4,000 square foot restaurant, visitor center, and 52-bed hostel. Pursuant to memorandum prepared by Linscott, Law, and Greenspan (LLG), the City's third-party traffic consultant, dated June 23, 2017, the proposed project is less intense from a traffic generation standpoint than the previously analyzed project under the EIR. Therefore, the proposed project will have no significant impacts related to traffic. The project itself does not directly cause air quality impacts other than those associated with vehicle emissions related to traffic and any construction related impacts. The project is conditioned to comply with the Air Quality related mitigation measures as stipulated in the EIR.

The site can be adequately served by all required utilities and public services, including emergency services, in that the site is located on Pacific Coast Highway and all necessary public utilities are readily available and able to serve the site and necessary access to accommodate emergency vehicles has been incorporated into the site plan.

7) Illustrated and as specified on Page 17 of the Coastal Commission's report on affordable lodgings in the coastal zone, at no time was there any discussion in 2004 about anything other than a hostel at the commercial center in exchange for the "luxury resort" proposed then at Cove Road and Green Lantern...

Staff concurs that the HDCP calls for the development of a 40-bed hostel, however the hostel is part of a comprehensive mitigation package of lower cost visitor and recreational facilities (emphasis added) for the overall development of the Headlands. In certifying the HDCP, the Coastal Commission found that the HDCP (which included the "by right" use of a hotel on the subject property) adequately addressed lower cost visitor and recreational facilities and complied with the Coastal Act. Coastal Act Section 30213 requires: "permitted development to protect, encourage and, where feasible, provide lower cost visitor and recreational facilities." The Coastal Commission Strategic Plan Vision states that, "The

California coast is available for all to enjoy through thousands of public accessways to and along the shoreline, a completed California Coastal Trail, a well-supported network of parks and open spaces, and a wide range of visitor-serving facilities, including lower cost campgrounds, hostels, and hotels." Lower cost visitor and recreational facilities provided under the HDCP, includes: Two and a half miles of trails, 60 acres of conservation open space preserved, the Nature Interpretative Center, restroom facilities and multiple access paths, including the funicular to provide ADA accessibility to the beach.

The proposed project includes a hostel that has been refined by the applicant as a result of discussion at the Planning Commission and now includes a 52-beds, six dedicated parking spaces provided onsite for visitors of the trail system and open space, and a new visitor center located in the public courtyard.

- 8) *This project was never mapped on this parcel...rather a form of the "commercial center" and "hostel, etc." was mapped on the Cove Road portion of the headlands across from the Chart House...This underscores the need for additional review under CEQA of the foreseeable significant impacts to the property, for example of traffic, to this location.*

The Coastal Commission certified HDCP and the certified EIR and Addendum both correctly identify the project site as the location for a visitor serving commercial development. The certified EIR and Addendum both adequately analyze potential environmental impacts associated with a commercial development being located at the project site.

- 9) *The need for further CEQA review in order to analyze cumulative impacts of other projects in close vicinity to this project. Cumulative impacts on traffic and beach access opportunities are particularly critical.*

A cumulative traffic analysis was completed by the City's third party traffic engineer, LLG, that took into account existing and potential projects on the Street of the Green Lantern (Supporting Document H). The analysis evaluated potential impacts on the primary intersection of Blue Lantern and Pacific Coast Highway. The analysis found that with existing and potential development on the Street of Green Lantern during peak commute times, the intersection will still operate at a level of service of A or B (a.m. and p.m. respectively). Both time periods are above the minimum General Plan required level of service. Thus, with the potential development on the Street of the Green Lantern, there will not be a negative cumulative environmental impact on traffic.

- 10) *"CDP (issued in 2000) that allowed for a "gate" on public street at Blue Lantern and Santa Clara, and while it doesn't impede on the immediate "gazebo" coastal access at the bluff at Blue Lantern, it does imply a privatized area within the public coastal zone as well as impedes direct coastal access at points south of those cross streets on the Dana Point Bluff."*

As noted in the Surfrider's appeal letter, a CDP was approved in 2000 (Supporting Document I) which included findings that the gate was in compliance with the California

Coastal Act. As no appeals were filed either individually or by the Coastal Commission, and the statutory appeal period ended 17 years ago, the gate in question is a permitted use and outside the scope and purview of this appeal. All traffic analysis prepared for the certified EIR and Addendum, as well as for the proposed project, including cumulative analysis, was conducted on the existing traffic circulation which has not changed since 2000 when the gate was installed. No significant traffic impacts have been identified.

11) There may be almost 400 new hotel rooms estimated to be developed within 1-2 blocks of this project area, and thousands of visitors adding to this impacted area of coastal access. The aforementioned gate does not provide traffic flow with the shortest, most direct access to coastal access points south on Santa Clara Avenue and Camino Capistrano in the Coastal Zone.

The shortest and most direct coastal access points from the proposed project site, or future potential sites along the Street of Green Lantern, is not on Santa Clara Avenue and Camino Capistrano as the Surfrider letter notes. The pedestrian trail adjacent to the project site is the most direct pedestrian coastal access point. The proposed development is providing six dedicated parking spaces for the coastal access point and visitors of the open space. The most direct vehicular coastal access from the project site, or other future development on the Street of the Green Lantern, is via Cove Road into the Dana Point Harbor.

12) Gates and a lack of wayfinding signage in that area directed at all coastal access points in the bluff zone imply a psychological and directional deterrent to providing and encouraging full coastal access for visitors and residents. The "gate" at Santa Clara is on public roads in the coastal zone and acts as a deterrent for the visitors as there is the gate itself and the upending of traffic flow back away from the street (Santa Clara) that leads directly to the next public coastal access point S of the one on Blue Lantern. There is no signage currently at that gate as a wayfinder to that access point or those south on the bluff.

As previously mentioned, there is no nexus between the proposed project, the gate in question and coastal access (see response to issue #11). Similarly, there is no nexus between the proposed project and directional signs to coastal resources, except that the visitor center will provide a location map and outline the various coastal resources within walking distance of the site. As noted above, a CDP was issued in 2000 (Supporting Document I), for the gate in question. The gate is a legally permitted use as it was established through the approval of a CDP which found it complied with the Coastal Act. Concerns regarding public signage is a separate issue and outside the scope of this appeal.

13) The visitor center depicted in this project is inadequate. The visitor center is replacing a requirement under the 2004-approved HDGP of a larger, manned visitor center, not an unmanned kiosk at the valet parking/turnabout entrance of this proposed hotel. Suggested MOD #106 indicates that the Visitor Center will be

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800 sq. feet. To meet the intents of the HDCP, the visitors center should be developed much like the Headlands Interpretive Center, which is manned during business hours and visitor weekends in peaks days/dayparts and express the history, charm and culture of Dana Point's coastal zone.

Pursuant to the Coastal Commission certified HDCP, the Visitor Information Center is required to, "provide detailed maps and other information regarding trails, overlooks, open space, parks, beaches and public access thereto, public parking facilities, and other visitor serving recreational and commercial facilities present at the Headlands and in the City of Dana Point and vicinity...The Visitor Information Center may be incorporated into the hostel, provided that it is clearly available for use by the general public separate from the hostel, or it may be constructed as a separate facility. If separate from the hostel, the Visitor Information Center shall consist of a minimum of 800 square feet." The proposed Visitor Center is separate from the hostel and located in the public courtyard providing coastal, educational, historical, cultural, and general event information as required by the certified HDCP. Staff concurs that the Visitor Center must be 800 square feet, and finds that the visitor center as proposed is over 800 square feet as it is designed to encompass the public courtyard fronting Pacific Coast Highway. Staff has reviewed the Certified HDCP and there is no requirement that the Visitor Center be manned. The Visitor Information Center will utilize interactive technology to provide visitors with real time, up to date information. The City's trolley and visitor applications will be integrated along with links to the Ocean Institute, Doheny State Beach and the Harbor. A direct feed to Surflife is also desired.

14) The hostel was "mitigation" detailed up front in the 2004 plan; not a bargaining chip in lieu of no allowance for affordable housing at this proposed project. No affordable lodging component tied to the 57-room hotel is evident. Existing "affordable" hotel rooms currently available in Dana Point will be on-hold or scrapped at the Best Western in Dana Point Harbor and the Marina Inn with the impending re-development of the Dana Point Harbor...

Section 30213 of the Coastal Act, which requires permitted development to protect, encourage and, where feasible, provide lower cost visitor and recreational facilities is the basis for the Coastal Commission requiring affordable overnight accommodations/mitigation as a component of hotel development within the coastal zone. Unfortunately, the Coastal Act provides little to no guidance with regard to satisfying this section of the Coastal Act. The best source of information relative to this topic has been two workshops led by Coastal Commission staff in 2014 and 2016. City staff have carefully reviewed the staff reports from both workshops and concluded there is no prescribed method or adopted policy with regard to determining how to satisfy affordable overnight accommodations requirements. In fact in some cases of the State, particularly in the north, hotel projects have been approved without requiring any affordable overnight accommodations/mitigation as the Commission determined adequate lower cost visitor and recreational facilities already existed in the vicinity. Overall guidance from the CCC workshops suggests hotel projects should provide/mitigate at a rate of 25% of the total number of guest rooms, meaning for every 100 market rate rooms provided 25 affordable units should be provided onsite or through an in-

lieu mitigation fee. Mitigation revenue collected has historically been used to fund the development of off sight hostel, campsite, or other economy accommodations. More recently the CCC has discouraged the use of in lieu mitigation fees, and encouraged onsite mitigation to ensure affordable overnight accommodations are developed quicker. It should also be noted that the CCC has historically allowed/approved hostels as affordable overnight accommodations mitigation at ratio of one hostel bed per hotel room. More recently Coastal Staff have suggested the Commission may want to increase this ratio, however no policy direction has been issued by the Coastal Commission to date.

Understanding Surfriders concerns with regard to affordable overnight accommodations the applicant has redesigned the interior layout of the 40 bed hostel approved by the Planning Commission and submitted plans that increase the hostel to 52 total beds. Based on the redesigned floor plans (Supporting Document J) the hostel will be mitigating the two Headlands hotel projects at a rate of 35%, well above the 25% mitigation ratio suggested by the Coastal Commission. Table 1 below shows the total number of potential rooms and hostel beds.

Table 1: Potential Hotel Rooms and Hostel Beds

Project/Component	Rooms/Beds
Wave Resort	57 Rooms
Future Hotel (PA 9)	90 Rooms
Total	147 Rooms
Hostel	52 Beds
Bed to Room Percentage	35%

In response to Surfriders concerns related to existing affordable overnight accommodations, City staff surveyed the existing area and found there are a number of affordable overnight accommodations options within the city and immediate surrounding area. The proposed project with a 52 bed hostel will complement the existing inventory of affordable overnight accommodations options. Table 2 lists the existing affordable overnight accommodations within proximity of the project site.

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Table 2: Existing Affordable Overnight Accommodations

Facility/Address	Type of Lower Cost Visitor and Recreational Facility	Number of Rooms/Spaces/Beds
Doheny State Beach	Campground and State Beach	120 Campground Spaces
Crystal Cove	State facility (cottages, paid for by in-lieu fees of Ritz Carlton)	24 Cottages (118 people)
Dana Point Marina Inn	Lower Cost Hotel	136 Rooms
Sea Side Inn	Lower Cost Hotel (Under Renovation)	28 Rooms
Total Dana Point Lower Cost Visitor and Recreational Facility		120 Campground Spaces 24 Cottages (118 people) 166 Rooms
San Clemente State Beach	Campground and State Beach	151 Campground Spaces
San Mateo Campground at San Onofre State Beach	Campground and State Park	150 Campground Spaces
Crystal Cove Moro Campground	Campground and State Park	58 Campground Spaces
Rodeway Inn, San Clemente	Lower Cost Hotel	43 Rooms
Travelodge San Clemente	Lower Cost Hotel	24 Rooms
America's Best Value Inn, San Clemente	Lower Cost Hotel	31 Rooms
San Clemente Inn	Lower Cost Hotel	96 Rooms
San Clemente's Little Inn	Lower Cost Hotel	18 Rooms
San Clemente Motor Lodge	Lower Cost Hotel	15 Rooms
TOTALS		479 Campground Spaces 24 Cottages (118 people) 393 Rooms

15) *There is also unfinished business related to coastal bluff trails from Monarch Beach south to the Doheny State Park, where the preservation of a continuous open space corridor, providing full public access to the bluff edge and coastal view is required.*

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The proposed project site is not a coastal bluff lot, thus it cannot provide a coastal bluff trail. There is a trailhead adjacent to the project site and dedicated public parking will be provided for visitors of the trail system.

CONCLUSION:

Based on the above analysis, staff determined that the required findings can be made for the project and the City Council should deny the appeal and uphold the Planning Commission approval. Staff has analyzed the comments brought up in the appeal letter, and found the project to have been adequately analyzed under CEQA, consistent with all provisions of the certified EIR and Addendum, the requirements of the Coastal Commission certified HDCP, the components presented as part of Coastal Commission workshops regarding the provision of lower cost visitor and recreational facilities, and the applicable provisions of the Dana Point Zoning Code. Therefore, staff recommends the City Council adopt a resolution denying the appeal and approving Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M) allowing the construction of a 35,000 square foot visitor serving commercial structure including a 57 room hotel, 4,000 square foot restaurant space with outdoor dining, an 800 square foot visitor center, and 52-bed hostel within the coastal zone.

NOTIFICATION AND FOLLOW-UP:

Public Hearing notices were mailed to property owners within 500 feet, and to occupants within 100 feet of the site on September 21, 2017. The same notice was published in the Dana Point News on September 21, 2017, and notices were posted on September 21, 2017, at Dana Point City Hall, the Dana Point post office, the Capistrano Beach post office, and the Dana Point Library.

FISCAL IMPACT:

N/A

ALTERNATIVE ACTIONS:

The City Council could determine that the findings cannot be made to approve the project, and continue the public hearing and direct staff to bring back a resolution approving the appeal and denying Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M).

SUPPORTING DOCUMENT 4: City Council Resolution Approving Project, October 3, 2017

RESOLUTION NO. 17-10-03-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DANA POINT, CALIFORNIA, DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION APPROVAL OF COASTAL DEVELOPMENT PERMIT CDP17-0008/SITE DEVELOPMENT PERMIT SDP17-0013/MINOR CONDITIONAL USE PERMIT CUP17-0005(M) FOR THE DEVELOPMENT OF A 35,000 SQUARE FOOT HOTEL, RESTAURANT, VISITOR CENTER, AND HOSTEL DEVELOPMENT LOCATED AT 34075 PACIFIC COAST HIGHWAY

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

WHEREAS, Headlands Investments, LLC. (the "Owner"), owns the real property commonly referred to as 34075 Pacific Coast Highway (APNs: 672-592-13, 672-592-14, and 672-592-15) (the "Property"); and

WHEREAS, the Owners caused to be filed a verified application for a Coastal Development Permit, Site Development Permit, and Minor Conditional Use Permit for a new 35,000 square foot commercial structure with a 57 room hotel, restaurant, visitor center, and 52-bed hostel; 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 July, 2017, held a duly noticed public hearing as prescribed by law to consider said request and was approved 5-0; and

WHEREAS, on the 24th day of July, 2017, the Surfrider Foundation submitted an appeal of the Planning Commission approval; and

WHEREAS, the City Council did, on the 3rd day of October, 2017, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15332 (Class 32-In-fill Development Projects) and even if the project were not exempt per Section 15332, the City cannot require additional CEQA review pursuant to Section 15162 as the project is consistent with the certified Environmental Impact Report (EIR) and Addendum that was prepared for the Headlands Development and Conservation Plan (HDCP) and the project is within the scope of that EIR and Addendum; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Council considered all factors relating to Coastal Development Permit CDP17-0008/Site Development Permit SDP17-0013/Minor Conditional Use Permit CUP17-0005(M).

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

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

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Findings:

- B) Based on the evidence presented at the public hearing, the City Council adopts the following findings and approves Coastal Development Permit CDP17-0008, subject to conditions:
- 1) That the proposed project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code, **in that the project is consistent with the applicable goals and policies as adopted by the California Coastal Commission associated with the LCP approval for the development of the Visitor/Recreation Commercial portions of the Headlands Development and Conservation Plan (HDCP).** In particular, Land Use Element Policy 5.5 states that the development should promote a development of a mixture of land uses that may include visitor-serving commercial. The proposed project has a hospitality (hotel and hostel) and restaurant components all serving a variety of visitors and residents. The project is also consistent with Land Use Element Policy 5.10 which requires land uses be scaled appropriately for the property as well as lower-cost overnight accommodations be provided in the development. The proposed project has been designed to not impact any identified public views that were created by the development of the Headlands consistent with Land Use Element Policy 5.27. The project is consistent with Land Use Policy 5.44 by providing the required 40-bed hostel for lower-cost overnight accommodations. Additionally, an administrative lot line adjustment will be completed to combine the three parcels which make up the project site into one parcel prior to issuance of any grading permits.
 - 2) That the proposed development is not 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 proposed development provides greater access to the coast by providing for onsite lower-cost overnight accommodations.** The applicant is also installing an eight foot wide sidewalk on Green Lantern to better tie into nearby coastal trails and access, thus increasing accessibility to coastal resource from the project site and surrounding areas. The project site is also adjacent to a trailhead to the public trail system built as a component of the Headlands development and the proposed development provides parking for visitors consistent with the requirements of the California Coastal Commission and the HDCP. There are a variety of public access for trails and coastal access that will be serviced by the parking provided by the project.
 - 3) That the proposed development conforms to Public Resources Code Section 21000 (the California Environmental Quality Act), **in that the**

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requirements of the California Environmental Quality Act have been satisfied in that the project is Categorically Exempt pursuant to Section 15332 of the California Code of Regulations (Class 32-In-fill Development Projects). CEQA guidelines-Section 15332 "In-fill Development Projects" provides that projects that are in-fill development projects on lots that are 5 acres or less, are surrounded by urban uses, are consistent with all applicable General Plan designations and policies and all Zoning designations and regulations, do not have a significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA.

The proposed development occurs within City limits on a project site that is 64,992 square feet (just under 1.5 acres) and is surrounded by existing residential dwelling units, restaurants and other commercial uses. The project is consistent with all applicable General Plan designations and policies and all Zoning designations. Specifically, the project supports Land Use Policy 5.5 which states that development should promote a mixture of land uses that may include visitor-serving commercial; Land Use Policy 5.10 which requires development uses to be scaled appropriately for the property as well as provide lower-cost accommodations; Land Use Policy 5.27 states that development shall be sited in a manner not to impact any identified public views created by development approved under the HDCP; and Land Use Policy 5.44 which requires a 40-bed hostel for lower-cost accommodations. The proposed project consists of a hostel, hotel, restaurant and visitor center which are all uses in support of visitor-serving commercial. The proposed development is two-stories and is at or below the maximum height limit and the project steps and moves with the natural slope of the property to reduce the overall massing and scale of development. The proposed project has been designed to not impact any identified public views and a 40-bed hostel for lower-cost accommodations is included as part of the proposed project.

The project does not result in any impacts related to land use in that the project does not: a) divide an established community, b) conflict with an applicable land use plan, policy or regulation adopted for the purposes of avoiding or mitigating an environmental effect, and c) conflict with any applicable habitat conservation plan or natural community conservation plan.

There will be no impacts to Biological Resources as the subject site has undergone grading and has continually been utilized as a parking/ staging area for the development of the public and private components of the HDCP area. All areas

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associated with conservation within the HDCP area have been identified, preserved, maintained and protected in its natural state and the subject property is not included in this conservation area.

A preliminary Water Quality Management Plan has been prepared for the project. Compliance with the pWQMP will ensure there are no impacts to water quality. A noise study prepared by Landrum and Brown (L&B) dated June 14, 2017, analyzed the proposed project, which assumes music and other noise generating activities will take place at the proposed project, and found at the nearest sensitive receptor the noise level will be approximately 19 decibels lower than the ambient noise of Pacific Coast Highway. Additionally, the proposed new uses will be required to comply with the City's Noise Ordinance, therefore, the project will not result in any significant or potentially significant Noise impacts.

The traffic study, prepared for the certification of the Master Environmental Impact Report (EIR) and subsequent Addendum that was prepared for the Headlands Development and Conservation Plan (HDCP) anticipated a build out scenario of 35,000 square foot multi-tenant commercial, retail, visitor center, and restaurant development with a 40-bed hostel. The EIR concluded no traffic related impacts will occur for the above stated build out scenario with the incorporation of the mitigation measures that have already been implemented. The proposed project differs from the project analyzed in the EIR in that it includes a 57 room hotel, 4,000 square foot restaurant, visitor center, and 40-bed hostel. Pursuant to memorandum prepared by Linscott, Law, and Greenspan (LLG), the City's third-party traffic consultant, dated June 23, 2017, the proposed project is less intense from a traffic generation standpoint than the previously analyzed project under the EIR. Therefore, the proposed project will have no significant impacts related to traffic. The project itself does not directly cause air quality impacts other than those associated with vehicle emissions related to traffic and any construction related impacts. The project is conditioned to comply with the Air Quality related mitigation measures as stipulated in the EIR.

The site can be adequately served by all required utilities and public services, including emergency services, in that that the site is located on Pacific Coast Highway and all necessary public utilities are readily available and able to serve the site and necessary access to accommodate emergency vehicles has been incorporated into the site plan.

Even were this project not Categorically Exempt under Section 15332, a Certified Environmental Impact Report (EIR) dated February 2002 (SCH#2001071015) and subsequent Addendum

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dated September 2004 was prepared for the Headlands Development and Conservation Plan (HDCP) and certified by the City Council, and the Wave Hotel Project is within the scope of that EIR. There are no substantial changes in the project that was evaluated in the EIR and subsequent Addendum or in the circumstances under which the project would be undertaken that would require major revisions in the EIR due to new significant impacts or an increase in the severity of previously identified impacts nor has any new information been presented that shows there would be new significant impacts, an increase in the severity of impacts identified that mitigation measures/alternatives previously found to be infeasible are now feasible, or that other mitigation measures/alternatives significantly different than those previously identified would substantially reduce impacts. Consequently, the City cannot require additional CEQA review of this project under Public Resources Code Section 2116 and 14 Cal. Code of Regulations Section 15162.

- 4) That the proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources, **in that the existing site has already been graded as part of the installation of the infrastructure improvements of the Headlands development and there is no environmentally sensitive habitat on the site.** There will be no impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas as approved fencing has been installed to protect the adjacent conservation area which provides an adequate buffer to protect such resources. In addition, directional signage to the trails associated for public use have been installed which clearly identifies the paths meant to provide public access to the resources while distinguishing the areas that are protected. The subject site has undergone grading and has continually been utilized as a parking/ staging area for the development of the public and private components of the HDCP area. All areas associated with conservation within the HDCP area have been identified, preserved, maintained and protected in its natural state and the subject property is not included in this conservation area.
- 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 subject site has already been pre-graded and the project is**

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being evaluated for compliance with all applicable development standards and safety requirements including geotechnical. The preliminary reports that have been developed associated with the discretionary review indicate that the development can be built as proposed and through the building permit process, all applicable life safety features and components will be reviewed to ensure compliance.

- 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 project has been designed consistent with the design guidelines adopted in the HDCP. The applicant is proposing high quality, natural materials complimentary to the character of the surrounding area.**
 - 7) That the proposed development will conform with the General Plan, Zoning Code, Local Coastal Program, or other applicable adopted plans and programs, **in that the proposed project is consistent with all the applicable General Plan and LCP policies associated with the development of the project site as listed under finding one above. The development is consistent with both the HDCP and applicable Dana Point Zoning Code requirements and does not require a Variance or other exceptions to be developed.**
- C) Based on the evidence presented at the public hearing, the City Council adopts the following findings and approves Site Development Permit SDP17-0013, subject to conditions:
- 1) That the site design is in compliance with the development standards of the DPZC and HDCP, **in that the development of the project, including retaining walls, is consistent with all of the development standards of both the HDCP and DPZC. No Variances or other exceptions are required to develop the project as proposed. The largest exposed retaining wall has been treated with stone to match the front façade, and is screened by both landscaping and other features of the proposed building reducing potential visual impact of the wall. The project is consistent with the design guidelines approved as part of the HDCP.**
 - 2) That the site is suitable for the proposed use and development, **in that the project is compliant with all development standards in both the HDCP and DPZC and has been developed to step with the land to avoid massing impacts. The project has been designed utilizing high quality, natural materials with a simple, subdued color scheme, and will be complimentary with development located within Town Center. Overall the project**

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has been designed to be sited appropriately to the property and avoids impacts to surrounding uses and visual resources developed as part of the Headlands.

- 3) That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines, **in that the applicant is proposing high quality, natural materials with a simple, subdued color scheme, and the development is consistent with the adopted design guidelines approved for the Headlands, including the project specific design guideline requirements.**
- 4) That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture, **in that the proposed development has been designed to take advantage of the natural slope of the site to develop subterranean parking and step with the land to avoid massing impacts. High quality design is proposed that will compliment Town Center, the Headlands, and other development on Pacific Coast Highway.**

D) Based on the evidence presented at the public hearing, the City Council adopts the following findings and approves Minor Conditional Use Permit CUP17-0005(M), subject to conditions:

- 1) That the proposed conditional use is consistent with the General Plan, **in that the development is consistent with all applicable goals and policies that were adopted with the approval of the HDCP. In particular, Land Use Element Policy 5.5 states that the development should promote a development of a mixture of land uses that may include visitor-serving commercial. The proposed project has a hospitality (hotel and hostel) and restaurant components all serving a variety of visitors and residents. The project is also consistent with Land Use Element Policy 5.10 which requires land uses be scaled appropriately for the property as well as lower-cost overnight accommodations be provided in the development.**
- 2) That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures, **in that the proposed development is consistent with all applicable development requirements of the HDCP and DPZC, the HDCP design guidelines, and**

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general plan policies associated with the approval of the proposed project. The project is part of a comprehensive development plan that provides a mix of land uses including recreation, residential, and visitor serving commercial. The tandem parking triggering the need for the Minor Conditional Use Permit is to provide additional parking beyond the required minimum parking which will assist in mitigating any concerns about spillover parking.

- 3) That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity, **in that the proposed development is consistent with all applicable development requirements of the HDCP and DPZC, the HDCP design guidelines, and general plan policies associated with the approval of the proposed project. The development as designed does not require any Variances or exceptions to the code. The site plan accommodates all development land use features prescribed in the DPZC and required by the California Coastal Commission.**
- 4) That the proposed type of tandem parking (employee or valet) is appropriate for the proposed use, **in that the project applicant has prepared a parking management plan to maximize the efficiency of onsite parking using both tandem and valet parking. The use of tandem parking is appropriate for this type of visitor serving use as it has fluctuating parking demands.**
- 5) That surrounding properties will not be adversely affected by the proposed tandem parking facilities, **in that the development provides the required parking as specified by the DPZC. The applicant has provided a parking management plan to maximize the utilization of the tandem parking to provide excess parking and mitigate any potential spillover parking concerns.**
- 6) That adequate off-street (or acceptable on-street) parking for the patrons of the business will be available for the proposed use, **in that the development provides the required parking**

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as required by the DPZC with just the standard parking configuration. To provide excess parking to avoid any impacts on surrounding uses, the applicant is proposing to utilize tandem parking for employee and valet uses which provides additional parking beyond the minimum requirements of the HDCP and DPZC. The applicant has provided a parking management plan to maximize the utilization of the tandem parking.

- 7) That appropriate conditions have been imposed to address the maintenance and safety of the tandem parking area, **in that the applicant has prepared a parking management plan to maximize utilization of both employee parking and valet parking in association with the tandem parking configuration. The parking areas will be sufficiently illuminated to provide the required safety standards for the development.**
- 8) That the proposed use demonstrates unusually high quality, character and/or exhibits characteristics which are highly consistent with community objectives as stated in a specific General Plan goal(s) or policy(ies), **in that the development is consistent with applicable goals and policies that were adopted with the approval of the HDCP. In particular, Land Use Element Policy 5.5 states that the development should promote a development of a mixture of land uses that includes visitor-serving commercial. The proposed project has a hospitality (hotel and hostel) and restaurant components all serving a variety of visitors and residents. The project exhibits high quality design with appropriate massing and scale, subdued colors, and high quality materials to compliment the neighborhood character.**
- 9) That the tandem parking program includes provisions for periodic monitoring and reporting to identify any issues associated with the program and to adjust the program as necessary to address any such issues, **in that a condition of approval has been added that if a number of complaints are received, staff shall meet with the site operator to work together to modify or provide additional parking opportunities onsite.**

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A. General:

1. Approval of this application is to allow the development of a 35,000 square foot hotel, hostel, visitor center, and restaurant facility. The hotel is proposed to include 57 rooms and the hostel will have 52-beds. The restaurant is proposed to be 4,000 square feet with indoor and outdoor dining. The project also includes retaining walls greater than 30 inches in height visible from the public right-of-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.
2. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved, such work is not commenced with such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions.
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.
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.
5. The Owner 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. Owner's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Owner 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

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Owner or the Owner's agents, employees, or contractors. Owner's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Owner shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

6. The Owner and Owner'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.
7. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety and Engineering Division for plan check for Building and Grading Permits.
8. The Owner and Owner'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.
9. The construction site shall be posted with signage indicating that construction shall not commence before 7:00 a.m. and must cease by 8:00 p.m., Monday through Saturday, and no construction activity is permitted on Sundays or Federal holidays.
10. All applicable conditions of approval from the Master CDP and Mitigation Measures directly related to Planning Area Four shall apply to the project.
11. All exterior building lights shall be aesthetically consistent with the approved architecture and proportionally consistent with the area for which they are located. All exterior light sources shall have light cutoffs to avoid light trespass and offsite glare.
12. No signs are approved associated with this project. A separate Master Sign Program needs to be developed prior to any permanent signage being installed. All signs, materials, and methods of illumination should be of high quality to match the architecture of the building.
13. The proposed uses shall comply with the provisions of the City's Noise Ordinance at all times.
14. The applicant shall ensure that no activities take place contrary to the public health, safety and welfare.
15. Deliveries and refuse collection shall be prohibited between the hours of 10:00 P.M. and 7:00 A.M. daily, unless otherwise approved by the Director of Community Development.
16. The applicant shall be responsible for coordination with SDG&E, AT&T California and Cox Communication Services for the provision of electric,

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telephone and cable television services. All utility services shall be shown on the construction plans. All utility work in the right of way will require separate permits from the Public Works Department.

17. The use of the public right of way for construction purposes shall not be allowed, except as permitted by the City Engineer. An encroachment permit is required for all use of the public right-of-way.
18. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion control measures. The applicant shall maintain the erosion control devices until the final approval and sign off of all permits.
19. The applicant, property owner or successor in interest shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.
20. During the construction phase, all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, managed, secured and disposed to prevent transport into the streets, gutters, storm drains, creeks and/or coastal waters by wind, rain, tracking, tidal erosion or dispersion.
21. The City Engineer reserves the right to add additional Conditions of Approval to address on-site or off-site improvements or issues as needed prior to any permit issuance.
22. Any City owned street or property damaged by the applicant's work shall be repaired per City Standards and as directed by the City Engineer.
23. The proposed sidewalk on Green Lantern shall be in accordance with the City of Dana Point standards. The termination point of all sidewalk shall allow for accessibility and future connection for pedestrian connectivity. The sidewalk improvements shall include disabled access ramps at the intersection of Green Lantern and Santa Clara, unless otherwise approved by the City Engineer.
24. All improvements along Shoreline Drive shall be coordinated with the Strand at Headlands development. The existing Strand at Headlands pilaster will be protected in place at Shoreline Drive.
25. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
26. If required by the Director of Community Development, due to complaints, the applicant shall be required to provide a parking utilization survey of onsite operations. If a shortage is discovered and/or issues arise due to the operations onsite, modifications to the valet plan, hours of operation, or other changes may be required.

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27. Building(s) shall comply with the 2016 editions of the Building Code with all local amendments.
28. Building plan check submittal shall include the following construction documents:
 - Building Plans (4 sets)
 - Electrical/Plumbing/Mechanical plans by a Registered Design Professionals
 - Energy Calculations (2 sets)
 - Structural Calculations (2 sets)
 - Soils/Geology Report (3 sets)
 - CAsP Report (incorporated into the plans)
 - Fire/Life/Safety Code Analysis Report (exiting, occupancy separation, fire-rating, etc.).

All documents prepared by a registered-design-professional shall be wet-stamped & signed.

29. Fire Department review is required. Submit plans directly to the Orange County Fire Authority for their review and approval.
30. Health Department's review & approval is required. Submit plans directly to the County Health Department for their review and approval.
31. Any required utility connections needed along Pacific Coast Highway shall be done by the applicant in advance of the City's planned paving project on PCH, currently scheduled to be constructed in late 2018, unless otherwise approved by the City Engineer.
32. Trees planned as part of this Project shall not impact any public views.
33. Wayfinding Signage determined necessary adjacent to the planned Hotel shall be designed and installed by the applicant, subject to review and approval by the Community Development Director and the City Engineer.
34. The final design and location of the required Visitor Center shall be subject to the approval of the Director of Community Development.

B. Building Submittal:

35. Cal/OSHA permit is required for elevators or wheelchair lifts.
36. Elevators: Elevators shall comply with the requirements of CBC Chapter 30 (1009). State amendments require a gurney-size elevator for any number of stories (11B-206.6, 11B-407).
37. Undergrounding of all onsite utilities is required. An Approved SDG&E Work Order and Undergrounding Plan is required prior to permit issuance.

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38. Minimum roofing classification is Class "A".
39. Building Code Analysis: Provide building code analysis showing conformance to the Chapter 3 and 5 of the CBC. Specify occupancy group(s), type(s) of construction, including fire sprinklers, location on property, actual and allowable floor area, building height, number of stories, and conforming exiting.
40. Exiting Plan & Analysis: Plans should include an occupant load analysis on the plans and provide an "Exit Plan" to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.
41. Fire-rated Construction: Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations. Provide complete legends and details on the plans.
42. Third party inspection by an independent certified deputy inspector for fire-stopping, fire-resistant penetrations and joints are required. (CBC Sections 1704, 1705, 1705.16)
43. Fire sprinkler system is required.
44. Plans should clearly show compliance with CBC Chapters 11B Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing). A Certified Access Specialist (CASP) report is recommended and shall be incorporated onto the plans.
45. Accessible route: All buildings of covered multifamily dwellings and related facilities such as parking spaces, laundry, storage, and other facilities for the use of the residents; passenger drop off points; the public way; and any adjacent public transportation stops, shall be connected by an accessible route of travel.
46. Transient Lodging: Plans should clearly show compliance with CBC Chapter 11B (Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing). A Certified Access Specialist (CASP) report is recommended and shall be incorporated onto the plans.
47. Hotels, motels, inns, and similar transient lodging facilities shall provide guest rooms in accordance with CBC Sections 11B-224.1 through 11B-224.6. Please provide analysis & a summary matrix of the guest rooms with mobility and guest rooms with communication features on the Title Sheet.
48. Dining, Banquets, and Bar Facilities: Accessibility shall be provided in all areas where a different type of functional activity occurs. Provide wheelchair access to all areas. (11B-206.2.5)
49. Provide seats/spaces for people using wheelchairs (at least one space for each 20 seats, with at least one space per functional area) integrated with

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general seating to avoid having one area specifically highlighted as the area for person with disabilities. (11B-226.2)

50. Swimming pools, spas, and deck areas shall be fully accessible per CBC Section 11B-242.
51. Valet Parking (CBC 11B-209.4): Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with CBC Section 11B-503. The parking requirements of Section 11B-208.1 apply to facilities with valet parking.
52. Soils Report (1803): Submit a foundation and soils investigation report by a Registered Design Professional and conducted in conformance with CBC Section 1803.3 through 1803.5. The report shall comply with CBC Section 1803.6.
53. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w/c ratio of 0.45, f'c of 4500 psi.
54. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.
55. Provide construction details for penetrations or openings in construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits, or heating, ventilating or exhaust ducts to be sealed, lined, insulated or otherwise treated to maintain the required smoke, fire and sound/noise ratings.
56. Provide blow-up details of all fire-rated construction and sound & noise (acoustical) attenuation assemblies. Call out all construction, finish materials and their approval numbers from approved testing agencies.
57. This project is in a Special Fire Protection Areas – Ember Zone 1 and shall be in accordance with CBC Chapter 7A (CBC 703A: Standard of Quality; CBC 704A: Ignition resistant; CBC 705A: Roofing; CBC 7046: Vents) & DPMC.
58. Separate review, approval, and permits are required for:
 - Separate Structures
 - Retaining Walls
 - Site Walls over 3 ft.
 - Fire Sprinklers
 - Swimming Pool/Spa
 - Signs

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C. Prior to the issuance of a grading permit the applicant shall meet the following conditions:

59. The applicant shall prepare and process a Lot Line Adjustment to merge all lots into one parcel. The applicant shall submit a Lot Line Adjustment, in compliance with City standards, for review and approval by the City Engineer. Upon City review and approval, the Lot Line Adjustment will be recorded with the County Recorder.
60. The applicant shall prepare all needed reports and implement all required actions to meet current water quality regulations including, but not limited to, a Water Quality Management Plan, a Storm Water Pollution Prevention Program, and all other required reports/actions.
61. The preliminary location of grease interceptor for proposed restaurant shall be reviewed and revised as needed during construction stages of permitting.
62. The applicant shall submit grading plans, in compliance with City standards, for review and approval by the City Engineer. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements. A statement shall be provided on the grading plans that on-site inspection shall be provided to allow the Engineer of Record to certify all work completed.
63. The applicant shall apply to the Building Department for all temporary shoring and/or retaining wall permits required for the site. The applications shall also be reviewed and approved by the City Engineer.
64. A separate surety to guarantee the completion of the project shoring and protection of neighboring property and neighboring improvements, up to 100% of the cost shall be posted to the satisfaction of the City Engineer and the City Attorney.
65. Surety to guarantee the completion of the project grading and drainage improvements, including erosion control, up to 100% of the approved Engineer's cost estimate shall be posted to the satisfaction of the City Engineer and the City Attorney.
66. The applicant shall submit a geotechnical report in accordance with City standards. The applicant shall prepare a detailed geotechnical report for review and approval by the City Engineer. A statement shall also be provided in the geotechnical report that on-site inspection shall be provided to allow the Engineer of Record to certify all work completed.
67. Prior to grading permit issuance, provide geotechnical recommendations for constructing the retaining walls and/or provide the layback requirements if deemed feasible by the Geotechnical Engineer.

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68. The project geotechnical report shall address the proposed infiltration at the base of the exiting soil nailed wall and any impacts or recommendations.
69. The project geotechnical report must address water quality volume infiltration feasibility specifically to support final determination.
70. Grading permit, temporary and permanent shoring permits (as necessary), retaining wall permits, and any necessary Building permits for structural components of the grading shall be obtained concurrently.
71. The grading plans shall depict the size and location of existing and proposed gas, sewer and water and electrical conduit from the point of connection in the Public Right-of-Way to the building. Location of all meters and backflow devices shall be shown.
72. The applicant shall submit a Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works. The Landscape plan shall be in accordance with the approved grading plan, City of Dana Point Municipal Code and the City of Dana Point Grading Manual, the City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements, and the Dana Point Municipal Code. The Landscape Plan shall provide screening of all above grade walls, utilities and other structures to the satisfaction of the City Engineer and the Community Development Director.
73. The applicant shall obtain coverage under the state NPDES General Permit for Construction Activities. The project applicant shall apply for coverage under the electronic system. Permit Registration Documents must be electronically filed for all new projects using the Stormwater Multiple Applications and Reporting Tracking System (SMARTS) and must include: Notice of Intent, Risk Assessment, Site Map, and Stormwater Pollution Prevention Plan (SWPPP).
74. Prior to grading permit issuance, additional review of the turning movement from Shoreline Drive into the resort shall be required and any impacts to the median shall be included in the construction permit drawings.
75. During construction activities, the applicant shall coordinate all traffic, site ingress and egress and construction parking along Shoreline Drive and Street of the Green Lantern with the City of Dana and the Strand at Headlands. The coordination shall address and minimize any potential impacts to PCH.
76. The City Engineer reserves the right to approve and issue a phased grading permit, partial grading permit or rough grading permit in accordance with the above Conditions of Approval.
77. Applicant shall prepare a Fire Master Plan (Plan) and submit said Plan to the Orange County Fire Authority (OCFA) and the City Engineer for review and approval. Hydrant locations shall be designated as part of the Plan.

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D. Prior to Issuance of a separate Right-of-Way Permit, the applicant shall meet the following conditions:

78. The applicant shall submit an improvement plan, in compliance with City standards, for review and approval by the City Engineer. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
79. The applicant shall provide design documents for all traffic control for the construction of all proposed street improvements, unless otherwise approved by the City Engineer. The traffic control plans shall be prepared by a licensed California Traffic Engineer and submitted for review and approval by the City Engineer.
80. The applicant shall relocate all impacted public and private utilities to allow for the construction of the proposed improvements along Shoreline Drive, Street of the Green Lantern, and PCH. Further, the applicant shall provide easements if needed on the applicant's property to allow for the necessary relocations.
81. The applicant shall construct all public sidewalks at a minimum width dimension of 8 feet on the Street of the Green Lantern and all associated accessibility improvements for pedestrian circulation, unless otherwise approved by the City Engineer.
82. The applicant shall coordinate with the Public Works Department to provide a possible City Trolley stop along Street of the Green Lantern for the proposed visitor serving development. The coordination and City Trolley stop may result in additional improvements constructed by the applicant.
83. All landscaping (including planting, irrigation, decorative features, etc.) of the right of way surrounding the development shall be a part of the landscape plan and shall be maintained by the applicant.
84. The applicant shall provide a permit from South Coast Water District for water and sewer services, and construct all necessary public and private infrastructure improvements to support said services.
85. The applicant shall provide and install a full-capture trash BMP, as defined per San Diego Regional Water Quality Control Board Order R9-2017-007, as technically feasible, or provide for an equivalent measure, as approved per City Water Quality Engineer, at the downstream inlet along Street of the Golden Lantern.

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D. Prior to Issuance of a Building Permit or release on certain related inspections, the applicant shall meet the following conditions:

86. Approvals are required from:
 - Planning Department
 - Public Works
 - Obtain Orange County Fire Authority Approval
 - Obtain Health Department approval
 - Obtain "Will Serve" letter from Water District. This letter needs to specify any requirements for grease trap(s) or interceptor(s).
 - Provide an SDG&E service work order for proposed service location.
 - Cal/OSHA (for chair lifts & elevators)
87. Verification of all conditions of approval is required by all City Departments.
88. All approvals from outside Departments and Agencies are required.
89. "Rough Grade/Pad Certification" or "Grading Release Form" is required from City Engineer.
90. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
91. Prior to commencement of framing, the applicant shall submit a setback certification, by survey that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP17-0008/SDP17-0013/CUP17-0005(M). The City's standard "Setback Certification" form shall be prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval.
92. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP17-0008/SDP17-0013/CUP17-0005(M). The City's standard "Height Certification" form shall be prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval before release of final roof sheathing is granted.
93. The applicant shall prepare plans and apply for a Building Permit in accordance with the latest submittal requirements.
94. The applicant shall obtain a grading permit and complete rough grading (establishment of building pad) in accordance with the approved grading plans and reports.

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95. The applicant shall obtain all temporary and permanent shoring permits (as necessary), retaining wall permits, and any necessary Building permits for structural components of the grading and complete all permitted construction in accordance with the approved and reports.
96. The applicant shall obtain a street improvement permit and prior to occupancy all required street improvements in accordance with the approved grading plans and reports shall be completed and pedestrian access along Pacific Coast Highway and Green Lantern shall remain open during construction.
97. The applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (City's standard Civil Engineer's Certification Template for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer and the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.
98. An as graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all observations of construction activities from a geotechnical standpoint. The reported observations include drilling depths, shoring activities, backfill, all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.
99. The applicant shall submit a grade certification from the geotechnical professional for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical professional (City's standard Geotechnical Engineer's Certification Template for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plans and report.

E. Prior to the issuance of a certificate of occupancy, the applicant shall meet the following:

100. Subject to the approval of the Director of Community Development, or their designee, for the hostel the applicant shall prepare an analysis based on the California Coastal Commission recommendations of October 26, 2016

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public workshop staff report, or updated process as applicable, to determine the lower-cost overnight accommodation rate of each bed per night in the hostel. Subsequent to Certificate of Occupancy and subject to the approval of the Director of Community Development, or their designee, the hostel operator or property owner shall update the lower-cost overnight accommodation rate per bed per night for the hostel, consistent with the most updated California Coastal Commission method of determining lower-cost overnight accommodation rate, every three (3) years to ensure compliance with the HDCP and Coastal Commission requirements.

101. Prior to certificate of occupancy, the applicant shall follow the Arts in Public Places process pursuant to DPZC 9.05.240, and all required/approved public art components shall be installed, or if applicable, required fees shall be paid.
102. The applicant shall schedule a final inspection with the Community Development Department at the site that shall include a review of, among other things, landscaping, finish architecture/materials, approved through discretionary action, and compliance with any outstanding project conditions of approval.
103. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
104. A written approval by the Geotechnical Engineer of Record (City's standard Geotechnical Engineer's Certification Template for Final Grading) approving the grading as being in conformance with the approved grading plan from a geotechnical standpoint.
105. A written approval by the Civil Engineer of Record (City's standard Civil Engineer's Certification Template for Final Grading) approving the grading as being in conformance with the approved grading plan and which specifically approves construction of line and grade for all engineered drainage devices and retaining walls.
106. All work in the right-of-way shall be completed in conformance with the Encroachment Permit conditions to the satisfaction of the City Engineer.
107. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
108. Any and all outstanding fees associated with any part of the entire project shall be paid.
109. The applicant shall submit a final certification for all improvements associated with water quality and the project WQMP for review and approval by the City Engineer by separate submittal. The final improvement certification by the civil engineer (City's standard Civil Engineer's Certification Template for Final Grading) shall approve the improvements as being substantially completed in conformance with the approved WQMP.
110. The applicant shall demonstrate that all structural best management

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practices (BMPs) described in the Project's WQMP have been constructed and installed in conformance with approved plans and specifications via the City's WQMP Construction Certification letter template.

111. The applicant shall demonstrate that contracts or qualified personnel to implement all non-structural BMPs described in the Project WQMP Operations and Maintenance Manual are in place.
112. The applicant shall provide a distribution list for the approved Project WQMP and Operations and Maintenance Manual.
113. All landscaping and irrigation shall be installed per the approved final landscape and irrigation plan.
114. All permanent BMP's shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
115. A deed restriction must be placed on the property obligating the property owner to operate and maintain the BMPs and the WQMP and O&M Plan into perpetuity. The document must be executed and recorded with the County prior to issuance of Certificate of Occupancy.
116. Prior to issuance of building permits, the applicant/hostel operator shall demonstrate to the satisfaction of the Director of Community Development that the required 52-beds and applicable amenities (kitchen, laundry, natural light, and eating/lounge area) are provided and consistent with the requirements of the California Building Code.
117. The applicant shall install signs to designate the required six (6) parking spaces for open space visitors as required by California Coastal Commission, consistent with the hours of operation of the adjacent hilltop conservation park trail above the project site.

The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 3rd day of October, 2017.


DEBRA LEWIS, MAYOR

ATTEST:


KATHY M. WARD, CITY CLERK

**PLANNING COMMISSION AGENDA REPORT
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STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF DANA POINT)

I, Kathy M. Ward, City Clerk of the City of Dana Point, do hereby certify that the foregoing Resolution No. 17-10-03-03 was duly adopted and passed at a regular meeting of the City Council on the 3rd day of October, 2017, by the following roll-call vote, to wit:

AYES: Council Members Muller, Tomlinson, Viczorek, Mayor Pro Tem Wyatt, and Mayor Lewis

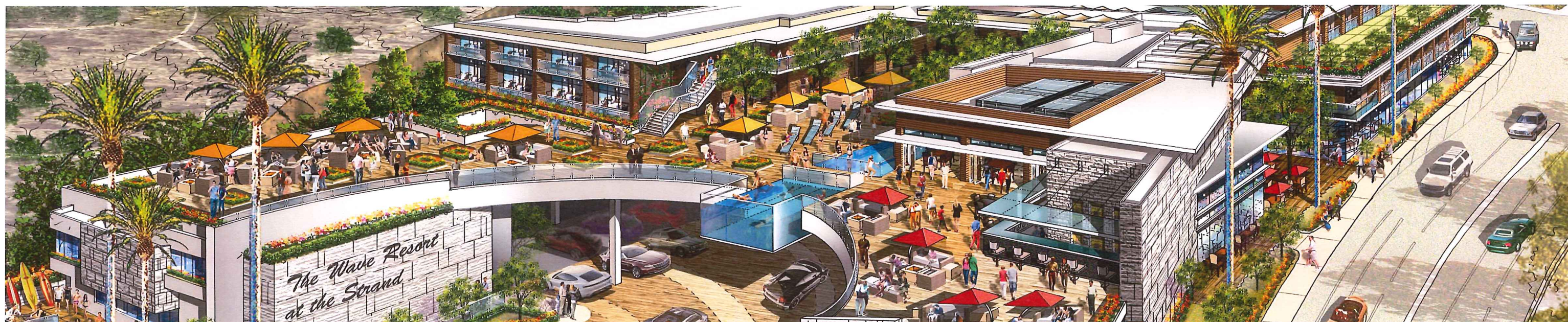
NOES: None

ABSENT: None


KATHY M. WARD, CITY CLERK

SUPPORTING DOCUMENT 5: Proposed Plans

ATTACHMENT



DANA POINT, CALIFORNIA

PLANNING DEPARTMENT SUBMITTAL

June 15, 2017

The Wave Resort at the Strand

Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

HEADLANDS INVESTMENTS, LLC

384 Forest Avenue, Suite 26 Laguna Beach, CA 92651
Tel: 949.715.2001

STOUTENBOROUGH

Architects and Planners
27071 Cabot Road, Suite 121, Laguna Hills, CA 92653
T 949.215.4874 | F 949.215.4878 | www.stoutenboroughinc.com

VICINITY MAP N.T.S.



Vicinity Map

PROJECT SUMMARY

BUILDING AREA		PARKING TABULATION		
Land Use	Building Area	Parking Rate	Parking Provided	Parking Required
REQUIRED PARKING				
Hotel 57 Rooms***	26,950 s.f.	1 space per room		57
Restaurant	4,000 s.f.	40 spaces at 1 car/100 s.f.		40
Restaurant Deck Dining	2,850 s.f.	19 spaces at 1 car/150 s.f.		19
Hostel	4,050 s.f.	1 space per guestroom + 2 spaces		7
Open Space Visitors	N/A	6 spaces		6
Total Building Area	35,000 s.f.	Total Parking Required Pursuant to Municipal Code (Includes Outdoor Seating & HC Cars)		129
Site Area	64,992 s.f.	PARKING PROVIDED		
Landscape Requirements	20%	Standard Spaces Provided including 6 HC Cars	130	
Landscape Provided	28%	Tandem Spaces Provided*	24	
Lot Coverage	50.4%	Valet Spaces Provided**	20	
F.A.R.	0.54	Total Parking Provided w/tandem & valet for special events	174 Cars	
		Parking Spaces Provided over required amount	45 Cars	
		Percent of parking above required amount	35%	
Peak Time Employees****				

- * Employees encouraged to park in tandem spaces.
- ** See detailed parking management and valet plan (move one car to get one car concept)
- *** Pursuant to CBC Section 11B-2241 through 11B-224.6, 4 rooms are provided with mobility features of which 1 room is provided with a roll-in shower. 7 rooms are provided with communication features, see plans for proposed locations.
- **** Peak Time Employees, approximately 25–30 (parking is included in the City code’s required parking amount)

**Pursuant to CBC Section 11B-2241 through 11B-224.6, 4 rooms are provided with mobility features of which 1 room is provided with a roll-in shower. 7 rooms are provided with communication features, see plans for proposed locations.

Architectural

A0.01	Aerial Perspective	A4.01	East Elevation
A1.01	Street Level Plan & Basement Level P1	A4.02	North Elevation
A1.02	Deck Level Plan	A4.03	West Elevation
A1.03	Upper Level Plan	A4.04	South Elevation
A1.04	Roof Plan	A5.01	Colors & Materials
A1.05	Basement Plan P2	A5.02	Source Images
A1.06	Basement Plan P3	A5.03	Existing Site Photos
A2.01	Deck View Perspective	A6.01	Building Envelope Diagram East & North
A3.01	Longitudinal Section A	A6.02	Building Envelope Diagram West & South
A3.02	Cross Section B	A6.03	Existing View Along Pacific Coast Highway
		A6.04	Proposed View Along Pacific Coast Highway

Civil

C-01	Preliminary Grading Plan – Level P3
C-02	Preliminary Grading Plan – Level P2
C-03	Preliminary Grading Plan – Level P1
C-04	Preliminary Utility Plan
C-05	Topographic Survey

Landscape Architectural

L-1	Title Sheet
L-2	Composite Site Plan
L-3	Plant Imagery Board

The Wave Resort at the Strand
Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

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Aerial View (corner: Street of the Green Lantern & P.C.H)

June 15, 2017

The Wave Resort at the Strand

Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

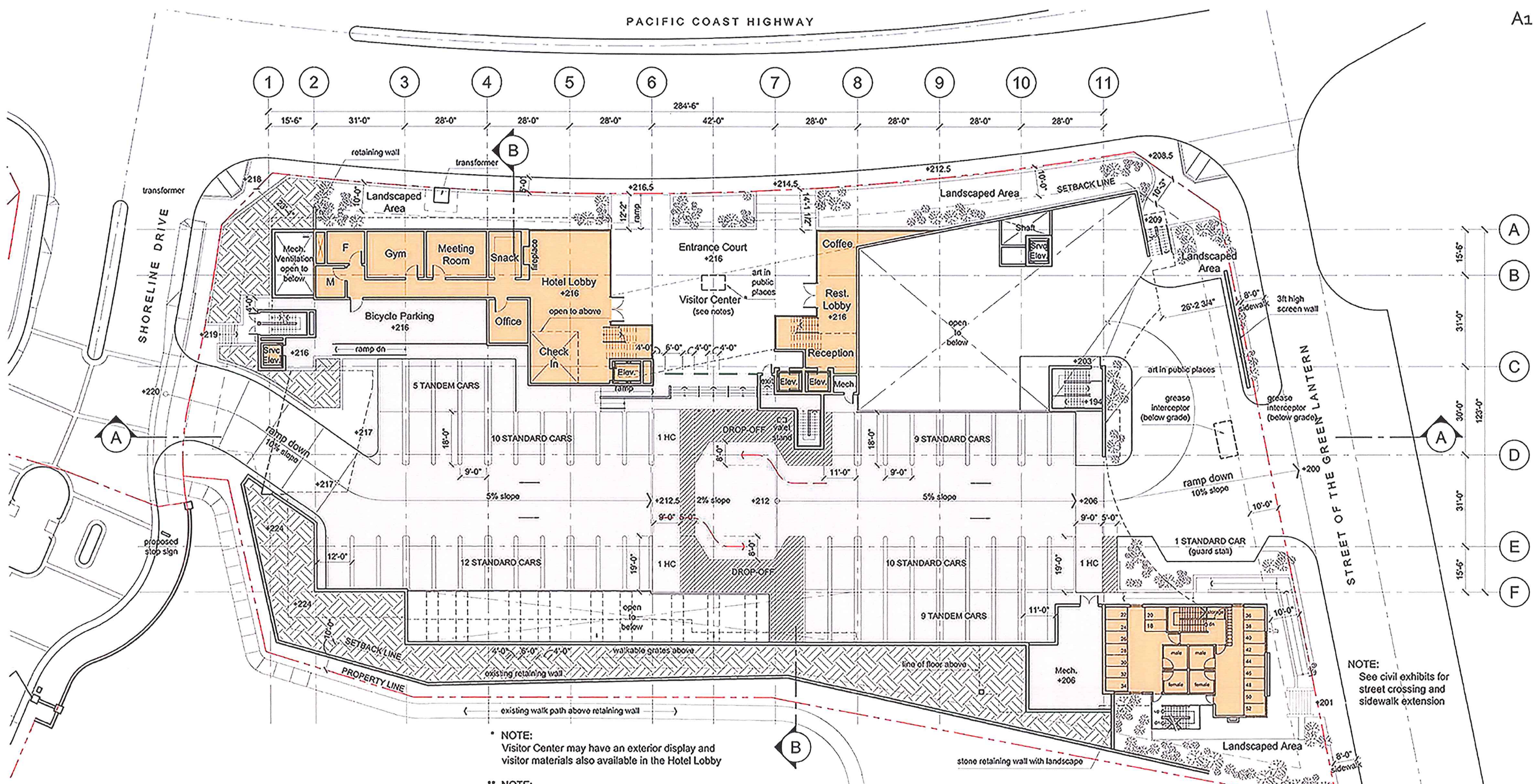
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Street Level & Basement Level P1
(Hostel Rev.) Sept. 15, 2017
June 15, 2017

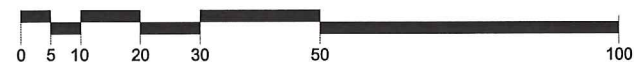
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Deck Level

June 15, 2017



Building Area

Pool Area

The Wave Resort at the Strand

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Upper Level

June 15, 2017



The Wave Resort at the Strand

Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

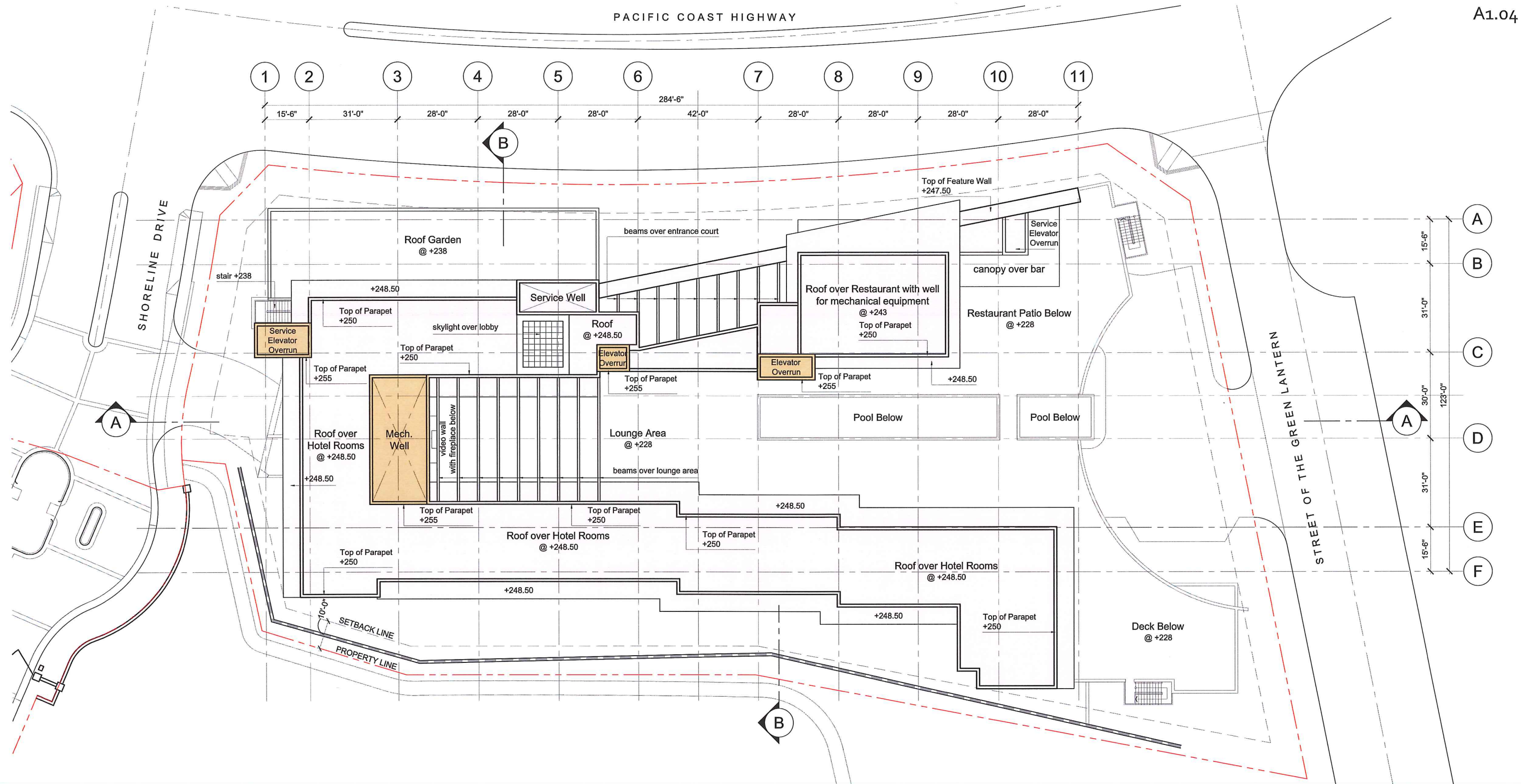
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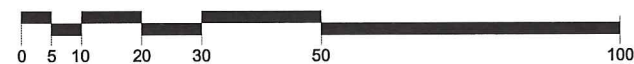
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Roof Plan

June 15, 2017



	Area of Roof	:	17,928 sf
	Area of Mechanical	:	1,479 sf
	% of Roof over 35' height (as measured from 215 ceiling of basement)	:	8%
	% of Roof over 35' Height (as measured from perimeter)	:	1%

The Wave Resort at the Strand

Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

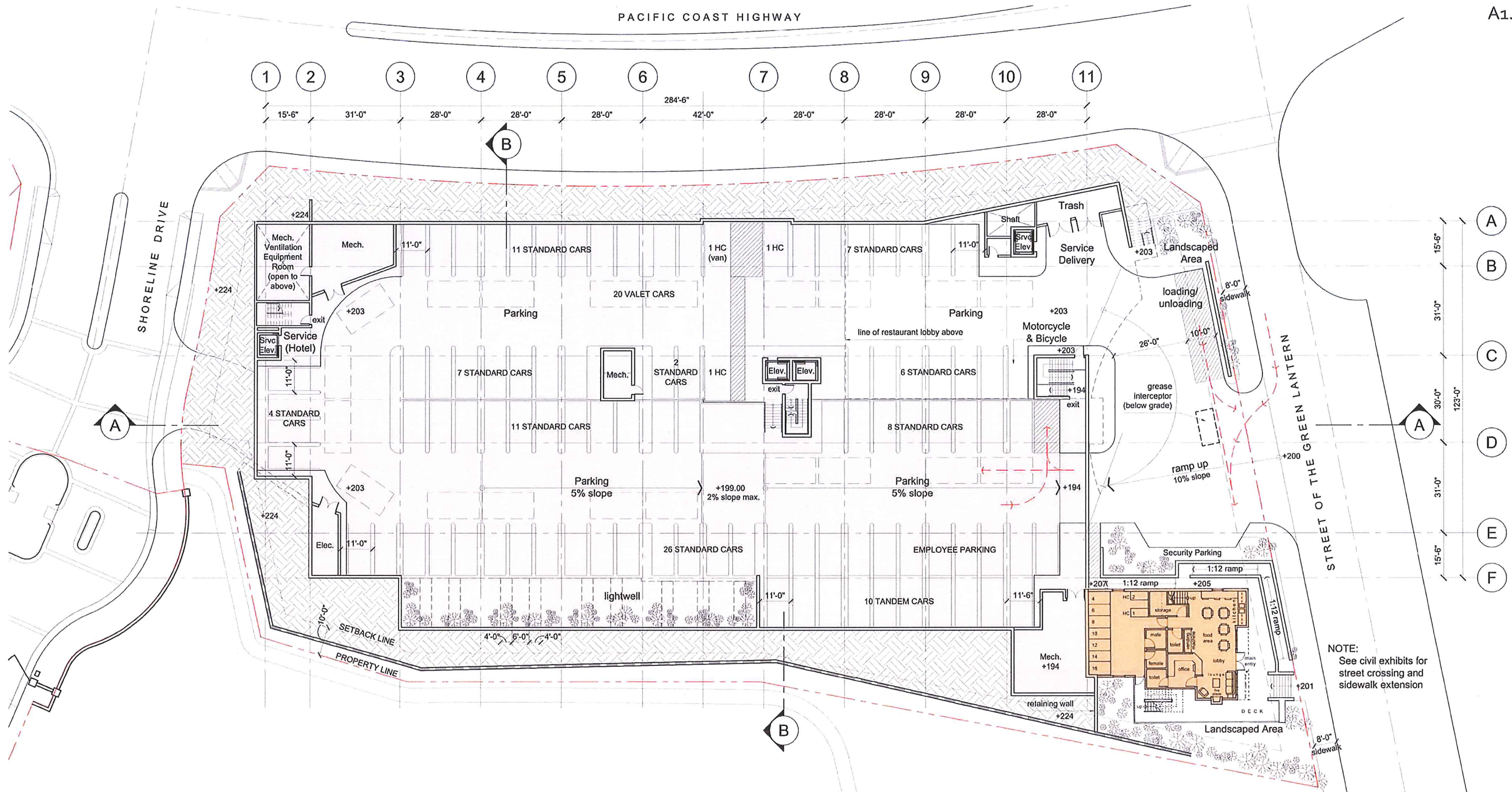
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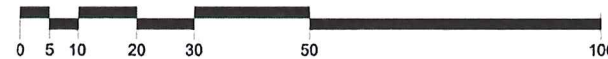
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(Hostel Rev.) Sept. 15, 2017
Basement Level P2 June 15, 2017



PARKING P2 LEVEL:

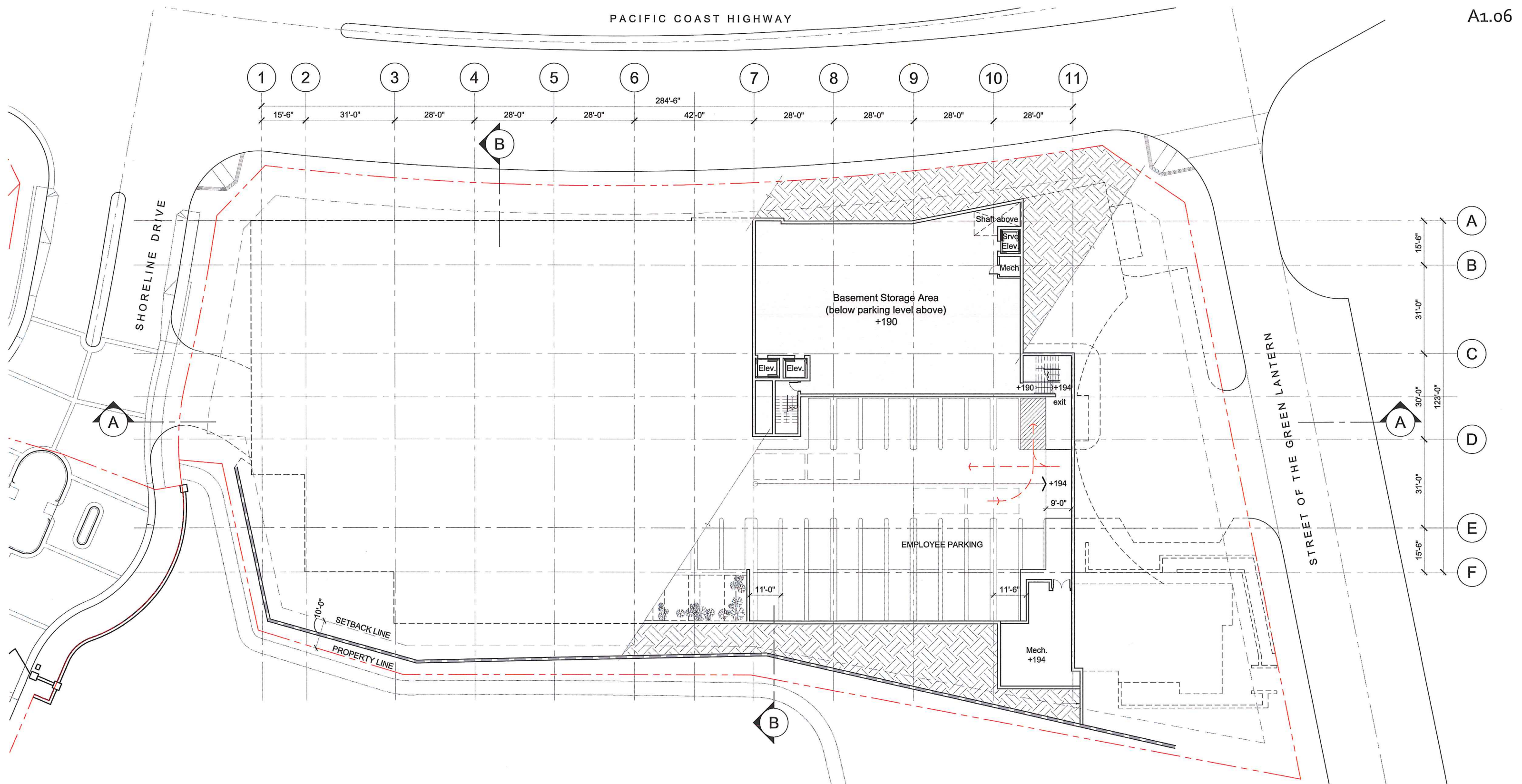
Standard	=	82
Tandem	=	10
HC	=	3 (1 van)
Aisle Valet	=	20
Truck Loading	=	1

- Building Area
- Basement Area

The Wave Resort at the Strand
Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

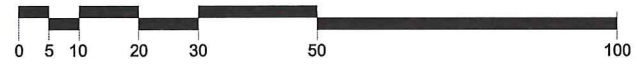
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Basement Level P3

June 15, 2017



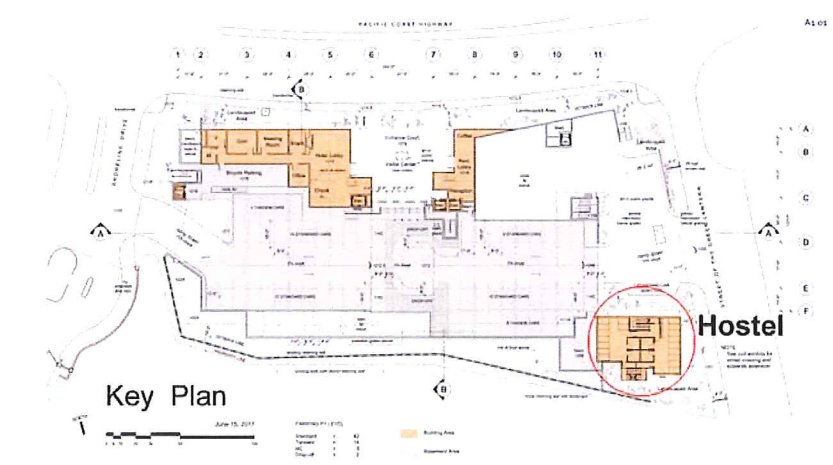
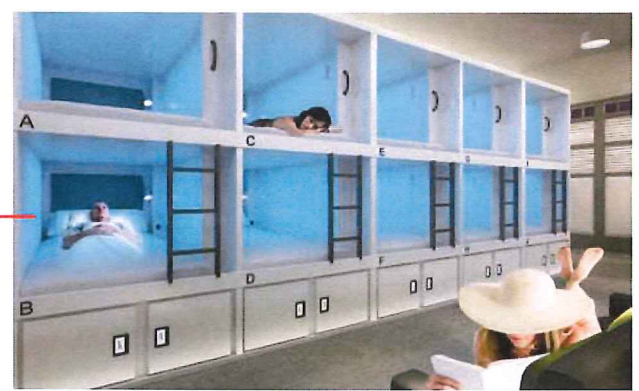
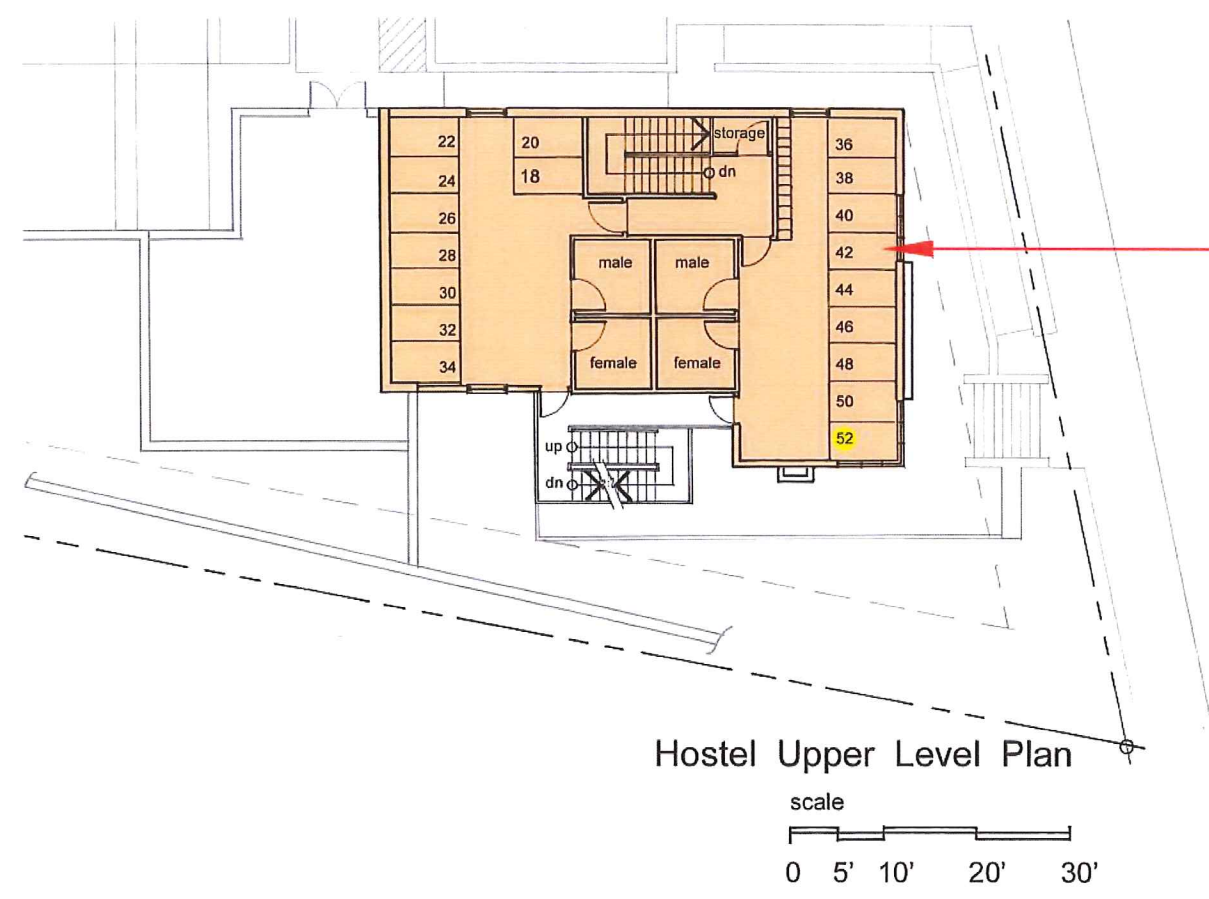
Basement Area

The Wave Resort at the Strand

Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

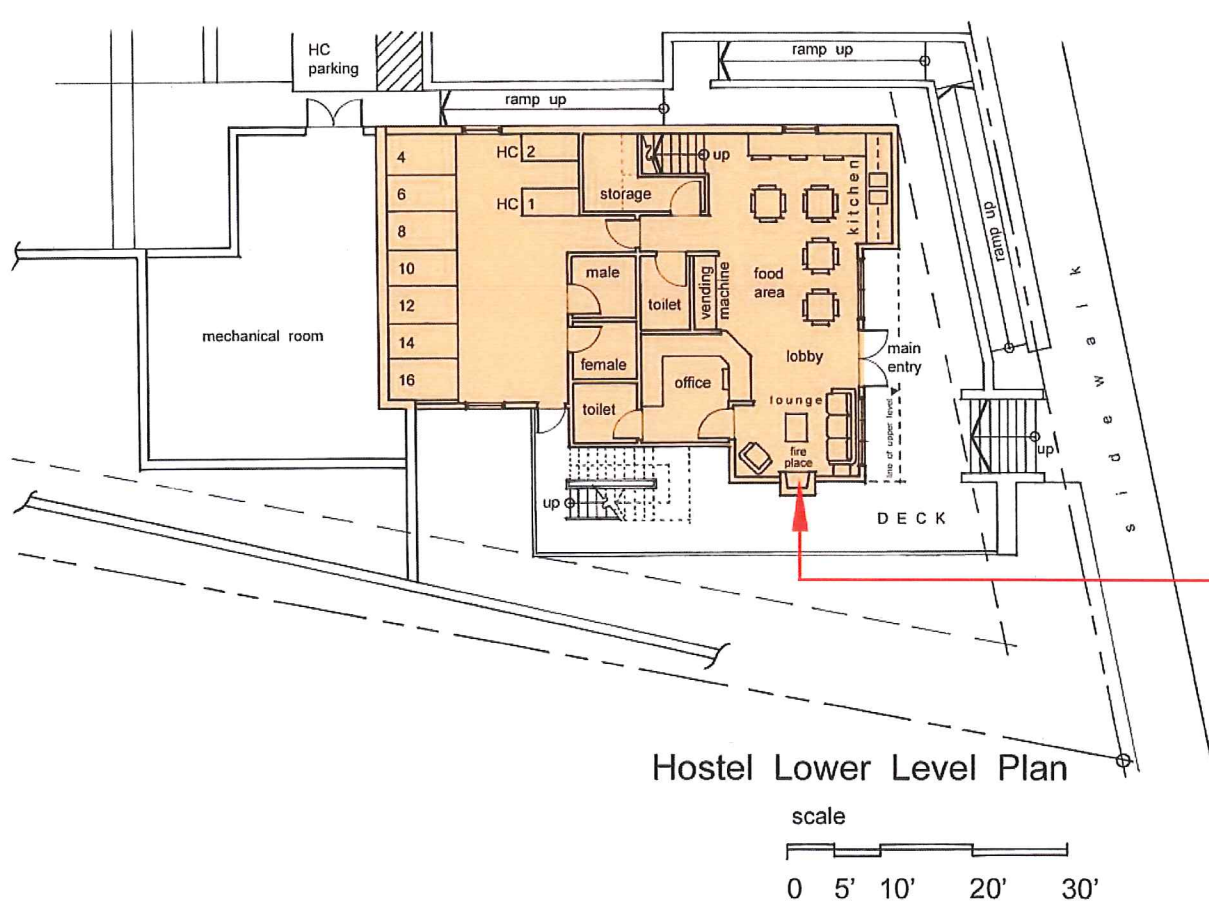
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Hostel = 52 Beds

Hostel Floor Area = 4,050 sf



Sept 14, 2017

The Wave Resort at the Strand
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HEADLANDS INVESTMENTS, LLC
384 Forest Avenue, Suite 26 Laguna Beach, CA 92651
Tel: 949.715.2001

STOUTENBOROUGH
Architects and Planners
27071 Cabot Road, Suite 121, Laguna Hills, CA 92653
T 949.215.4874 | F 949.215.4878 | www.stoutenboroughinc.com



The Wave Resort at the Strand

Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

HEADLANDS INVESTMENTS, LLC

384 Forest Avenue, Suite 26 Laguna Beach, CA 92651

Tel: 949.715.2001

S T O U T E N B O R O U G H

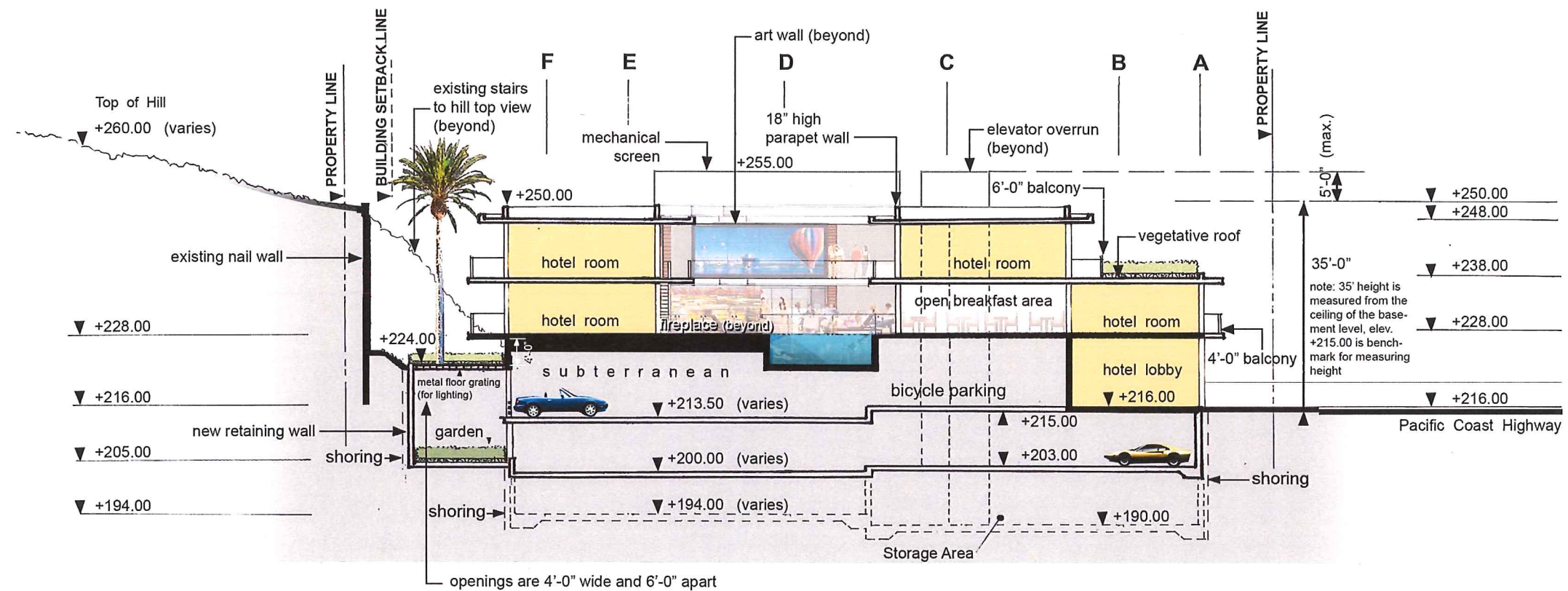
Architects and Planners

27071 Cabot Road, Suite 121, Laguna Hills, CA 92653

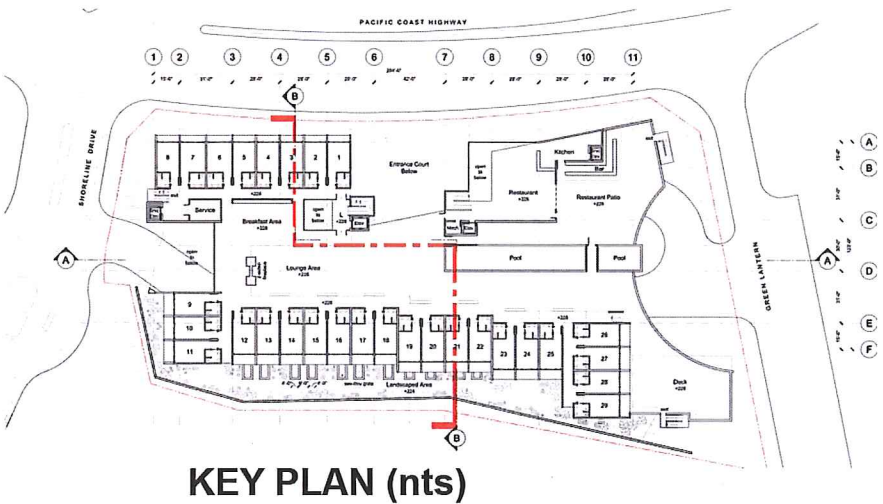
T 949.215.4874 | F 949.215.4878 | www.stoutenboroughinc.com

Ocean View from the Deck Level (Restaurant Deck, Pool and Hotel Deck beyond)

June 15, 2017



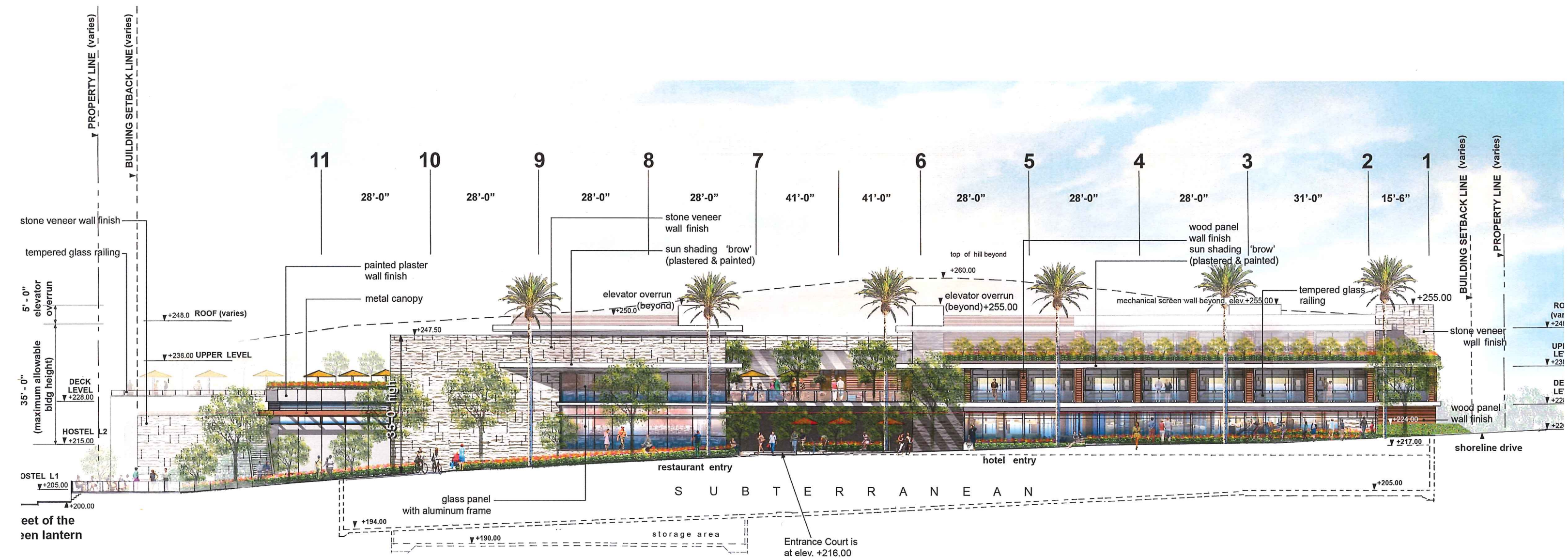
Cross Section B-B June 15, 2017



The Wave Resort at the Strand
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NORTH ELEVATION
PACIFIC COAST HIGHWAY

June 15, 2017

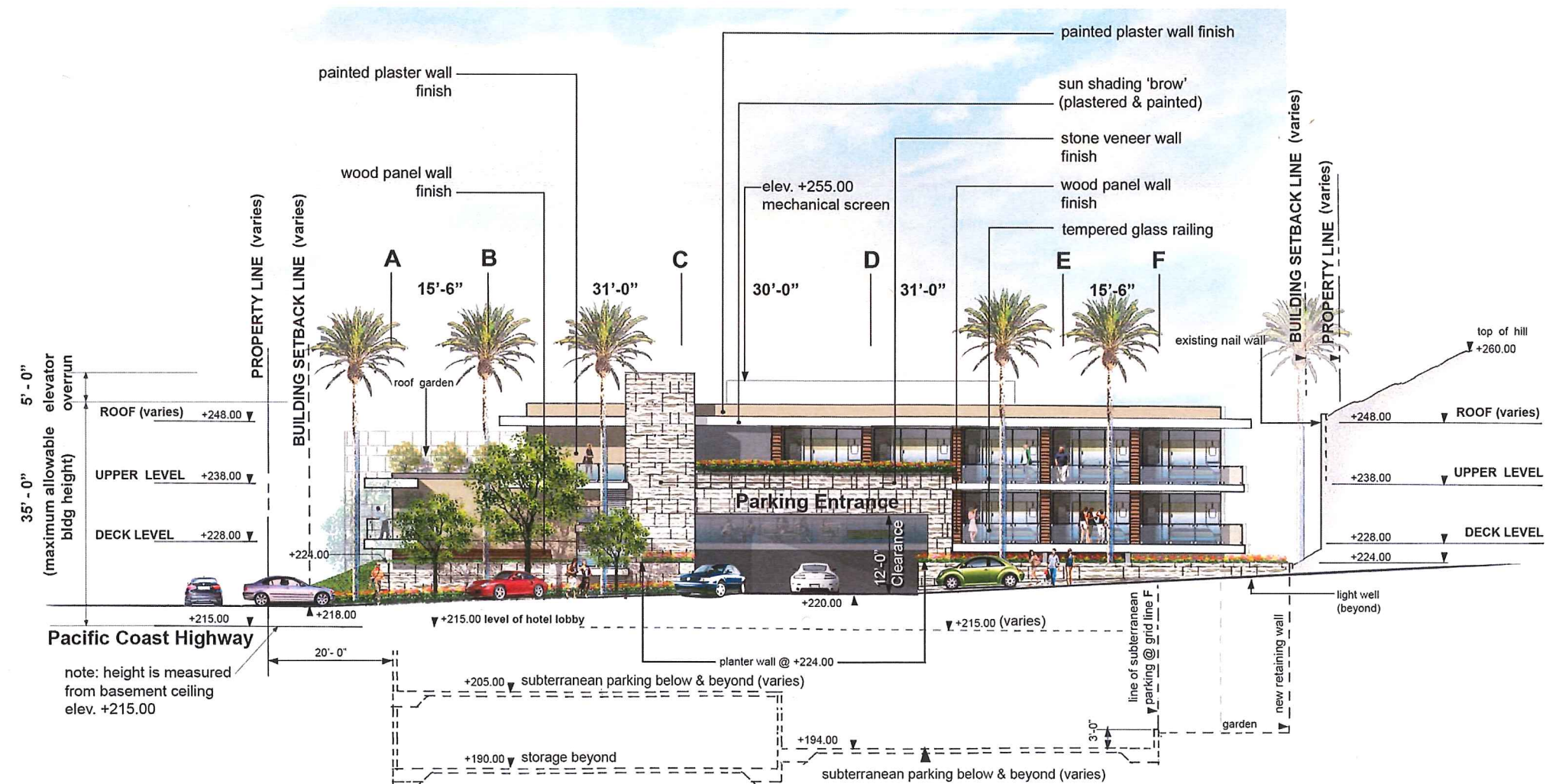


The Wave Resort at the Strand

Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

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WEST ELEVATION
Shoreline Drive

June 15, 2017



The Wave Resort at the Strand

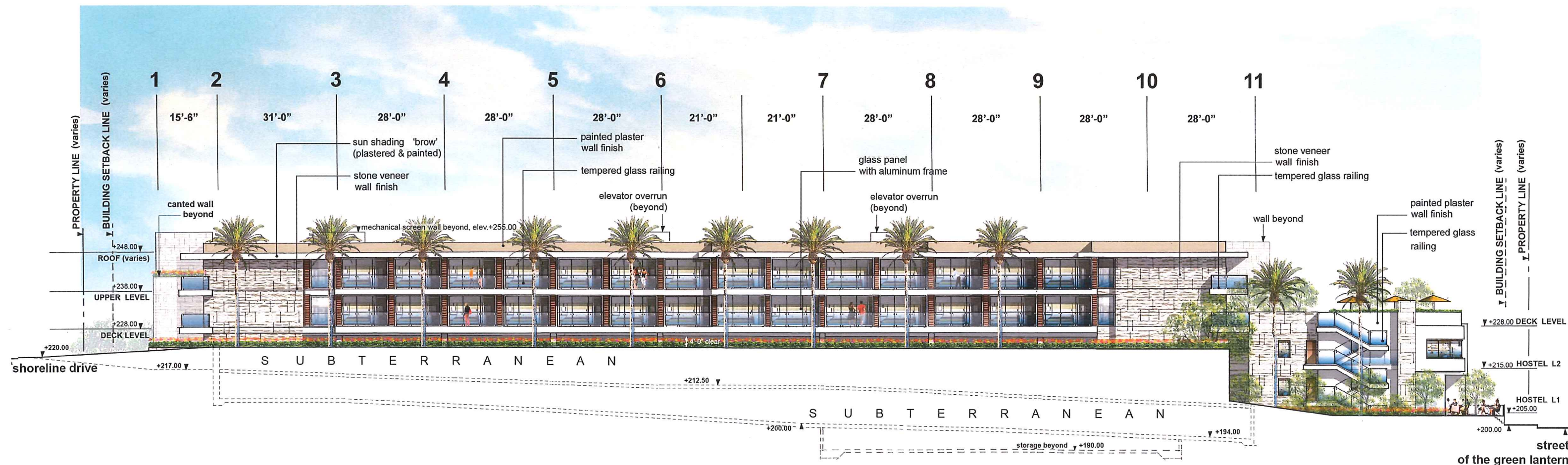
Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

HEADLANDS INVESTMENTS, LLC

384 Forest Avenue, Suite 26 Laguna Beach, CA 92651
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S T O U T E N B O R O U G H

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(Hostel Rev.) Sept. 15, 2017

SOUTH ELEVATION

June 15, 2017

The Wave Resort at the Strand

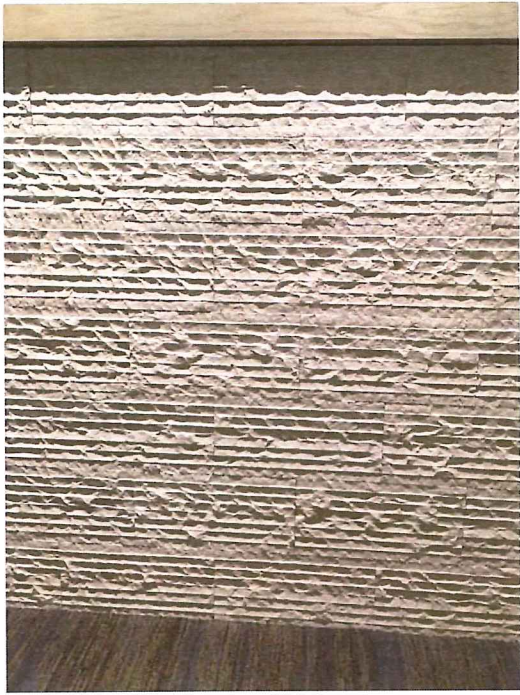
Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

HEADLANDS INVESTMENTS, LLC

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VENEER STONE FOR FEATURE WALL

GLASS RAILING WITH METAL CONNECTORS

BUILDING COLORS

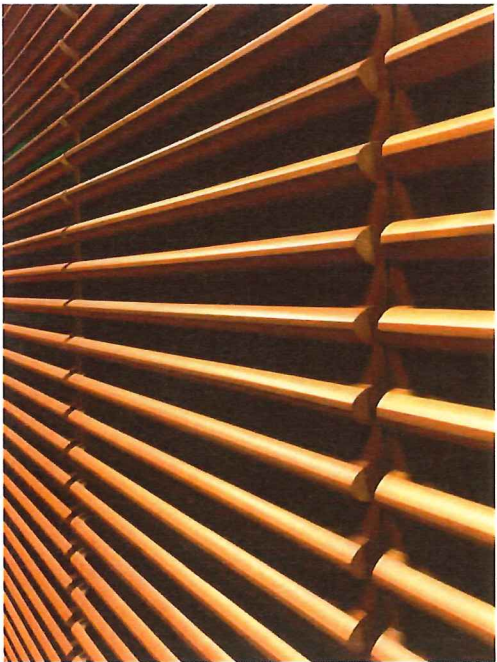


BLUSH
20 (DECK 6)



SUNTAN
29 (DECK 6)

WINTER MIST
14 (DECK 6)



WOOD LOUVRE PANEL

NANA WALL SYSTEM

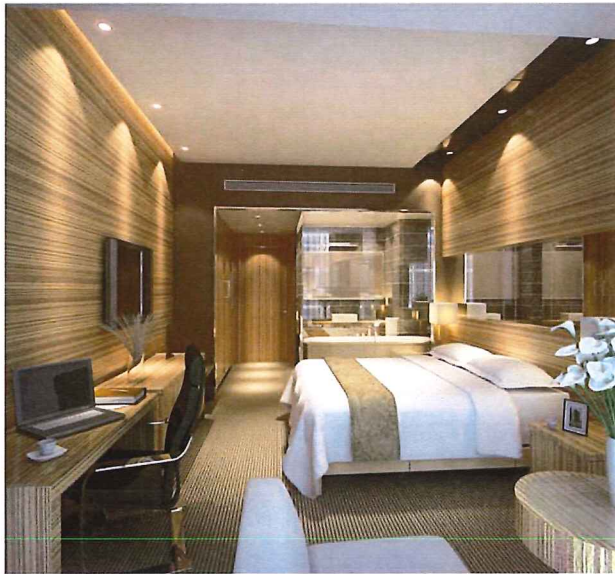
COLORS AND MATERIALS

June 15, 2017

The Wave Resort at the Strand
Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

HEADLANDS INVESTMENTS, LLC
384 Forest Avenue, Suite 26 Laguna Beach, CA 92651
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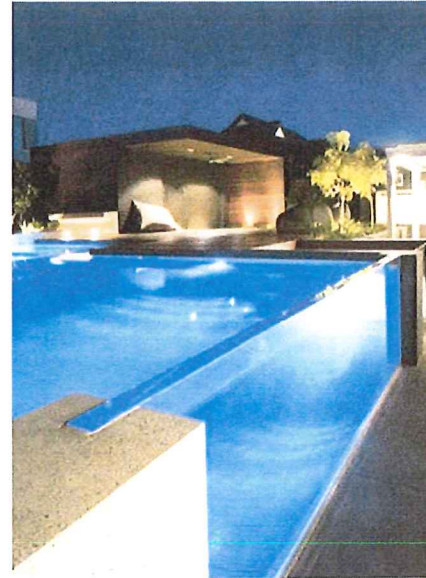
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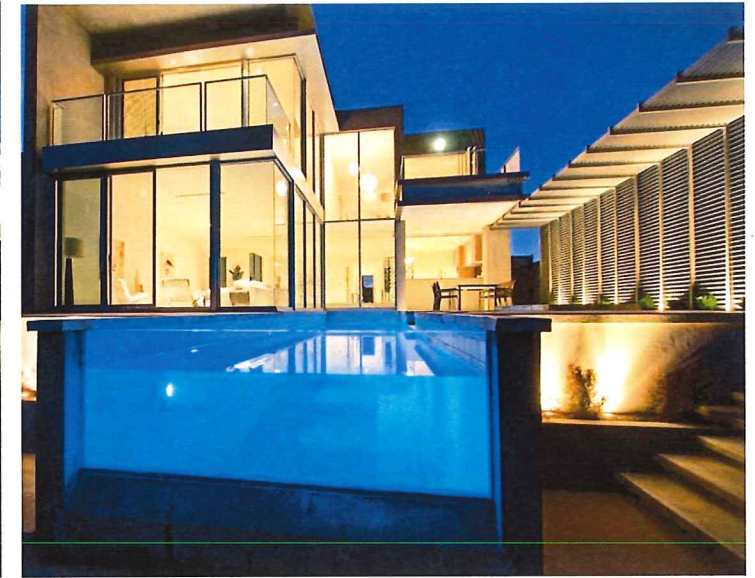
Typical Hotel Room



Typical Hotel Room



Glass Pool Detail



Pool



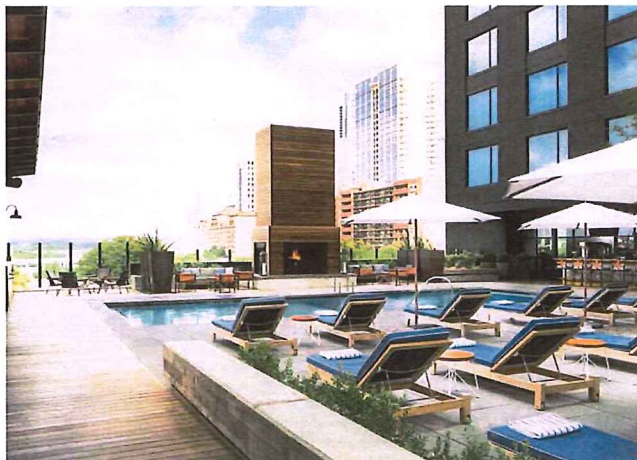
Hotel Lobby



Hotel Lobby Doors



Glass Rails



Pool Deck



Parking Area Ceiling



Deck Seating Areas



Deck Planters

SOURCE IMAGES June 15, 2017

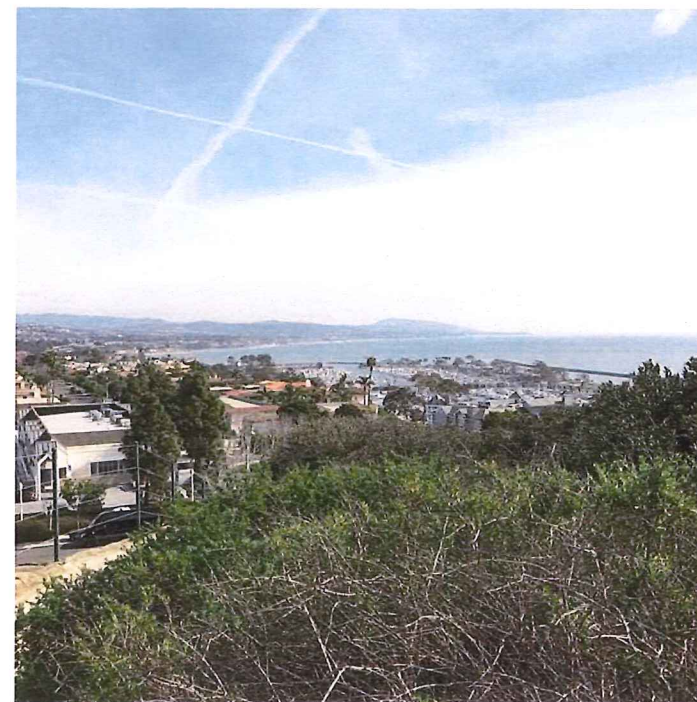
The Wave Resort at the Strand
Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

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3



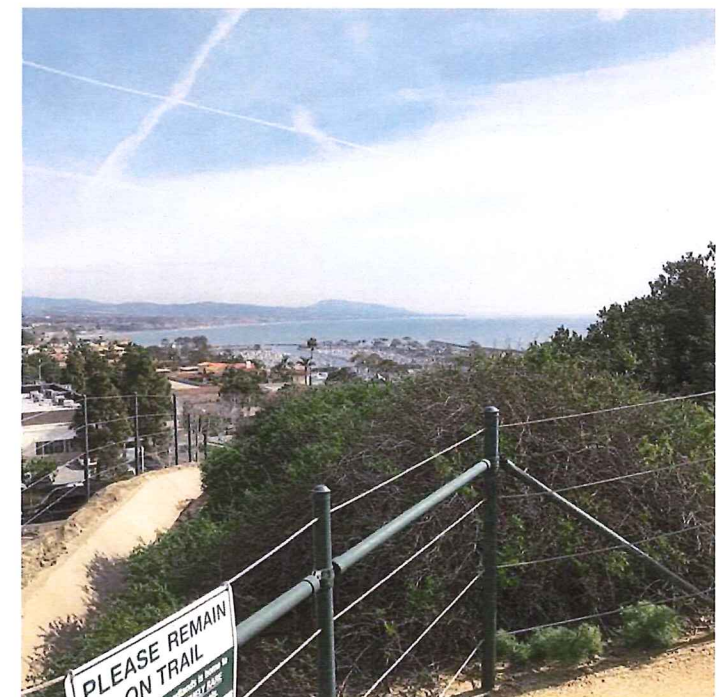
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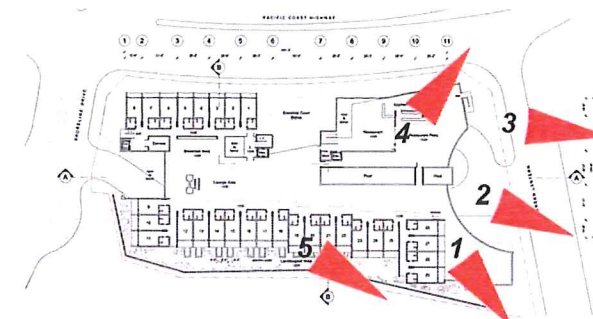


4



5

EXISTING SITE PHOTOS June 15, 2017



KEY PLAN (nts)

The Wave Resort at the Strand

Intersection of Pacific Coast Highway and Street of the Green Lantern, Dana Point, California

HEADLANDS INVESTMENTS, LLC
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View along Pacific Coast Highway

June 15, 2017



The Wave Resort at the Strand

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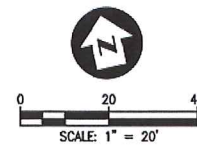
View along Pacific Coast Highway

June 15, 2017



384 Forest Avenue, Suite 26 Laguna Beach, CA 92651
Tel: 949.715.2001

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GRADING LEGEND:

- SECTION LETTER**
A
10
SHEET NUMBER
- DETAIL NUMBER**
2
10
SHEET NUMBER
- CONCRETE PAVING
- ASPHALT CEMENT (PROPOSED)
- 100 CONTOUR (EXISTING)
- 100 CONTOUR (PROPOSED)
- 100.00 SPOT ELEVATION (PROPOSED)
- 100.00 SPOT ELEVATION (MATCH EXISTING)
- SD PROPOSED DRAIN LINE
- FM PROPOSED FORCE MAIN
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- A.B. AGGREGATE BASE
- A.C. ASPHALT CEMENT
- DF DEEPEMED FOOTING
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- FL OR \overline{L} FLOW LINE
- FS FINISH SURFACE
- GFF GARAGE FINISH FLOOR
- INV INVERT
- P.L. OR \overline{L} PROPERTY LINE
- PA PLANTER AREA
- R.O.W. RIGHT OF WAY
- T.O.C. TOP OF CONCRETE
- T/CO TOP OF CLEANOUT
- TC TOP OF CURB
- TF TOP OF FOOTING
- TG TOP OF GRATE
- TP TOP OF PILASTER
- TW TOP OF WALL

PACIFIC COAST HIGHWAY

SHORELINE DRIVE

STREET OF THE GREEN LANTERN

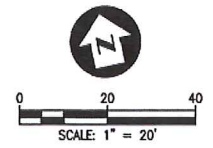
KEY NOTES

- 1 SEE SHEET C-02 FOR CONTINUATION.

EASEMENT NOTES

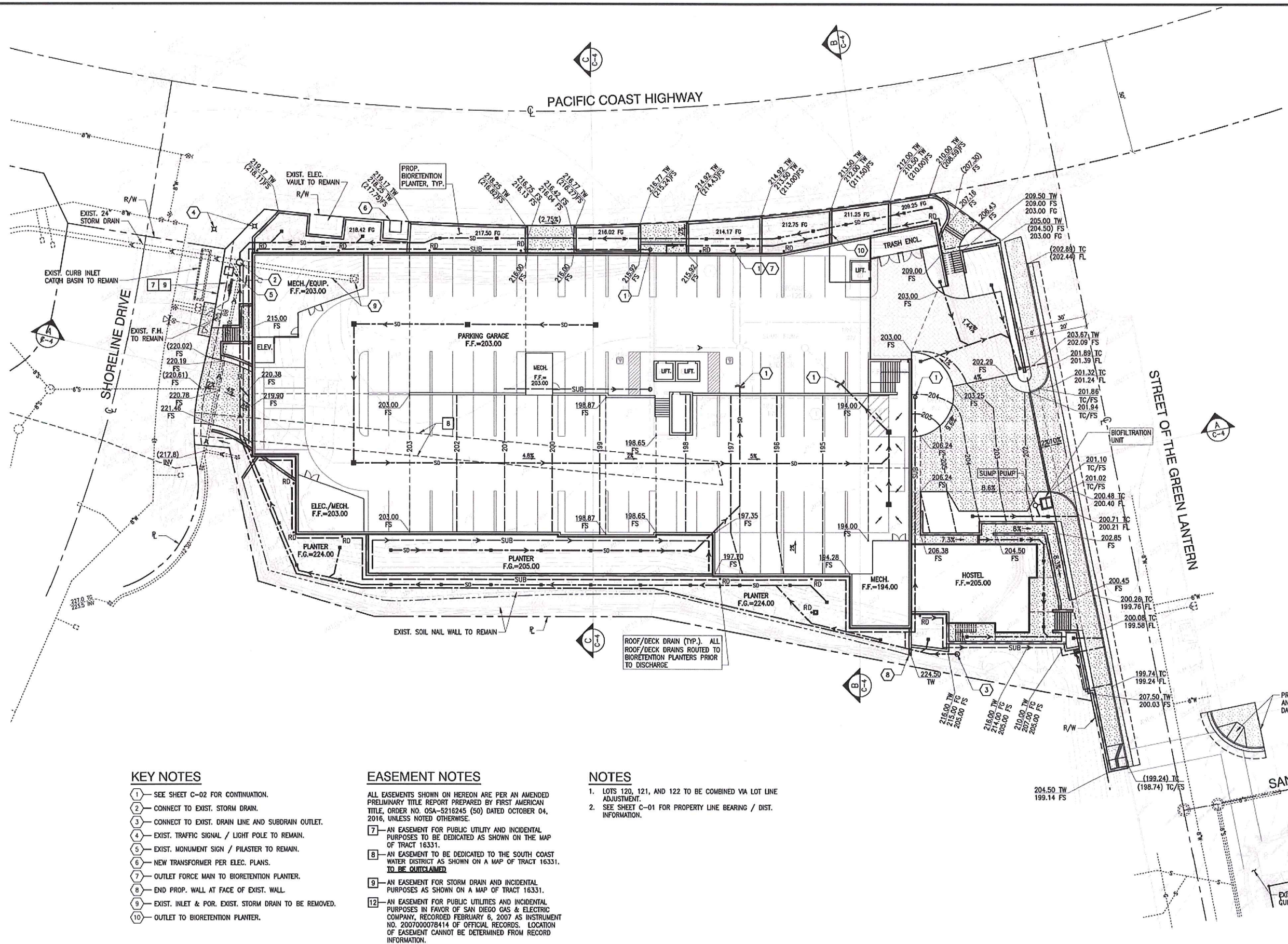
- ALL EASEMENTS SHOWN ON HEREON ARE PER AN AMENDED PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE, ORDER NO. OSA-5216245 (50) DATED OCTOBER 04, 2016, UNLESS NOTED OTHERWISE.
- 7 AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO BE DEDICATED AS SHOWN ON THE MAP OF TRACT 16331.
- 8 AN EASEMENT TO BE DEDICATED TO THE SOUTH COAST WATER DISTRICT AS SHOWN ON A MAP OF TRACT 16331. TO BE OUTCLAIMED.
- 9 AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES AS SHOWN ON A MAP OF TRACT 16331.
- 12 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED FEBRUARY 6, 2007 AS INSTRUMENT NO. 2007000078414 OF OFFICIAL RECORDS. LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

REVISION		DESCRIPTION		APPROVED	DATE	SCALE: 1"=20'	DESIGNED: A.T.	DRAWN: P.G.	CHECKED: A.T.	PLANS PREPARED BY: TOAL ENGINEERING, INC. CIVIL ENGINEERING LAND SURVEYING STORMWATER QUALITY 133 AVENUE 88 SAN DIEGO, CA 92161 619.451.1111 www.toalengineering.com	BENCHMARK O.C.S.B.M.: 3P-31-86 DATUM: NAVD 88 ELEVATION: 193.947 FT. ADJUSTED: 2004	APPROVED BY THE CITY OF DANA POINT PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE. CITY PLANNING DEPARTMENT	PLANS REVIEWED BY: CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES 33282 GOLDEN LANTERN DANA POINT, CA 92629 MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/17 DATE THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.	CITY OF DANA POINT PRELIM. GRADING PLAN - LEVEL P3 PACIFIC COAST HWY & GREEN LANTERN LOTS 120-122, TRACT 16331 APN 672-592-13,14,15		C-01 PLAN CHECK NO. ### 1 OF 6 SHEETS
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GRADING LEGEND:

- SECTION LETTER SHEET NUMBER
- DETAIL NUMBER SHEET NUMBER
- CONCRETE PAVING
- PERVIOUS PAVERS
- PROPOSED BIORETENTION PLANTER
- ASPHALT PAVEMENT
- 100 CONTOUR (EXISTING)
- 100 CONTOUR (PROPOSED)
- 100.00 SPOT ELEVATION (PROPOSED)
- SD PROPOSED DRAIN LINE
- FM PROPOSED FORCE MAIN
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- A.B. AGGREGATE BASE
- A.C. ASPHALT CEMENT
- DF DEEPEENED FOOTING
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- FL OR FL FLOW LINE
- FS FINISH SURFACE
- GFF GARAGE FINISH FLOOR
- INV INVERT
- P.L. OR P. PROPERTY LINE
- PA PLANTER AREA
- R.O.W. RIGHT OF WAY
- T.O.C. TOP OF CONCRETE
- T/CO TOP OF CLEANOUT
- TC TOP OF CURB
- TF TOP OF FOOTING
- TG TOP OF GRATE
- TP TOP OF PILASTER
- TW TOP OF WALL
- ELEVATOR



KEY NOTES

- 1- SEE SHEET C-02 FOR CONTINUATION.
- 2- CONNECT TO EXIST. STORM DRAIN.
- 3- CONNECT TO EXIST. DRAIN LINE AND SUBDRAIN OUTLET.
- 4- EXIST. TRAFFIC SIGNAL / LIGHT POLE TO REMAIN.
- 5- EXIST. MONUMENT SIGN / PILASTER TO REMAIN.
- 6- NEW TRANSFORMER PER ELEC. PLANS.
- 7- OUTLET FORCE MAIN TO BIORETENTION PLANTER.
- 8- END PROP. WALL AT FACE OF EXIST. WALL.
- 9- EXIST. INLET & POR. EXIST. STORM DRAIN TO BE REMOVED.
- 10- OUTLET TO BIORETENTION PLANTER.

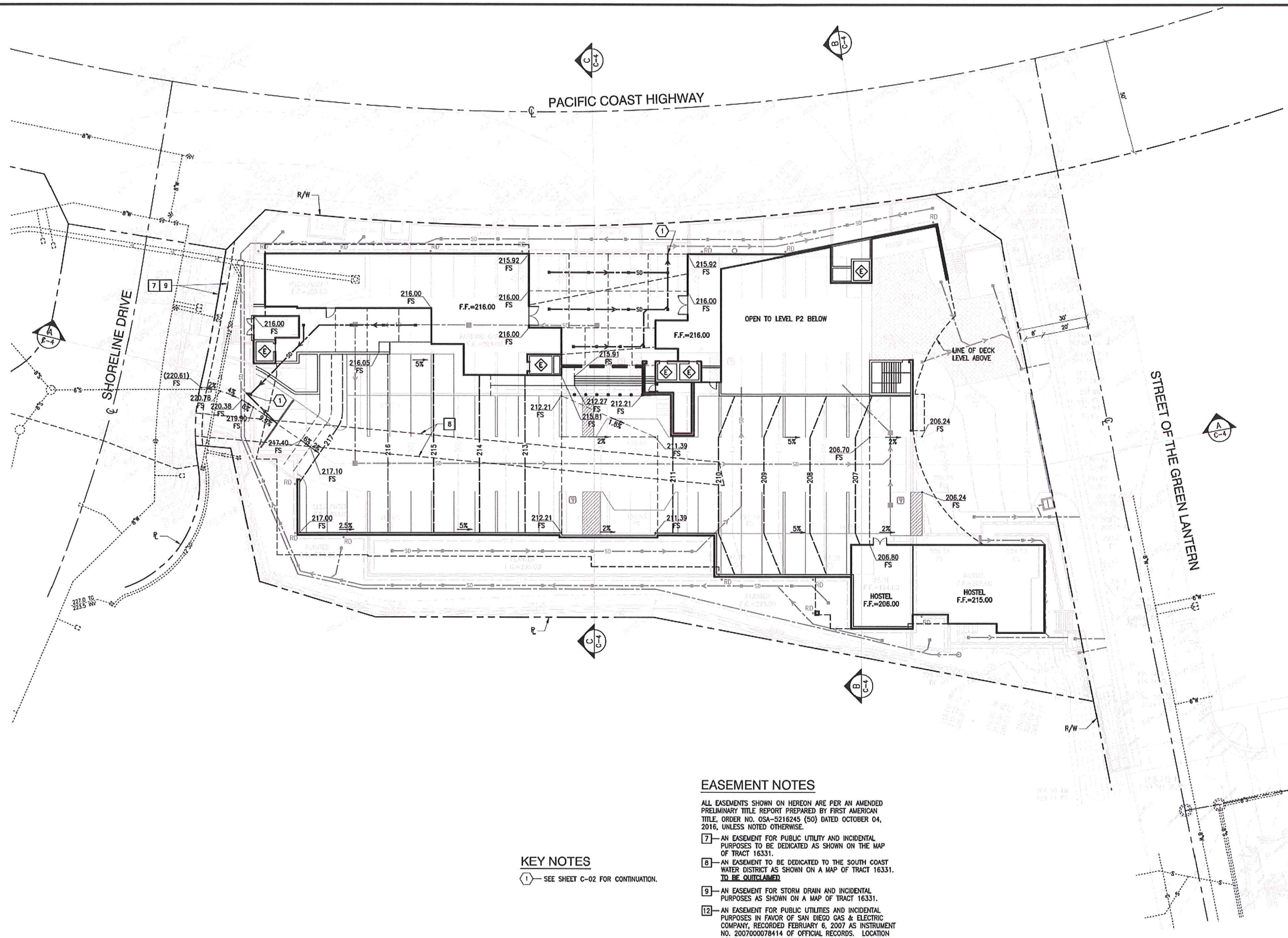
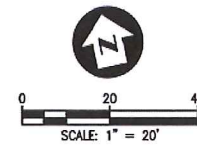
EASEMENT NOTES

- ALL EASEMENTS SHOWN ON HEREON ARE PER AN AMENDED PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE, ORDER NO. OSA-5216245 (50) DATED OCTOBER 04, 2016, UNLESS NOTED OTHERWISE.
- 7- AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO BE DEDICATED AS SHOWN ON THE MAP OF TRACT 16331.
- 8- AN EASEMENT TO BE DEDICATED TO THE SOUTH COAST WATER DISTRICT AS SHOWN ON A MAP OF TRACT 16331. TO BE QUITCLAIMED.
- 9- AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES AS SHOWN ON A MAP OF TRACT 16331.
- 12- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED FEBRUARY 6, 2007 AS INSTRUMENT NO. 2007000078414 OF OFFICIAL RECORDS. LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NOTES

- 1. LOTS 120, 121, AND 122 TO BE COMBINED VIA LOT LINE ADJUSTMENT.
- 2. SEE SHEET C-01 FOR PROPERTY LINE BEARING / DIST. INFORMATION.

REVISION		DESCRIPTION		APPROVED	DATE	SCALE: 1"=20'	DESIGNED: A.T.	DRAWN: P.G.	CHECKED: A.T.	PLANS PREPARED BY: TOAL ENGINEERING, INC.	BENCHMARK: O.C.S.B.M.: 3P-31-86 DATUM: NAVD 88 ELEVATION: 193.947 FT. ADJUSTED: 2004	APPROVED BY THE CITY OF DANA POINT: PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE.	CITY OF DANA POINT PRELIM. GRADING PLAN - LEVEL P2 PACIFIC COAST HWY & GREEN LANTERN LOTS 120-122, TRACT 16331 APN 672-592-13,14,15		C-02 PLAN CHECK NO. ### 2 OF 6 SHEETS
						6/8/17						MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/17			
						17002	ENGINEER OF WORK		R.C.E. NO.			CITY PLANNING DEPARTMENT			



GRADING LEGEND:

	SECTION LETTER SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	CONCRETE PAVING
	PERMIOUS PAVERS
	PROPOSED BIORETENTION PLANTER
	ASPHALT PAVEMENT
	CONTOUR (EXISTING)
	CONTOUR (PROPOSED)
	SPOT ELEVATION (PROPOSED)
	PROPOSED DRAIN LINE
	PROPOSED FORCE MAIN
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
A.B.	AGGREGATE BASE
A.C.	ASPHALT CEMENT
DF	DEEPEDED FOOTING
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL OR FL	FLOW LINE
FS	FINISH SURFACE
OFF	GARAGE FINISH FLOOR
INV	INVERT
P.L. OR PL	PROPERTY LINE
PA	PLANTER AREA
R.O.W.	RIGHT OF WAY
T.O.C.	TOP OF CONCRETE
T/CO	TOP OF CLEANOUT
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TP	TOP OF PILASTER
TW	TOP OF WALL
E	ELEVATOR

EASEMENT NOTES

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8- AN EASEMENT TO BE DEDICATED TO THE SOUTH COAST WATER DISTRICT AS SHOWN ON A MAP OF TRACT 16331. **TO BE QUITCLAIMED**

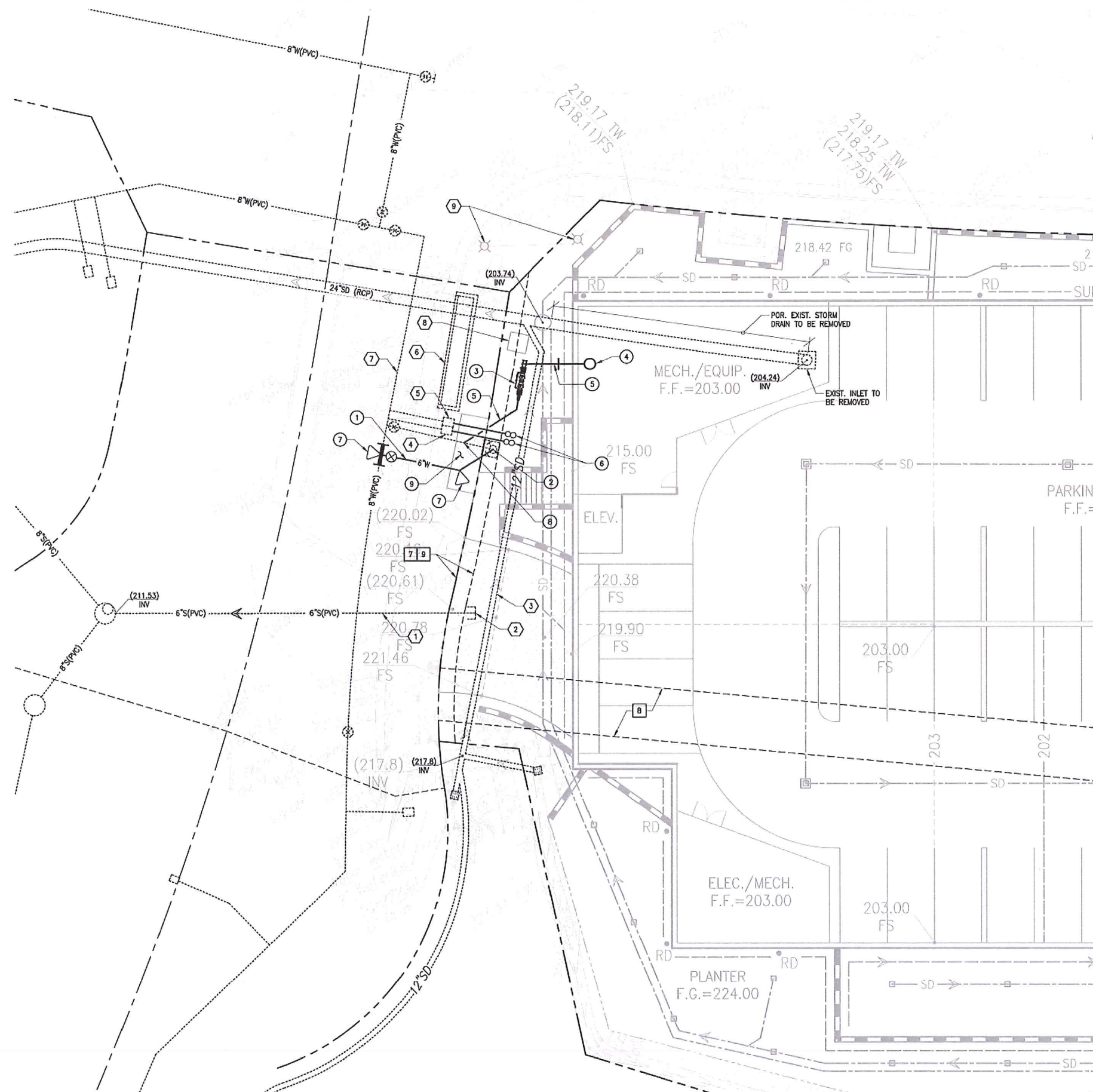
9- AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES AS SHOWN ON A MAP OF TRACT 16331.

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KEY NOTES

1- SEE SHEET C-02 FOR CONTINUATION.

REVISION		DESCRIPTION	APPROVED	DATE	SCALE: 1"=20'	DESIGNED: A.T.	DRAWN: P.G.	CHECKED: A.T.	PLANS PREPARED BY: TOAL ENGINEERING, INC. CIVIL ENGINEERING LAND SURVEYING STATIONMASTER Q U A L I T Y 128 NORTH GARDEN SAN ANTONIO, TEXAS 78207 P.O. BOX 10254 SAN ANTONIO, TEXAS 78210	BENCHMARK O.C.S.B.M.: 3P-31-86 DATUM: NAVD 88 ELEVATION: 193.947 FT. ADJUSTED: 2004	APPROVED BY THE CITY OF DANA POINT PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE: MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/17 DATE _____ CITY PLANNING DEPARTMENT	CITY OF DANA POINT PRELIM. GRADING PLAN - LEVEL P1 PACIFIC COAST HWY & GREEN LANTERN LOTS 120-122, TRACT 16331 APN 672-592-13,14,15		C-03 PLAN CHECK NO. ### 3 OF 6 SHEETS
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- ① - CONSTRUCT FIRE HYDRANT PER S.C.W.D. STD. DWG. W-12.
- ② - CONNECT EXIST. FIRE HYDRANT TO NEW 6" SERVICE LINE.
- ③ - CONSTRUCT 6" DOUBLED CHECK DETECTOR ASSEMBLY PER S.C.W.D. STD. DWG. W-13.
- ④ - CONSTRUCT AUTOMATED SPRINKLER RISER PER O.C.F.A. REQUIREMENTS.
- ⑤ - INSTALL 6" PVC C900 CL. 200 WATER LINE WITH RESTRAINED JOINTS.
- ⑥ - INSTALL 2" BACKFLOW PREVENTER ASSEMBLY PER S.D.W.D. STD. DWG. W-12.
- ⑦ - CONSTRUCT THRUST BLOCK PER S.C.W.D. STD. DWG. W-4.
- ⑧ - CONNECT TO EXIST. 6" WATER LINE W/ RESTRAINED MECHANICAL JT. 45° BEND.
- ⑨ - REPLACE EXIST. SIDEWALK IN KIND.

- 1- EXIST. 6" PVC SEWER LATERAL.
- 2- SEWER POINT OF CONNECTION FROM SEWAGE EJECTOR PUMP. SEE PLUMBING PLANS.
- 3- EXIST. STORM DRAIN TO REMAIN.
- 4- EXIST. 2" DOMESTIC WATER METER.
- 5- EXIST. 2" IRRIGATION WATER METER.
- 6- EXIST. CATCH BASIN TO REMAIN.
- 7- EXIST. 8" PVC DOMESTIC WATER LINE.
- 8- EXIST. MONUMENT SIGN / PILASTER TO REMAIN.
- 9- EXIST. TRAFFIC SIGNAL / LIGHT POLE TO REMAIN.

ALL EASEMENTS SHOWN ON HEREON ARE, PER AN AMENDED PRELIMINARY MAP REPORT PREPARED BY FIRST AMERICAN TITLE, ORDER NO. 052-5216245 (50) DATED OCTOBER 04, 2016, UNLESS NOTED OTHERWISE.

7 - AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO BE DEDICATED AS SHOWN ON THE MAP OF TRACT 16331.

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REVISION	DESCRIPTION	APPROVED	DATE	SCALE:	DESIGNED:	DRAWN:	CHECKED:
				1"=10'	A.T.	P.G.	A.T.
				DATE:			
				6/8/17			
				PROJECT NO.:			
				17002			DATE 59275
					ENGINEER OF WORK:		R.C.E. NO.

PLANS PREPARED BY:

TOAL
ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER
QUALITY

138 Avenida Nevada
San Clemente, CA 92674
949.442.5586
www.toalengr.com

BENCHMARK

O.C.S.B.M.: 3P-31-86
DATUM: NAVD 88
ELEVATION: 193.947 FT.
ADJUSTED: 2004

APPROVED BY THE CITY OF DANA POINT
PLANNING DEPARTMENT


THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS
THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:

CITY PLANNING DEPARTMENT DATE

PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92629

MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/17

DATE



THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS
REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS.
ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.

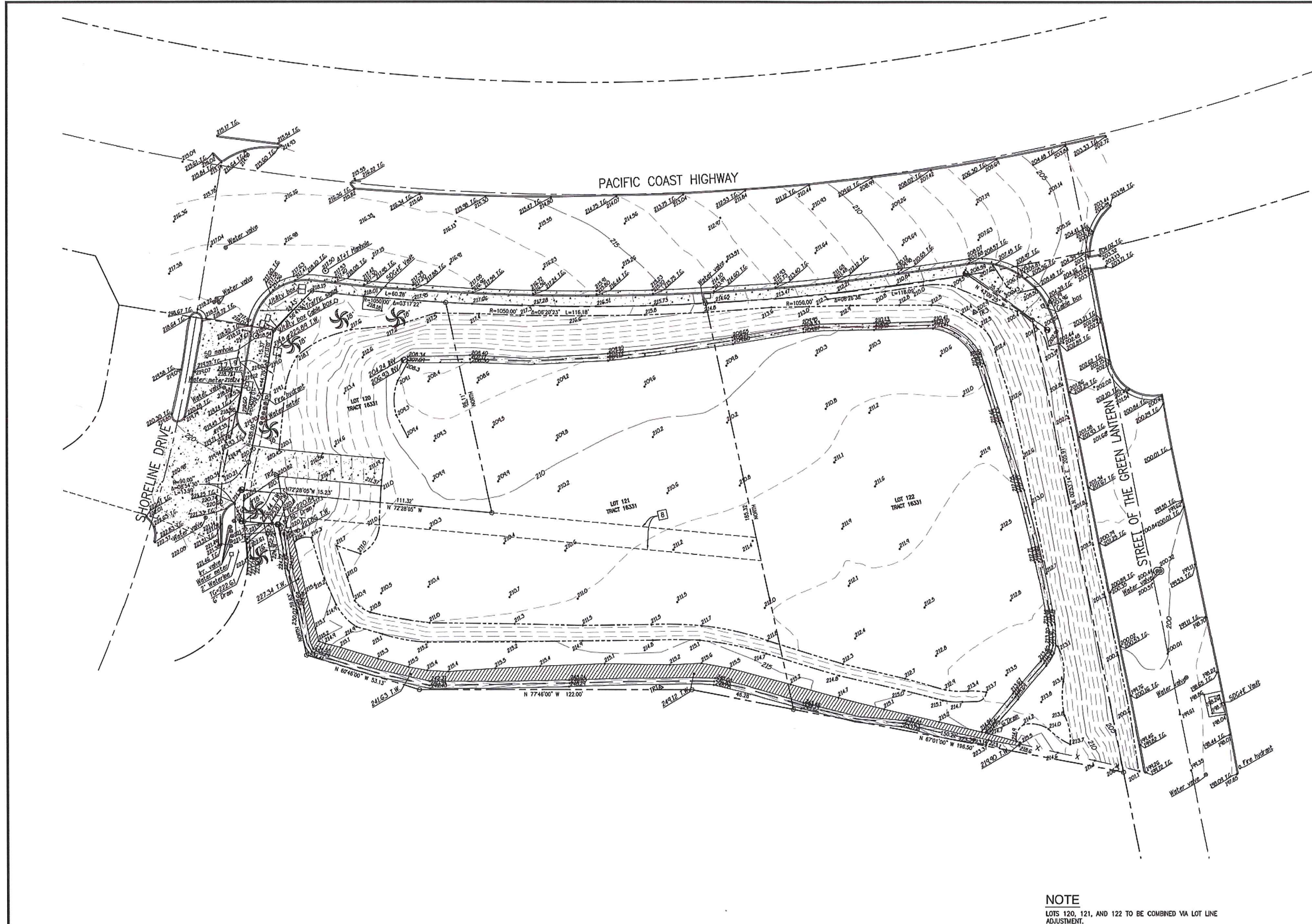
CITY OF DANA POINT
PRELIMINARY UTILITY PLAN
PACIFIC COAST HWY & GREEN LANTERN
LOTS 120-122, TRACT 16331
APN 672-592-13.14.15

C-06

PLAN CHECK NO.

####

4 OF 6 SHEETS



- LEGEND**
- GRADE BREAK LINE
 - INDEX CONTOUR LINE
 - INTERMEDIATE CONTOUR LINE
 - PROPERTY LINE
 - X-X- FENCE
 - [Pattern] MSE WALL
 - [Pattern] CONCRETE SURFACE
 - [Pattern] MASONRY WALL
 - [Pattern] WOOD WALL
 - [Pattern] ROCK WALL
 - F.F. FINISHED FLOOR
 - F.S. FINISHED SURFACE
 - T.G. TOP OF GRATE
 - INV INVERT OF PIPE
 - T.C. TOP OF CURB
 - E.P. EDGE OF PAVEMENT
 - T.W. TOP OF WALL
 - ⊙ FOUND MONUMENT
 - Δ SURVEY CONTROL POINT

EASEMENT NOTES

- ALL EASEMENTS SHOWN ON HEREON ARE PER AN AMENDED PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE, ORDER NO. OSA-5216245 (50) DATED OCTOBER 04, 2016, UNLESS NOTED OTHERWISE.
- [7] - AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO BE DEDICATED AS SHOWN ON THE MAP OF TRACT 16331.
 - [8] - AN EASEMENT TO BE DEDICATED TO THE SOUTH COAST WATER DISTRICT AS SHOWN ON A MAP OF TRACT 16331. **TO BE OUTCLAIMED**
 - [9] - AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES AS SHOWN ON A MAP OF TRACT 16331.
 - [12] - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED FEBRUARY 6, 2007 AS INSTRUMENT NO. 2007000078414 OF OFFICIAL RECORDS. LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NOTE
LOTS 120, 121, AND 122 TO BE COMBINED VIA LOT LINE ADJUSTMENT.

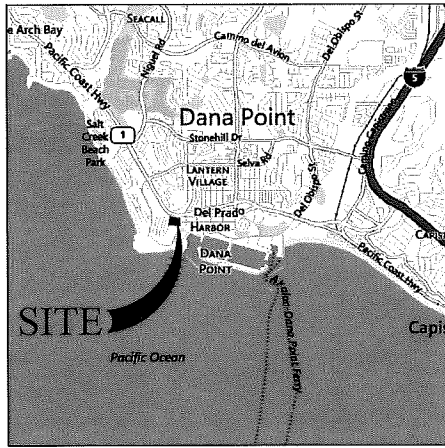
PLANS REVIEWED BY: CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES 33282 GOLDEN LANTERN DANA POINT, CA 92629										CITY OF DANA POINT										C-05	
PLANNING DEPARTMENT										TOPOGRAPHIC SURVEY PACIFIC COAST HWY & GREEN LANTERN LOTS 120-122, TRACT 16331										PLAN CHECK NO. ###	
MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/17										DATE										5 OF 6 SHEETS	
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.										APN 672-592-13,14,15											

PLANNING DOCUMENTS

THE WAVE RESORT AT THE STRAND

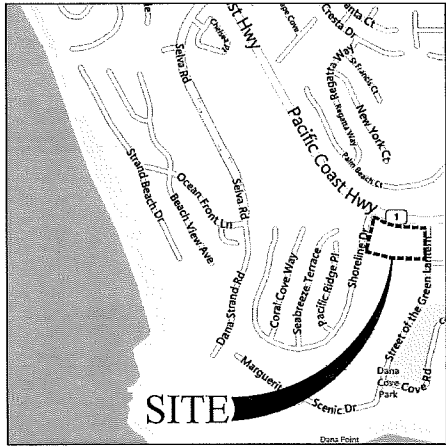
TRACT 16331

SITE DEVELOPMENT PACKAGE



VICINITY MAP

SCALE: NTS



VICINITY MAP

SCALE: NTS



Know what's below.
Call before you dig.

ABBREVIATIONS

AC	AIR CONDITIONING UNIT	FS	FINISH SURFACE	RAD.	RADIUS
CL	CENTER LINE	FTG	FOOTING	SIM	SIMILAR
CLR	CLEAR	GB	GRADE BREAK	TF	TOP OF FOOTING
BC	BOTTOM OF CURB	INV	INVERT	TG	TOP OF GRATE
BCR	BEGINNING OF CURVE RADIUS	IR	INNER RADIUS	TOC	TOP OF CURB
BOS	BOTTOM OF SLOPE	LA	LANDSCAPE ARCHITECT	TOS	TOP OF SLOPE
BS	BOTTOM OF STEP	OR	OUTER RADIUS	TS	TOP OF STEP
EA	EACH	P/L	PROPERTY LINE	TW	TOP OF WALL
FG	FINISH GRADE	POB	POINT OF BEGINNING	TYP	TYPICAL
FL	FLOW LINE	R	RADIUS		
FOC	FACE OF CURB	R/W	RIGHT OF WAY		

SHEET INDEX

TITLE SHEET	L1
LANDSCAPE SITE PLAN	L2
PLANTING IMAGERY BOARD	L3



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31726 RANCHO VIEJO ROAD | SUITE 201
SAN JUAN CAPISTRANO, CA 92675
TEL 949 276 6500 | FAX 949 276 6506
www.sjainc.com

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AT THE STRAND
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HEADLANDS INVESTMENTS, LLC
384 FOREST AVENUE, SUITE 26
LAGUNA BEACH, CA 92651

REVISIONS

REVISION	DATE
△	

SCALE	
DESIGNED	DS
DRAWN	OT
CHECKED	
DATE	06/13/17
JOB NO.	170014
JOB TYPE	HOTEL



SHEET TITLE

TITLE SHEET

SHEET

L1

OF

3

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T:\WORK\WAVE\WAVE POINT RESORT\CDP PLANS\CDP_TTL.dwg Jun 13, 2017 09:04:00

SYMBOL LEGEND

EQ. EQUAL
P. PROPERTY LINE
AC. AIR CONDITIONING UNIT
PA. PLANTER AREA
CL. CENTERLINE
SQ. SQUARE
TYP. TYPICAL
SIM. SIMILAR

ALIGN WITH ADJACENT SURFACE
STAIR RISER LOCATION
HANDICAP ACCESSIBLE ROUTE 20:1 MAX WITH 2% MAX. CROSS SLOPE
AREA DRAINS - SHOWN SCHEMATICALLY. ALL SURFACE DRAINAGE IS REQUIRED TO BE DIRECTED TO PACIFIC COAST HIGHWAY

CURB CORE LOCATIONS
IRRIGATED AREAS
PLANT PALETTE TYPES - REFER TO PLANT LEGEND, THIS SHEET

NOTE: CONNECT ALL DOWNSPOUTS TO LANDSCAPE DRAINAGE SYSTEM

TREES		
BOTANICAL NAME	COMMON NAME	SIZE
ALOE 'HERCULES'	HERCULES ALOE	24" BOX
DRACAENA DRACO	DRAGON TREE	9" MIN. BROWN TRUNK HEIGHT
PHOENIX DACTYLIFERA 'MEDJOL'	MEDJOL DATE PALM	20" MIN. BROWN TRUNK HEIGHT
EXISTING DATE PALMS		

SHRUBS & GROUND COVER (NORTH, WEST, & EAST EXPOSURES)		
BOTANICAL NAME	COMMON NAME	SIZE
AGAVE SP.	AGAVE SPECIES	5 / 15 GALLON
ALOE SP.	ALOE SPECIES	5 / 15 GALLON
CALLISTEMON C. 'LITTLE JOIN'	DWARF BOTTLE BRUSH	5 GALLON
CARISSA M. 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY NATAL PLUM	5 GALLON
CRASSULA OVATA	JADE PLANT	5 GALLON
CRASSULA O. 'MINIMA'	MINATURE JADE PLANT	5 GALLON
CRASSULA ARBORESCENS	SILVER DOLLAR PLANT	5 GALLON
EUPHORBIA TIRUCALTI	STICKS ON FIRE	5 GALLON
FESTUCA O. 'GLAUCO'	BLUE FESCUE	1 GALLON
JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GALLON
LAVANDULA STOECHAS	SPANISH LAVENDER	1 GALLON
PHILODENDRON 'XANADU'	NCN	15 GALLON
SENECIO SERPENS	BLUE CHALKSTICKS	1 GALLON
SANSEVIERIA	SNAKE PLANT	15 GALLON
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON
WESTRINGIA F. 'WYNYABBIE GEM'	WYNYABBIE COAST ROSEMARY	15 GALLON

SHRUBS & GROUND COVER (SUBTERRANEAN & DEEP SHADE EXPOSURES)		
BOTANICAL NAME	COMMON NAME	SIZE
ASPARAGUS ORNAMENTAL	ASPARAGUS	5 GALLON
AGLAONEMA	CHINESE EVERGREEN	5 GALLON
ASPIDISTRA ELATOR	CAST IRON PLANT	5 GALLON
CLIVIA MINIATA	NATAL LILY	5 GALLON
CRASSULA O. 'MINIMA'	MINATURE JADE PLANT	5 GALLON
DRACAENA MARGINATA	NCN	24" BOX
FICUS LYRATA	FIDDLE LEAF FIG	15 GALLON
LIRIOPE MUSCARI	LILYTURF	5 GALLON
FERN SP.	FERN	5 GALLON
PHILODENDRON 'XANADU'	NCN	15 GALLON
SANSEVIERIA	SNAKE PLANT	15 GALLON

SEE SHEET 3 FOR PLANT LEGEND PHOTOS

WATER USE ANALYSIS

DESCRIPTION	SITE
TOTAL PROPOSED IRRIGATED AREA:	18,386 SQ. FT.
PROPOSED IRRIGATED SHRUB AREA:	18,386 SQ. FT.
PROPOSED IRRIGATED TURF:	0 SQ. FT.
IRRIGATION METHOD/SYSTEM: SUBSURFACE DRIP	
IRRIGATION SYSTEM SUPPLY: DOMESTIC	

IRRIGATION DESIGN NOTE

- State-of-the-art automatic irrigation controllers that incorporate real time weather data via a wireless communications system. These will be adjusted seasonally according to historic weather patterns and water requirements for each specific plant zone. Controllers will have the capacity for manual override to enable landscape maintenance personnel the ability to make informed adjustments to watering schedules based on fluctuations of on-site microclimates and regional rainfall.
- Moisture sensors within sensitive slope areas. These devices monitor soil moisture content and interrupt regularly scheduled watering during cooler climate periods that cause lower plant evapotranspiration and result in reduced irrigation demand.
- For common area landscaping, if not covered by the wireless communication system, rain gauges shall be connected to irrigation controllers. These will monitor rainfall volume and interrupt watering schedules in response to site specific rainfall conditions. Rain gauges will be located adjacent to controllers to facilitate monitoring by maintenance personnel.
- Multiple valves in plant associations. Plant species with similar water requirements shall be grouped together so that irrigation valves can be zoned according to the optimum water frequency and duration. Additionally, planting areas with similar exposures (i.e. north-facing vs. south-facing) shall be zoned together since similar plants with different sun or wind exposures will have different watering needs.
- Use of drip irrigation, efficient low-flow irrigation emitters and/or other appropriate technology to minimize irrigation requirements and over-irrigation.
- Education of maintenance personnel and homeowners in the proper use of fertilizers, pesticides and herbicides.

GREEN WALL EXAMPLE

UPPER LEVEL ROOFTOP GARDEN

THIS PROJECT SHALL CONFORM TO THE 2013 CALIFORNIA RESIDENTIAL CODE (CRC), 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA PLUMBING CODE (CPC), 2013 CALIFORNIA MECHANICAL CODE (CMC), 2013 CALIFORNIA ELECTRICAL CODE (CEC), 2013 CALIFORNIA FIRE CODE (CFC), AND COUNTY CODES & ORDINANCES.

FINISHED GRADE NOTE:
ALL LANDSCAPE AREAS SHALL BE FINISHED GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS

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SAN JUAN CAPISTRANO CA 92675
TEL 949 276 6500 | FAX 949 276 6506
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DANA POINT, CA 92629

HEADLANDS INVESTMENTS, LLC
384 FOREST AVENUE, SUITE 26
LAGUNA BEACH, CA 92651

REVISIONS	
REVISION	DATE

SCALE	1"=20'
DESIGNED	DS
DRAWN	OT
CHECKED	
DATE	06/13/17
JOB NO.	170014
JOB TYPE	HOTEL

SHEET TITLE
COMPOSITE SITE PLAN

SHEET **L2**
OF **3**

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TREES

BOTANICAL NAME	COMMON NAME	SIZE
ALOE 'HERCULES'	HERCULES ALOE	24" BOX
DRACAENA DRACO	DRAGON TREE	9' MIN. BROWN TRUNK HEIGHT
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BOTANICAL NAME	COMMON NAME	SIZE
ASPARAGUS ORNAMENTAL	ASPARAGUS	5 GALLON
AGLAONEMA	CHINESE EVERGREEN	5 GALLON
ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GALLON
CLIVIA MINIATA	NATAL LILY	5 GALLON
CRASSULA O. 'MINIMA'	MINATURE JADE PLANT	5 GALLON
DRACAENA MARGINATA	NCN	24" BOX
FICUS LYRATA	FIDDLE LEAF FIG	15 GALLON
LIRIOPE MUSCARI	LILYTURF	5 GALLON
FERN SP.	FERN	5 GALLON
PHILODENDRON 'XANADU'	NCN	15 GALLON
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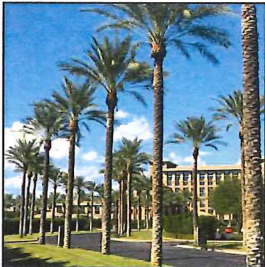
TREES



ALOE 'HERCULES'



DRACAENA DRACO



PHOENIX DACTYLIFERA 'MEDJOL'

SHRUBS & GROUNDCOVER (NORTH, WEST, & EAST EXPOSURES)



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DRACAENA MARGINATA



FICUS LYRATA



LIRIOPE MUSCARI



FERN SP.




PHILODENDRON 'XANADU'



SANSEVIERIA

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SHEET TITLE
PLANT IMAGERY BOARD

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