



August 20, 2024

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**CITY OF DANA POINT
ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)**

PROJECT APPLICANT: F. Michael Ayaz, Esq.

PROPERTY OWNER: William D. McCormack

LOCATION: 24621 Del Prado Avenue (APN: 682-323-19)

REQUEST: A Minor Conditional Use Permit to establish an alcoholic beverage outlet permitting the sale of beer and wine for consumption on and off site (Type 41 California Alcoholic Beverage Control License), occasional Live Entertainment use, and a shared parking program in conjunction with a restaurant and retail use.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301(a) of the CEQA Guidelines (Class 1 –Existing Facilities) since the project consists of the establishment of an alcoholic beverage outlet and live entertainment uses, and the permitting of a shared parking program for the leasing of an existing tenant space involving alterations including such things as interior partitions, plumbing, and electrical conveyances and negligible expansion of uses on site.

DETERMINATION: The Community Development Director hereby
____ APPROVES
____ DENIES
the requested ENTITLEMENT described herein subject to the attached findings and applicable conditions.

Supporting Documents:

1. Letter of Intent
2. Plans
3. Shared Parking Program

Brenda Wisneski, Director
Community Development Department

Harboring the Good Life

BACKGROUND/DISCUSSION:

- The project site is located at the northeast corner of Del Prado Avenue and Violet Lantern extending to the alley along the site's northern boundary. The site is located within the boundaries of the Dana Point Town Center Plan (DPTCP) with a zoning designation of Town Center Mixed-Use District (TC-MU).
- The site is improved with two existing buildings consisting of multiple tenants with uses including professional office, personal services, and retail sales uses.
- The applicant proposes a new restaurant and retail sales within a vacant suite of the existing single-story building fronting Del Prado Avenue. The building contains two suites, one of which is currently occupied by a personal service use (nail salon). The 1,600 square foot corner suite was previously occupied by a retail sales use (Killer Dana Surf Shop).
- The applicant proposes to establish the combination restaurant and retail sales use (Sip Social) including an offering the sale of beer and wine for on-site consumption and sealed goods for off-site consumption as well as Live Entertainment in conjunction with both indoor and outdoor dining.
- Sip Social will offer a diverse wine selection from around the world alongside a dining menu designed to complement the wine offerings. In addition to food and drink, Sip Social plans to provide occasional live entertainment, educational events, and an exclusive wine club.
- The applicant also proposes to meet the minimum number of required parking stalls required pursuant to Chapter 9.35 of the Dana Point Zoning Code Dana on site via a "Shared Parking Program."
- Pursuant to the Land Use Matrix of the DPTCP, a Minor Conditional Use Permit [CUP(M)] is required to establish an Alcoholic Beverage Outlet and a Live Entertainment use subject to the Special Use Standards in DPZC Sections 9.07.040 and 9.07.060(a), respectively. A CUP(M) is also required pursuant to DPZC Section 9.35.060(c)(4)(A), for shared parking programs meeting DPZC Section 9.35.060(c)(4)(C).
- Staff recommends approval of the alcoholic beverage outlet, Live Entertainment and the Shared Parking Program subject to the discussion points, attached findings and conditions of approval outlined below:

Alcoholic Beverage Outlet

- The applicant is requesting to establish an Alcoholic Beverage Outlet that includes an Alcoholic Beverage Control (ABC) Type 41 license.
- An Type 41 ABC license allows for the sale of beer and wine for consumption on or off the premises where sold which must operate and maintain the licensed premises as a bona fide eating place. Furthermore, the establishment must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. This type of ABC license allows minors to be on the premises.

- The applicant proposes to allow the on-site consumption of beer and wine both inside the premises and outside on adjacent patios which are defined via a code compliant barrier.
- DPZC Section 9.07.040 (Alcoholic Beverage Outlets) specifies the regulations for the establishment, operation, and maintenance of any alcoholic beverage outlet. Since the alcoholic beverage outlet is proposed in conjunction with the restaurant and will be maintained within the confines of the suite and designated patio area, the use would not be contrary to the public interest or injurious to nearby properties. Further justification of the special use standards for an alcoholic beverage outlet is described within the findings in Section A, below.

Live Entertainment

- The applicant is also proposing to include occasional Live Entertainment uses in conjunction with the restaurant use.
- As noted above, Live Entertainment uses are conditionally permitted in the DPTCP Land Use Matrix, and are further regulated through DPZC Section 9.07.060 (Entertainment Establishments Providing Dancing, Music, and Similar Activities) as summarized below.
- Consistent with DPZC Section 9.07.060, the proposed Live Entertainment use will consist of three or less performers with amplification of 150 watts or less, which will have no impact outside the suite or surrounding areas. Pursuant to the DPZC, a CUP is not required if it meets the abovementioned criteria, however, the DPTCP requires a minor CUP for the establishment of any type of live entertainment.
- A typical example of the proposed Live Entertainment would be a solo acoustic guitar set to be performed on a weekend evening within the confines of the restaurant.
- As approved via this permit, occasional live entertainment will be offered in a designated area within the restaurant Tuesday through Sunday between 6:00 PM and 9:00 PM.
- Since the Live Entertainment use is an accessory to the restaurant and would consist of three or less performers located inside of the suite, the use would not result in an undue impact on the surrounding area. Further justification related to the special use standards for the Live Entertainment use are described within the findings in Section A below.

Shared Parking Program

- To satisfy minimum parking requirements for the proposed restaurant use, the applicant is also requesting that the Director of Community Development approve a CUP(M) for a Shared Parking Program model utilizing the City-specific standards outlined by DPZC Section 9.35.060(c)(4)(C).
- The Director has reviewed the proposal and acknowledged that the Shared Parking Program complies with, and the applicant has provided the following prescriptive City parking requirements according to the standards outlined below:
 1. *Written verification that property owner and tenants and all future property owners know of and will comply with the requirements of the shared parking program; and making known the shared parking program to all future property*

- owners, tenants, and government agencies (Supporting Document 3 – Shared Parking Program).
2. A site plan showing all parking spaces, building square footage and tenant spaces (Supporting Document 3 – Architectural Plans).
 3. A shared parking matrix(s) with the following information:
 - a. The number of parking stalls available on-site (parking supply)
 - b. Project building and tenant addresses.
 - c. Gross square footage of all building and tenant spaces.
 - d. The name, type of use, and the days and hours of operation for each tenant.
 - e. The number of parking stalls required by this Chapter for each tenant based on each tenant's gross square footage and type of use.
 - f. The hourly parking demand for all tenants on: Weekdays (M—F), Saturday, Sunday.
 - g. The comparison between hourly parking demand and the parking supply showing hourly parking demand will not exceed hourly parking supply according to this Chapter.
- Pursuant to Section 9.35.080 of the DPZC (Minimum Number of Required Parking Stalls), based on the mix of uses at the subject commercial center, a total of 22 parking stalls are required for all businesses to operate concurrently. The current parking configuration provides a total of 16 parking stalls on site, thereby necessitating a need for an additional six (6) stalls.
 - The inclusion of the proposed shared parking program limits the hours of operation of each use to maintain a maximum of 16 required stalls at any given time, the additional six (6) parking stalls are not required.
 - Further justification of a low parking demand for the center has been provided via the applicant's hourly parking demand study which demonstrates that at the peak hourly parking demand five (5) stalls are occupied between 3:00 PM thru 5:00 PM on Saturday, only 5 stalls are occupied for the center, leaving surplus of 11 additional stalls available to accommodate all uses within the commercial center.
 - Pursuant to both Section 9.35.060(c)(4)(C)(4) of the DPZC and Condition Number 11 included in the permit below, before signing any future lease agreement on-site, the applicant shall notify the City to re-assess the tenant mixture of uses to assure that the required parking will continue to be maintained in compliance with the subject Shared Parking Program. Further justification for the Shared Parking Program is described within the findings in Section A below.

FINDINGS:

- A. Based on the evidence presented at the public hearing, the Director of Community Development makes the following findings and approves Minor Conditional Use Permit CUP24-0004(M), subject to conditions of approval:
1. The proposed conditional use is consistent with the City of Dana Point General Plan ...

Alcoholic Beverage Outlet

in that the proposed Alcoholic Beverage Outlet Type 41 License for on-site consumption of alcoholic beverages promotes Goal 6 Policy 6.2 of the Land Use Element of the General Plan to “Encourage retail businesses and mixtures of land uses that help to generate positive pedestrian activity in the area” since the project site is located in a busy area within the City’s Town Center which is within close proximity to other restaurants, retail, office, personal service and residential uses and the inclusion of the proposed restaurant (Sip Social) would increase pedestrian activity along Del Prado Avenue.

Live Entertainment

in that the proposed use is conditionally permitted pursuant to the Land Use Matrix of the DPTCP and promotes Goal 6 Policy 6.2 of the Land Use Element of the General Pan to “Encourage retail business and mixtures of land uses that help to generate positive pedestrian activity in the area.” The combination of restaurant, wine service and Live Entertainment will provide a mixture of uses which are encouraged in the Town Center under one cohesive business, thereby furthering the intent of the area to generate positive pedestrian activity.

Shared Parking Program

in that the proposed Shared Parking Program fulfills Policy 6.4 of the Circulation Element of the General plan to “Encourage the use of shared parking facilities such as through parking districts or other mechanisms,” as the applicants proposed program meets all required criteria to be permitted as an alternative to the standard parking requirements.

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...

Alcoholic Beverage Outlet

in that the sale of beer and wine for on-site consumption are only permitted within the existing suite or within dedicated outdoor patio areas which will be separated from the public right-of-way along Del Prado. The Type 41 license also allows the sale of sealed beer and wine for off-site consumption. Both the sale of beer and wine for on- and off-site consumption should not adversely affect or be materially detrimental to adjacent uses, buildings or structures.

Live Entertainment

in that consistent with DPZC Section 9.07.060, the special use standards identified within the DPZC, the proposed Live Entertainment will be limited to three (3) or less performers located within the confines of the existing suite, involving amplification of 150 watts or less thereby not adversely affecting or be materially detrimental to the adjacent uses, buildings or structures. However, the DPTCP requires a minor CUP for the establishment of any type of live entertainment use, more specifically due to the proximity to residential uses.

Shared Parking Program

in that according to Section 9.35.060(c)(4) of the DPZC, the purpose of the subject Shared Parking Program is to demonstrate that parking is available to accommodate the shared use of an on-site common parking facility between various land uses resulting in a program that assures adequate parking is continually provided. The results of the parking study indicate that there will be sufficient parking to not only accommodate the existing and future uses on site but provide the adjacent parcel with parking and therefore will not adversely affect or be materially detrimental to the adjacent uses, building, or structures.

3. The proposed site is adequate in size and shape to accommodate the yards, fences, parking and loading facilities, landscaping and other land use development features prescribed in the Dana Point Municipal Code (DPMC) and required in order to integrate the use with existing and planned uses in the vicinity...

Alcoholic Beverage Outlet

in that the proposed Alcoholic Beverage Outlet will be located within an existing, previously occupied, street facing suite and will include areas for on-site consumption in the suite and in outdoor dining areas on sidewalks within the City's right-of-way along Del Prado Avenue and Violet Lantern subject to approval of an encroachment permit and the installation of barriers defining the limits of outdoor consumptions areas. With the inclusion of the "Shared Parking Program," which limits the hours of all business on site, sufficient parking will be provided to accommodate the new restaurant use. Based on implementation of the "Shared Parking Program," and the permits for both the interior tenant improvements and the outdoor dining area in the right-of-way, the proposed site is adequate in size and shape to accommodate all applicable DPMC land use development features to integrate the proposed use with existing and planned uses in the vicinity.

Live Entertainment

In that the suite is large enough to accommodate an open floor plan with an area that can be temporarily dedicated to Live Entertainment use, while also maintaining an ambient sound level which is kept within the interior of the

building only. Additionally, the use has been conditioned to maintain compliance with the Special Use standards identified within the DPZC, including but not limited to the requirement that the live entertainment be limited to the interior of the suite only.

Shared Parking Program

in that the Shared Parking Program utilizes the City's model program outlined in Dana Point Zoning Code (DPZC) Section 9.35.060(c)(4) and is therefore a permitted alternative to parking through the approval of the subject CUP(M). Additionally, the program includes a daily and hourly parking study showing that at peak demand for all uses at the subject site, an excess supply of 10 parking stalls are available.

- B. Based on the evidence presented at the public hearing, the Director of Community Development makes the following **additional findings** required for the establishment of an alcoholic beverage outlet, subject to conditions:
1. The proposed use will not be contrary to the public interest or injurious to nearby properties, and the spirit and intent of Section 9.07.040 (Alcoholic Beverage Outlets) of the DPMC will be observed **in that the proposal is to establish an Alcoholic Beverage Outlet to allow the sale of beer and wine for consumption on and off the licensed premises (Type 41 ABC license) and within adjacent outdoor dining areas [both on and off site (public right-of-way)], and that the new use will not be contrary to the public interest and with the operating hours limitations as specified in the conditions of the project would not be injurious to nearby properties.**
 2. The proposed use will not enlarge or encourage the development of a "skid row" area **in that the applicant proposes to establish an Alcoholic Beverage Outlet for the sale of beer and wine for consumption on- and off- site of the licensed premises (ABC Type 41 license) within an existing suite, and within a dedicated outdoor patio area, only. Pursuant to the Type 41 ABC license, the licensed premises must operate and maintain the licensed premises as a bona fide eating place and maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. With the consumption of alcoholic beverages being limited to ABC approved areas only, the establishment of an Alcoholic Beverage Outlet would not enlarge or encourage the development of a "skid row" area and serve public convenience or necessity.**
 3. The establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any other City program **in that the subject site and the proposed regulated use are not subject to any neighborhood conservation program, nor will it interfere with any other City program.**

4. All applicable regulations of the zoning district in which the use is permitted will be observed in that pursuant to the DPTCP, Alcoholic Beverage Outlets are a conditionally permitted use subject to the provisions of DPZC Section 9.07.040 (Alcoholic Beverage Outlets). Conditions of approval contained in this permit will ensure the Alcoholic Beverage Outlet use will not result in adverse impacts to neighboring development, and all proposed improvements are subject to building permit approval to ensure all zoning developments standards are met.
- C. Based on the evidence presented at the public hearing, the Director of Community Development makes the following **additional finding** required for the establishment of a Shared Parking Program, subject to conditions:
1. That the shared parking program provides a reasonable, accountable, and enforceable means for all uses to share common parking and that the City's minimum requirements assure parking demand is continually met in that the applicant provided Shared Parking Program utilizes the City's model program which is outlined in Section 9.35.060(c)(4). As such, the applicant has provided written verification between landlord and tenant acknowledging the program, the required site plan showing the parking supply, floor area and tenant spaces and a Shared Parking matrix concluding that there is a surplus of spaces which will be made available to accommodate the uses on site as well as the proposed restaurant use at the neighboring site. Therefore, the shared parking program provides a reasonable, accountable, and enforceable means for all uses to share common parking.
- D. Based on the foregoing, the City of Dana Point Planning Commission determines that this project is Categorically Exempt pursuant to:
1. The requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 1 -Section 15301(a) Existing Facilities) exemption since the project consists of the establishment of an alcoholic beverage outlet and live entertainment uses, and the permitting of a shared parking program for the leasing of an existing tenant space involving alterations including such things as interior partitions, plumbing, and electrical conveyances and negligible expansion of uses on site.

CONDITIONS OF APPROVAL:

The City of Dana Point hereby grants approval of Minor Conditional Use Permit CUP24-0004(M) for the referenced project. This permit is valid subject to the following conditions of approval:

A. General:

1. Approval of this application permits a Minor Conditional Use Permit to establish an alcoholic beverage outlet permitting the sale of beer and wine for consumption on and off site (Type 41 California Alcoholic Beverage Control License), occasional Live Entertainment use, and a shared parking program in conjunction with a restaurant and retail use, located at 24621 Del Prado Avenue (Sip Social). Subsequent changes to the approved scope-of-work shall be in substantial compliance with those plans presented to the Community Development Director, and in compliance with applicable provisions of the City of Dana Point General Plan and Municipal and Zoning Codes and the Town Center Plan. (PLN)
2. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or 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 the approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing. (PLN)
3. 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 within 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. (PLN)
4. Failure to abide by and faithfully comply with all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit. (PLN)
5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify and hold harmless the city shall

include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action or proceeding. (PLN)

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from all claims, actions or proceedings against the City, its officers, employees, or agents arising out of or resulting from negligence of the applicant or the applicant's agents, employees or contractors. Applicant's duty to defend, indemnify and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. (PLN)

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

6. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site. (PLN)
7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expenses in ensuring compliance with these conditions. (PLN)
8. The applicant shall obtain all applicable permits for the proposed improvements. (PLN)
9. All plans shall be in conformance with the Lantern District Plan and Lantern District/Town Center Standards and Construction Details, per the Public Works Director/City Engineer. (ENG)
10. The City shall maintain the option to reconsider the Conditional Use Permit (and conditions contained herein) related to the ABC license, shared parking and live entertainment, at any time if the Community Development Director finds it necessary to re-evaluate impacts of the uses on the shared parking program and/ or the surrounding community. (PLN)
11. Before signing any lease agreement with future tenants, or purchase agreement with a future owner, the owner shall submit an updated shared parking program to the Director of Community Development for review and approval. The submittal shall indicate the new tenant or property owner, the tenant's required parking, and agreement with the Shared Parking Program with corresponding hours of operation limitations as evidenced through a signed letter. The submittal shall be accompanied with a service fee in an amount equal to the hourly

Planning Department billing rate of for one (1) hour, according to the most current "City of Dana Point — Schedule of Service Fees." The City of Dana Point may withhold permits of any kind for the site until such documentation and fee is provided, reviewed, and approved.

12. The applicant and or owner shall require all tenants/business owners and their employees to park in the parking spaces provided at the subject site.
13. Pursuant to the Special Use Standards Identified within Section 9.07.060(d) of the DPZC, the following types of Live Entertainment approved under Minor Conditional Use Permit 24-0004(M) shall be limited to the following:
 - a. *Hours: 6:00 PM to 9:00 PM Tuesday through Sunday.*
 - b. *Number of performers and amplification: Three (3) or less performers and amplification of 150 watts or less; or*
 - c. *The use of any stereo system, music recording machine, karaoke machine, or jukebox associated with a Live Entertainment use; or*
 - d. *Any similar Live Entertainment use with no impact outside the structure where the Live Entertainment is performed, as determined by the Director of Community Development. This exemption may only be granted when it can be demonstrated to the satisfaction of the Director of Community Development that such uses can be conducted without resulting in an undue impact on the surrounding area.*
14. Aside from the thresholds of Live Entertainment identified in Condition Number 13, a-c which are permitted via the subject CUP(M), no Live Entertainment exceeding said standards are permitted unless approved through a separate Special Event Permit. A Special Event Permit shall be issued for any future activities which temporarily intensify the impacts (i.e., parking, traffic, noise, light and glare, etc.) of the restaurant. (PLN)
15. The hours of operation shall be the following:
 - a. Closed Mondays
 - b. Tuesday through Thursday 2:00 P.M. – 10:00 P.M.
 - c. Friday 2:00 P.M. – 11:00 P.M.
 - d. Saturday 10:00 A.M. – 11:00 P.M.
 - e. Sunday 10:00 A.M. – 10:00 P.M.

Subsequent changes to the approved hours shall be reviewed and approved by the Director of Community Development.

If the City receives complaints from the public related to noise levels at the establishment, including live entertainment and/ or noise on the outdoor patio, the City reserves the right to require the Alcoholic Beverage Outlet to limit live entertainment and outdoor patio hours as needed. (PLN)

16. No rehearsals are permitted on-site. (PLN)
17. Live entertainment is allowed only within the interior of the suite as illustrated on the ABC licensed premises diagram. Except for the dedicated outdoor dining area, live entertainment is prohibited outside of the building. (PLN)
18. All activities and equipment associated with the Live entertainment shall, always, comply with the requirements of Section 11.10.010 (Exterior Noise Standards) of the Dana Point Municipal Code. If noise level exceeds city standards at any time, the applicant shall make needed adjustments to insure noise levels below the standards. (PLN)
19. The City of Dana Point Code Enforcement division and the Orange County Sheriff's Department (OCSD) retains the authority to enforce all conditions of approval of this permit, including the authority to require the volume of the amplified sound to be lowered and to shut down any event activities. (PLN)
20. The applicant shall be responsible for the restrictions and conditions set forth in this permit. Any deviations from these provisions as set forth shall deem this permit null and void and shall be taken into consideration when future events are requested. (PLN)
21. Except for the dedicated outdoor dining area which shall be designated behind code compliant barriers, no open alcoholic beverages shall be allowed on public property, streets, or sidewalks. (PLN)
22. If it is determined by the City of Dana Point that the live entertainment associated with this permit is being conducted in violation of the conditions of approval, upon notifying the applicant of the violation(s), no subsequent events shall be authorized until the applicant identifies measures to ensure future compliance, and the City notifies the applicant that the measures are acceptable. (PLN)
23. There shall be no advertisement of alcoholic beverages outdoors or in windows. (PLN)
24. Any employee selling alcoholic beverages shall be 18 years of age or over and complete a Licensee Education on Alcohol and Drugs (LEAD) training and receive a certificate prior to selling alcohol. (PLN)

25. All proposed uses shall always comply with the provisions of the City's Noise Ordinance. (PLN)
26. To reduce noise caused by the clanking of bottles into trash/recycling containers at the close of business, all glass containers shall be properly disposed of after 7:00 A.M., the following day into appropriate trash/recycling bins. (PLN)
27. Consumption of alcoholic beverages shall only be permitted throughout suite space included as part of 24621 Del Prado Avenue and within the boundaries of the adjacent on and off site partitioned, outdoor dining areas illustrated on the project plans approved by this permit. (PLN)
28. The ABC license holder/operator shall maintain, post, and enforce the current "Do Not Sell List" provided by the Orange County Sheriff Department. (PLN)
29. There shall be appropriate and conspicuous postings of a notice inside the premises, indicating that consumption of alcohol outside the approved consumption areas is prohibited by law, except as may be permitted in the designated outdoor drinking/eating area. The notice shall be at least one and one-half (1.5) square feet in size. (PLN)
30. Any proposed exterior building signage shall be reviewed and approved under a separate permit. (PLN)
31. The City shall maintain the option to reconsider the Conditional Use Permit (and conditions contained herein), at any time if the Community Development Director finds it necessary to re-evaluate the impact of the use on the surrounding community. (PLN)
32. Deliveries and refuse collection shall be prohibited between the hours of 10:00 P.M. and 8:00 A.M. daily, unless otherwise approved by the Director of Community Development. (PLN)
33. The applicant/operator shall ensure that the trash dumpsters and/or containers are maintained to control odors. (PLN)
34. All trash shall be stored within the building or within containers stored in the trash enclosure (three walls and self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. (PLN)
35. Verification of all conditions of approval are required by all City Departments. (ALL)

36. All approvals from outside Departments and Agencies are required. (ALL)

B. Prior to the issuance of a certificate of use and occupancy or during operation of the project the applicant shall meet the following:

37. The applicant shall contact the Planning Division to conduct a final inspection prior to close out of future Building Permits to ensure compliance with all conditions related to CUP24-0004(M), including installation of alcoholic beverage consumption area barriers and Shared Parking Program prior to contacting the Building/Safety Division for final project sign-off. (PLN)

SUPPORTING DOCUMENT 1: Letter of Intent



June 28, 2024

VIA IN PERSON DELIVERY ONLY

File No. SIP01-1000

City of Dana Point
Community Development Department
33282 Golden Lantern, Suite 209
Dana Point, CA 92629

Re: Justification Statement for Land Use Project Application for Sip Social Wine Bar, Inc.; 24621-24623 Del Prado, Dana Point, CA 92629

Dear Sirs and Madams:

We are pleased to announce that our office has been engaged by Sip Social Wine Bar, Inc. ("Sip Social") to process a Minor Conditional Use Permit Application for the premise located at 24621-24623 Del Prado, Dana Point, CA 92629. The request is to permit or otherwise allow the issuance of a California Department of Alcoholic Beverage Control ("ABC") Type 41 On-Sale Beer & Wine – Eating Place liquor license, as described more fully herein.

REQUEST

Applicant is in the process of filing an application with the California Department of Alcoholic Beverage Control for an On-Sale Beer & Wine – Eating Place Type 41 license to include ancillary beer and wine selections for on-site consumption within their new restaurant located in the established Lantern District of Dana Point. This license allows the Applicant to sell beer and wine for consumption on the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). The applicant must operate and maintain the licensed premises as a bona fide eating place. The applicant must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

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BACKGROUND

Andy Clark and Devyn Alexander are the principals of Sip Social and their enthusiasm for wine established the foundation of this project. Devyn is a Dana Point native, graduating from Dana Hills High School in 1996 as an active cheerleader and member of the track team. Andy is also an Orange County local, growing up in Villa Park. The two married in 2011 and established their blended family with their two sons in Orange, California. Both Andy and Devyn built successful careers in the real estate sector, and with both of their sons going off to college in 2024 decided to invest in a passion project that would allow them to share their love of wine and great food with their community. Expanding on their love of the Dana Point community and knowing they planned to be hands on operators of the business, Andy and Devyn recently purchased a home in the Lantern District, making their business not only an expansion of their hobby but also a contribution to the community they will now call home.

PROJECT

It's no secret that the City of Dana Point has seen rapid exponential growth in the last few years especially in the field of restaurants and hospitality. New establishments like Truly Pizza and Coastal Kitchen brought award winning cuisine and a fresh dining experiences to the historic area along Del Prado Avenue in the Lantern District which dates back to the 1920s and is the site that established the first commercial building in Dana Point. With the upcoming revitalization of the Dana Point Harbor and other projects promoting various enhancements to the community, Sip Social wishes to contribute to the evolving and expanding environment of Dana Point.

Within this expanding restaurant environment, finding a way to stand out amidst the established and popular chain eateries is not easy. Patrons not only want great food and drinks but also want an experience that makes spending their hard-earned money in a challenging economy worthwhile. With a focus on elevating the consumer's wine experience, Sip Social seeks to have a menu that compliments a variety of wine (and beer) choices, allowing patrons to expand their palettes and challenge their perceptions of the popular fermented grape beverage by appealing to a range of customers from the novice wine drinkers to the expert oenophiles. While great establishments like Frisby Cellars and Old Acre Winery offer incredible tasting experiences, they only offer selections from their in-house wineries and distilleries. Sip Social seeks to provide their patrons with a diverse range of wines from all over the world, and through their great relationships with several wineries they hope to bring exclusive products to their restaurant. Being avid wine collectors, Sip Social's principals believe they can offer the residents and visitors to Dana Point something unique and innovative to the community.

Along with providing the community with a new spot to eat and drink, Sip Social will also offer entertainment such as live acoustic music, wine and paint nights, trivia, educational tasting and pairing events, and an exclusive wine club that will have the first opportunity to try new

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additions to the wine list. Sip Social's wine preservation systems will allow patrons to try wines in 2-, 4- and 6-ounce pours dispensed by their state-of-the-art machines which keep the wine at perfected levels of aeration and temperature. Below each machine will be bottles of wine that customers can purchase to take home and enjoy at their leisure. Pairings such as flat bread pizzas, paninis, salads, charcuterie boards, and other tapas style entrees will allow guests to sample various foods with the variety of wines and contribute to Sip Social's mission of expanding the palette of Dana Point. With the focus on variety, Sip Social will also cater to non-wine drinkers with several beers on tap, with sample size tasting pours and flights available.

The hours of operation are proposed to be from 2p.m. to 10 p.m. Tuesday through Friday, 12 pm to 10pm Saturday, and 10 am to 6pm Sunday. The proposed operating schedule is meant to be congruous with the neighboring tenants and the shared parking agreement. 3-4 employees are expected to be onsite, including the principals of Sip Social, who plan to be hands on and have their sights on making this a family business as their sons have expressed interest in pursuing their college degrees in business and hospitality.

Keeping in the vein of the surrounding Lantern District aesthetic, the design style will be a modern interpretation of coastal farmhouse with industrial elements such as metal pendant lighting fixtures and a brick feature wall. Although plans to revamp and elevate the space into a restaurant are the primary focus, Sip Social could not miss an opportunity to pay homage to the former site of the infamous Killer Dana Surf Shop. Elements such as the autographed walls, mounted surf boards, and pictures of 1996 Dana Point, will be featured and honor Devyn's memories as a Dana Hills graduate and loyal Dolphin, as well as pay tribute to the the rich history of the beloved surf community that put Dana Point on the map.

Sip Social's principals not only wish to contribute to the growing economic development of Dana Point, but also hope to instill their ingenuity and passion of entrepreneurs who are able to return to their hometown and enrich it with their heartfelt and dedicated intentions. As residents of Dana Point Devyn and Andy have a vested interest in preserving the integrity and established reputation of Dana Point and hope to carry out their dream that has been years in the making. Being able to further the history of this particular site with a commercial chronicle that dates back to 1924, makes this specific project one that is of special importance to Sip Social in furthering the legacy of commerce established in Dana Point.

PERMITTED USE PER MUNICIPAL CODE

The proposed use is compliant with Dana Point Municipal Code complying with the City's purpose of regulating the locations of alcoholic beverage sales in relation to one another and to certain public and private facilities and structures and to regulate the establishment and operation of land uses to ensure safety and compatibility throughout Dana Point.

**ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 18**

June 28, 2024
City of Dana Point
Re: Land Use Project
Page 4

This project is Categorically Exempt from CEQA under state regulations known as the "CEQA Guidelines" codified at Division 6 of Title 14 of the California Code of Regulations. The Class 1 (Existing Facilities) exception under the CEQA Guidelines, at 14 CCR Section 15301, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project falls within this existing facilities exemption because the proposed business would occur within an existing structure.

Per the City's municipal codes on-sale liquor in a bona fide eating place is a permitted use through a conditional use permit. Thus, by permitting an establishment of this kind the City is not only providing a benefit to the visitors and residents of the City, but also allowing for the benefit of increased sales tax revenue.

APPLICANT'S MISSION

The Applicant is dually invested in the success of the retail operation and maintaining the surrounding value of the neighborhood in which the premises is located. As the Applicant has vested interests in providing premier service to his clientele and maintaining the welfare of the property, ensuring compliance with the City standards for selling alcohol will be the Applicant's highest priority.

In conclusion, the Applicant respectfully requests that the application herein be approved and looks forward to a great working relationship with the City of Dana Point, the surrounding businesses, and the community at large.

Very truly yours,



F. MICHAEL AYAZ

FMA:kah

Encls.



Owner Profile



Andy@SipSocialWineBar.com
Devyn@SipSocialWineBar.com
949-620-5520



Facebook: @SipSocialWineBar | Instagram: @SipSocialWineBar | TikTok: @SipSocialWineBar | YouTube: @SipSocialWineBar



Andy Clark

From a young age, Andy exhibited a natural inclination towards entrepreneurship, always looking for opportunities to start small businesses. As a high school student, he successfully managed several ventures, such as a lawn mowing service and a car washing business.

After graduating from high school, Andy pursued his passion for entrepreneurship by enrolling in the Entrepreneurship Program at USC's Marshall School of Business. During his time at USC, he honed his skills and gained a deep understanding of the business world.

Upon completing his studies, Andy decided to focus on the real estate industry. He recognized the potential for growth and success in the bedroom community of Corona, CA and co-founded his own residential real estate team. Through his dedication, hard work, and innovative strategies, they quickly became one of the most successful teams in the Inland Empire.

Under Andy's leadership, the team achieved a remarkable milestone of selling over 2,500 homes since 1999. He implemented cutting-edge marketing techniques, established strong relationships with clients, and developed a reputation for providing exceptional customer service.

Today, Andy continues to drive innovation and growth in the real estate sector. With his entrepreneurial spirit, strategic mindset, and commitment to excellence, he remains a respected figure in the industry. Andy's journey is a testament to the power of determination, hard work, and a passion for making a difference while running a business.



Devyn Alexander

Devyn's success in the mortgage industry began in 2007 when she started what is now the top mortgage lending team in Corona, CA. Over the years, she has received numerous accolades and recognition for her exceptional performance and dedication to customer service.

One of her notable achievements is being consistently ranked in the Top 1% of all mortgage originators in the United States by the Scotsman Guide from 2012 to 2023. Devyn has also been ranked as the #1 lender in Corona by "Ask a Lender" every year from 2012 to 2023.

Devyn's commitment to providing outstanding service to her clients has also been recognized through high customer satisfaction levels. She has maintained a reputation for delivering excellent customer service throughout her career, ensuring that her clients' needs are met and exceeded.

Earning a degree in psychology from Cal State Long Beach has played an important role in Devyn's ability to connect with her customers. The fact that the vast majority of her business comes from repeat and referred customers speaks volumes about the level of trust and satisfaction she has been able to cultivate throughout the years.

Wine Business

Andy and Devyn's love for wine dates back to their first trip to the famed Napa Valley in 2011. Upon returning home, they decided to deepen their knowledge and passion for wine. They began attending wine classes and tastings, exploring different regions and varietals, and immersing themselves in the culture and artistry of winemaking.

Their love for wine soon turned serious, and they started building their own wine cellars in their homes (pictured below). These carefully curated spaces allowed them to store and age their growing collection of wines, ensuring they would always have access to a diverse range of bottles.

Over the years, Andy and Devyn's collection grew to over 2,000 bottles, showcasing a wide variety of wines from around the world. They became known among their friends and family as the go-to wine connoisseurs, always ready to recommend the perfect bottle for any occasion.

In addition to their personal collection, Andy and Devyn also joined memberships at approximately 50 wineries and vineyards across California. These memberships not only provided them with exclusive access to limited edition wines and private events but also allowed them to connect with winemakers and fellow enthusiasts who shared their passion.

Andy and Devyn's expertise in running successful businesses and providing excellent customer service will ensure that their wine bar stands out from the competition and becomes a go-to destination for wine lovers in the area.

Andy and Devyn's passion for wine and dedication to creating a welcoming space for others to explore and appreciate wine will undoubtedly contribute to the success of their wine bar business. Their knowledge, experience, and access to a wide range of wines will set them apart and attract a loyal following of wine enthusiasts and novices alike.

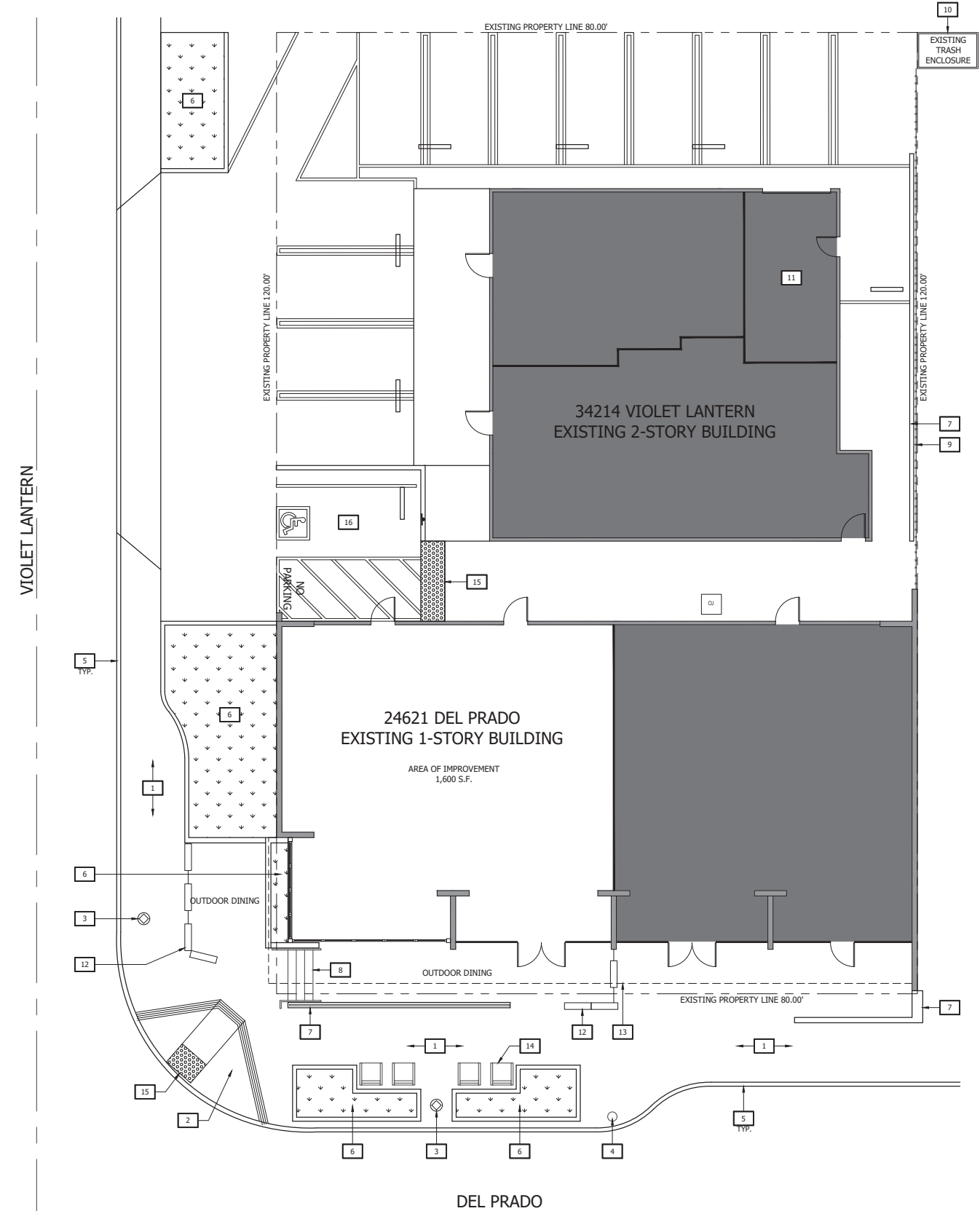
Wine Cellars at Andy and Devyn's homes:



SUPPORTING DOCUMENT 2: Plans

ATTACHMENT

DRAFT



SITE PLAN
SCALE: 1/8" = 1'-0"

PARKING CALCULATION

9.35.088 Minimum Number of Required Parking Stalls - Calculation of Minimum Parking Requirements					
24621 Del Prado					
Tenant	Address & Suite	GFA	Parking Code	Req. Parking	Use & Notes
Nails Lounge By the Sea	24625	1,520	1/300 SF	5.07	Personal Service Use
Sip Wine Bar	24621	1,160	1/220 SF	5.27	(42) Multi-tenant with less than 25,000 SF: GFA
Sip Wine Bar retail		440	1/220 SF	2.00	(42) Multi-tenant with less than 25,000 SF: GFA
FOR LEASE	34212 Violet Lantern	888	1/220 SF	4.49	(42) Multi-tenant with less than 25,000 SF: GFA
Real Estate Office	34214 Violet Lantern	897	1/300 SF	2.32	(47) Note: Outdoor seating areas with 16 or less seats need not provide additional parking.
Office	34210-A 200	1/300 SF		0.67	Office
Office	34210-B 200	1/300 SF		0.67	Office
Office	34210-C 200	1/300 SF		0.67	Office
Office	34210-D/E 200	1/300 SF		0.67	Office
Office	34210-F 200	1/300 SF		0.67	Office
Total Gross Floor Area		5,865	Total Parking Required	22.49	
Maximum Gross Floor Area Allowed @ 1/220 SF Parking Ratio		1,520	Total Parking Provided	16.00	(using garage as andem employee)
Total Gross Floor Area Exceeded		2,258	Parking Stall Deficiency	6.49	
Total Restaurant Gross Floor Area		1,160			
Percent Restaurant ¹		20.0%			
20% of the area		1,161			
Restaurant Space Above 20%		-1			
Total Restaurant Required Parking		0			
¹ If restaurant space occupies more than 20% of the total GFA, then additional parking stalls shall be provided for all restaurant space above the 20% or the 2,000 SF, whichever is greater. The additional parking shall be calculated at the applicable restaurant rate.					

PARKING STUDY

Parking Studies for 24621 Del Prado			
	Wednesday 04/17/24	Saturday 04/20/24	Sunday 04/21/24
Time			
10:00am	3	3	1
11:00am	3	3	1
12:00pm	3	5	1
1:00pm	4	3	1
2:00pm	4	4	1
3:00pm	5	4	1
4:00pm	4	4	1
5:00pm	2	4	1
6:00pm	2	3	0
7:00pm	2	1	0
8:00pm	0	1	0
9:00pm	0	1	0
10:00pm	0	0	0

	Friday 06/21/24	Saturday 06/22/24	Sunday 06/23/24
Time			
10:00am	4	2	1
11:00am	4	2	1
12:00pm	4	4	1
1:00pm	5	4	2
2:00pm	4	4	2
3:00pm	4	5	2
4:00pm	4	5	1
5:00pm	3	5	1
6:00pm	3	2	1
7:00pm	2	1	0
8:00pm	0	0	0
9:00pm	0	0	0
10:00pm	0	0	0

PLAN LEGEND

- INDICATES AREA NOT IN CONTRACT (N.I.C.) OR NOT A PART
- PROPERTY LINE

KEYNOTES

- EXISTING PUBLIC SIDEWALK.
- EXISTING ACCESSIBLE CURB RAMP.
- EXISTING LIGHT POLE.
- EXISTING FIRE HYDRANT.
- EXISTING FACE OF CURB.
- EXISTING LANDSCAPE PLANTER.
- EXISTING CONCRETE CURB.
- EXISTING STAIRS WITH HANDRAILS AND GUARDRAIL.
- EXISTING FENCING.
- EXISTING TRASH ENCLOSURE.
- EXISTING GARAGE – SINGLE VEHICLE PARKING.
- NEW PLANTERS AT OUTDOOR PATIO.
- EXISTING BUILDING OVERHANG.
- EXISTING FIXED PUBLIC SEATING.
- EXISTING DETECTABLE WARNINGS.
- EXISTING ACCESSIBLE PARKING STALL WITH SIGNAGE AND ACCESS ASILE.

PROPERTY INFORMATION

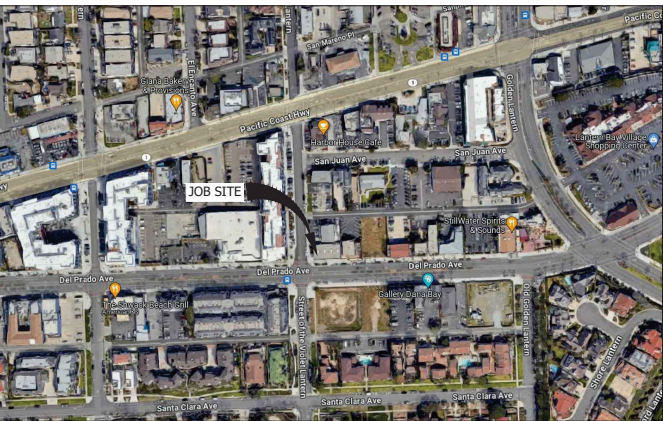
24621 DEL PRADO
DANA POINT, CA 92629–2804
ORANGE COUNTY

OWNER:
MCCORMACK LIVING TRUST
12 LUCERNE
NEWPORT BEACH, CA 92660

ACCESSOR'S PARCEL NUMBER: 682–323–19

LEGAL DESCRIPTION: TR 573 LOT 16 LK Q AND W 15 F T LOT 15 BLK Q

VICINITY MAP



SHEET INDEX

S–1	SITE PLAN
F–1	FLOOR PLAN
EL–1	EXTERIOR ELEVATIONS



JOB TITLE:
SIP SOCIAL WINE BAR
24621 DEL PRADO
DANA POINT, CA.

SHEET TITLE:
SITE PLAN

REVISIONS

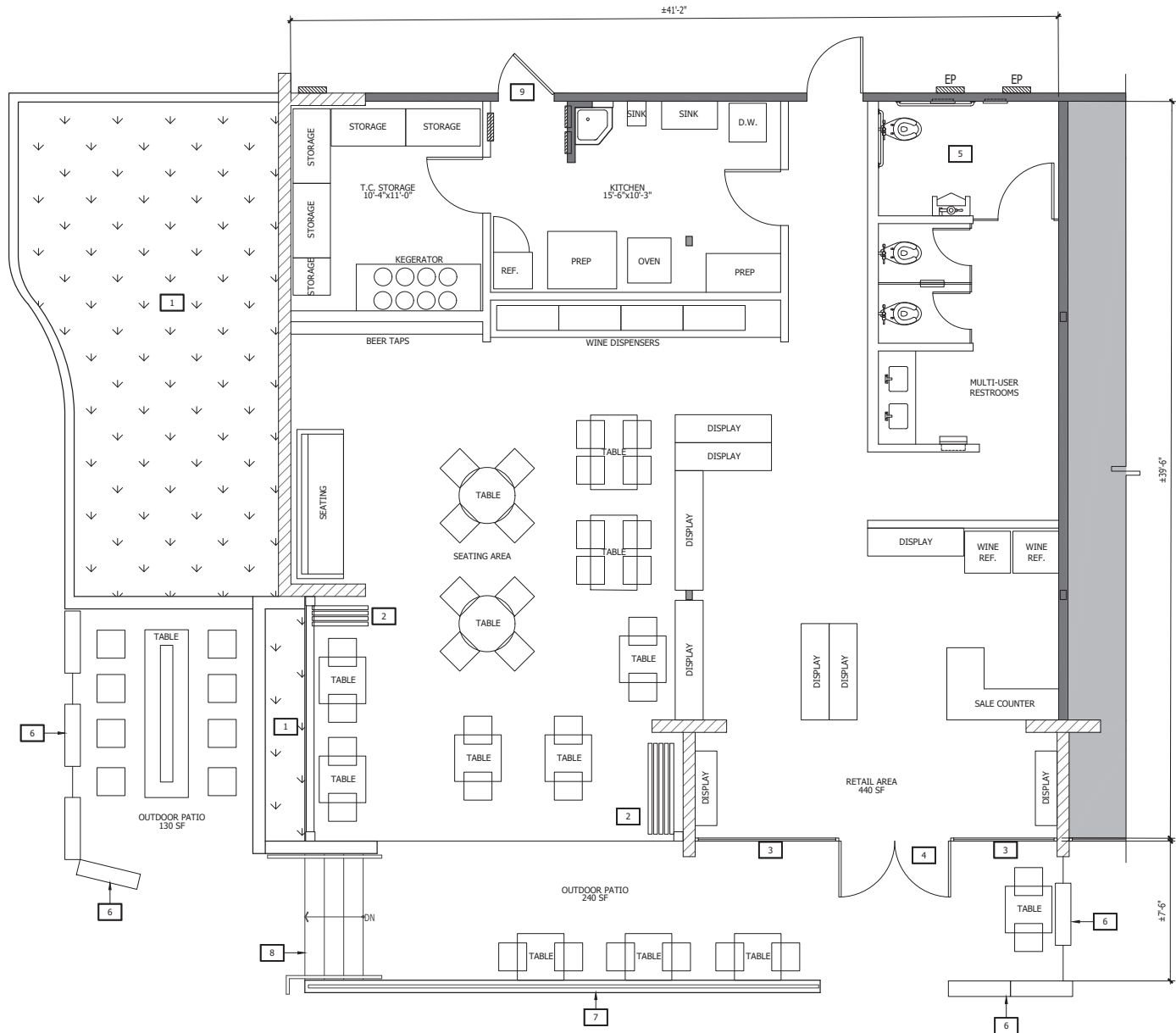
CHP SET	06/27/2024

OWNERSHIP AND USE OF DOCUMENTS
These Drawings are instruments of service and are the property of CDL DESIGN GROUP, all designs and other information on the drawings are for the use of the specified project and shall not be used otherwise, without the expressed written permission of CDL DESIGN GROUP.

PM:	TW
DRAWN BY:	GH
JOB NO.:	24-1547.03

SHEET NO.

S-1



FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLAN LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING CONCRETE BLOCK WALL TO REMAIN
- NEW INTERIOR NON STRUCTURAL PARTITION
- EXISTING DOOR ASSEMBLY TO REMAIN
- NEW DOOR ASSEMBLY

KEYNOTES

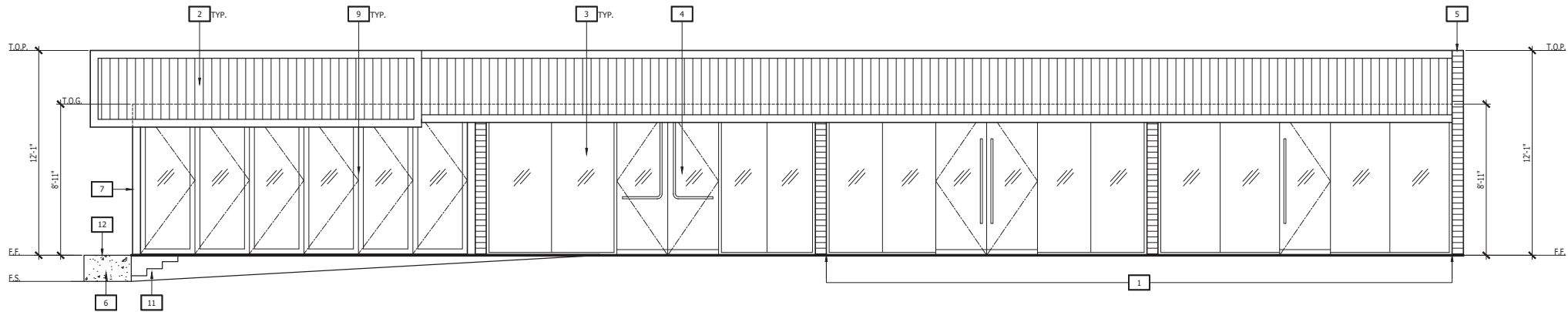
- EXISTING EXTERIOR PLANTER AND LANDSCAPE TO REMAIN.
- NEW ALUMINUM FRAMED, BI-FOLDING STACKABLE PANELS WITH LOW-E GLASS.
- NEW CLEAR, LOW-E FIXED GLASS PANELS.
- NEW PAIR GLASS HERCULITE DOORS WITH PANIC HARDWARE.
- NEW ACCESSIBLE RESTROOM.
- NEW PLANTER BARRICADE AT OUTDOOR PATIO.
- EXISTING CONCRETE CURB WITH GUARDRAIL.
- EXISTING CONCRETE STAIRS AND HANDRAIL.
- EXISTING DOOR- NON OPERATIONAL

REVISIONS	
CHG SET	06/27/2024

OWNERSHIP AND USE OF DOCUMENTS
 These Drawings are Instruments of Service and are the property of CDL DESIGN GROUP. All designs and other information on the drawings are for the use of the specified project and shall not be used otherwise, without the expressed written permission of CDL DESIGN GROUP.

PM:	TW
DRAWN BY:	GH
JOB NO.:	24-1547.03

SHEET NO.



ABBREVIATIONS

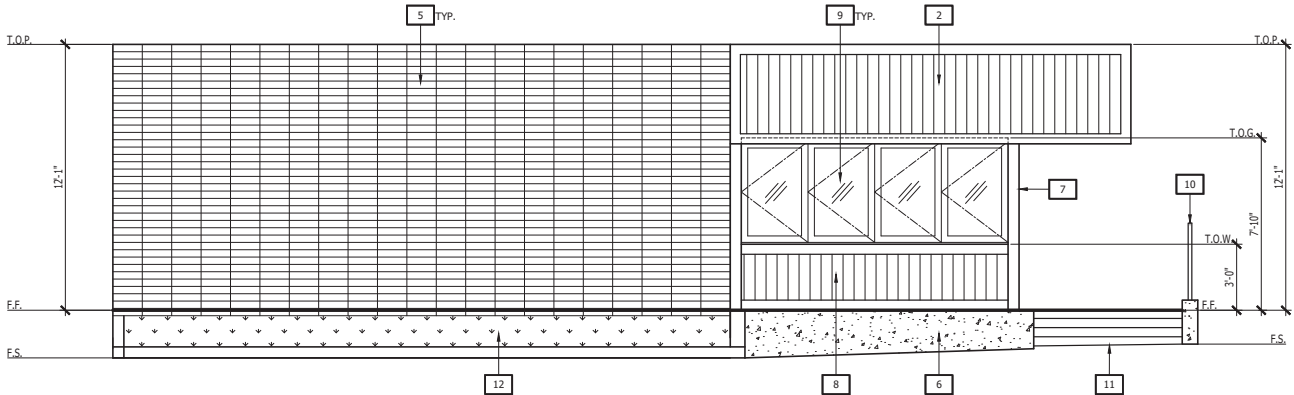
F.F. - FINISHED FLOOR
F.S. - FINISHED SURFACE
T.O.G. - TOP OF GLASS
T.O.P. - TOP OF PARAPET
T.O.W. - TOP OF WALL

SOUTH ELEVATION - DEL PRADO AVE.
SCALE: 1/4" = 1'-0"

2

KEY NOTES

- EXISTING TENANT STOREFRONT - NOT IN SCOPE.
- EXISTING PAINTED VERTICAL SIDING WITH WOOD TRIM TO REAMIN.
- NEW CLEAR, LOW-E FIXED GLASS PANELS.
- NEW PAIR GLASS HERCULITE DOORS WITH PANIC HARDWARE.
- EXISTING PAINTED CONCRETE BLOCK WALL TO REMAIN.
- EXISTING CONCRETE PLANTER WALL TO REMAIN.
- NEW STRUCTURAL SUPPORT POST WITH WOOD TRIM.
- NEW STRUCTURAL FRAMED LOW WALL WITH PAINTED VERTICAL SIDING AND TRIM TO MATCH EXISTING BUILDING.
- NEW ALUMINUM FRAMED, BI-FOLDING STACKABLE PANELS WITH LOW-E GLASS.
- EXISTING GAURDRAIL TO REMAIN.
- EXISTING CONCRETE STAIRS TO REMAIN.
- EXISTING LANDSCAPE PLANTER TO REMAIN.



WEST ELEVATION - VIOLET LANTERN
SCALE: 1/4" = 1'-0"

1



JOB TITLE:
SIP SOCIAL WINE BAR
24621 DEL PRADO
DANA POINT, CA.

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS

CHP SET
06/27/2024

OWNERSHIP AND USE OF DOCUMENTS
These Drawings are Instruments of Service and are the property of CDL DESIGN GROUP. All designs and other information on the drawings are for the use of the specified project and shall not be used otherwise, without the expressed written permission of CDL DESIGN GROUP.

PM:	TW
DRAWN BY:	GH
JOB NO.:	24-1547.03

SHEET NO.

EL-1

SUPPORTING DOCUMENT 3: Shared Parking Program

9.35.080 Minimum Number of Required Parking Stalls - Calculation of Minimum Parking Requirements						
24021 Del Prado						
Tenant	Address & Suite	GFA	Parking Code	Req. Parking	Use & Notes	
Nails Lounge By the Sea	24426	1,520	1/300 SF	5.07	Personal Service Use	
Sip Wine Bar	24621	1,180	1/220 SF	5.27	(42) Multi-tenant with less than 25,000 GFA	
Sip Wine Bar retail	440	1/220 SF		2.08	(42) Multi-tenant with less than 25,000 GFA	
FOR LEASE	34212 Violet Lantern	968	1/220 SF		(42) Multi-tenant with less than 25,000 GFA	
	34214 Violet Lantern	697	1/300 SF	2.30	(47) Note: Outdoor seating areas with 16 or less seats need not provide additional parking.	
Real Estate Office	34210-A	200	1/300 SF	0.67	Office	
Office	34210-B	200	1/300 SF	0.67	Office	
Office	34210-C	200	1/300 SF	0.67	Office	
Office	34210-D/E	200	1/300 SF	0.67	Office	
Office	34210-F	200	1/300 SF	0.67	Office	
Total Gross Floor Area		6,864	Total Parking Required	22.48		
Maximum Gross Floor Area Allowed @ 1/220 SF Parking Ratio		1,533	Total Parking Provided	16.00	(using garage as tandem employee)	
Total Gross Floor Area Exceeded		5,331	Parking Stall Deficiency	-6.48		
Total Restaurant Gross Floor Area		1,180				
Percent Restaurant ¹		20.9%				
20% of the area		1,161				
Restaurant space Above 20%		-1				
Total Restaurant Required Parking		0				
^{1f} If restaurant space occupies more than 20% of the total GFA, then additional parking stalls shall be provided for all restaurant space above the 20% or the 2,000 SF, whichever is greater. The additional parking shall be calculated at the applicable restaurant rate.						

Parking Studies for 24621 Del Prado

	Wednesday 04/17/24	Saturday 04/20/24	Sunday 04/21/24
Time			
10:00am	3	3	1
11:00am	3	3	1
12:00pm	3	5	1
1:00pm	4	3	1
2:00pm	4	4	1
3:00pm	5	4	1
4:00pm	4	4	1
5:00pm	2	4	1
6:00pm	2	3	0
7:00pm	2	1	0
8:00pm	0	1	0
9:00pm	0	1	0
10:00pm	0	0	0

	Friday 06/21/24	Saturday 06/22/24	Sunday 06/23/24
10:00am	4	2	1
11:00am	4	2	1
12:00pm	4	4	1
1:00pm	5	4	2
2:00pm	4	4	2
3:00pm	4	5	2
4:00pm	4	5	1
5:00pm	3	5	1
6:00pm	3	2	1
7:00pm	2	1	0
8:00pm	0	0	0
9:00pm	0	0	0
10:00pm	0	0	0

ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 26

TO: City of Dana Point
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629

Re: Sip Social Shared Parking Program – 24621-24623 Del Prado, Dana Point, CA 92629

To Whom It May Concern,

I am the current tenant and business owner of Sip Social located at 24621 Del Prado, Dana Point, CA 92629.

The hours of operation for this business are as follows:

Monday	<u>2</u> AM to <u>10</u> PM or <u>Closed</u>
Tuesday	<u>2</u> PM to <u>10</u> PM or <u>Closed</u>
Wednesday	<u>2</u> PM to <u>10</u> PM or <u>Closed</u>
Thursday	<u>2</u> PM to <u>10</u> PM or <u>Closed</u>
Friday	<u>2</u> PM to <u>10</u> PM or <u>Closed</u>
Saturday	<u>12</u> PM to <u>10</u> PM or <u>Closed</u>
Sunday	<u>10</u> AM to <u>6</u> PM or <u>Closed</u>

I agree to the proposed shared parking program for Sip Social. As a current tenant, I acknowledge that the shared parking is contingent upon the efficient implementation of the shared parking program by the property owner and all tenants.

Respectfully,

Printed Name:

Andy Clark

Date:

06/24/24

**ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 27**

TO: City of Dana Point
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629

Re: Sip Social Shared Parking Program – 24621-24623 Del Prado, Dana Point, CA 92629

To Whom It May Concern,

I am the current tenant and business owner of ____ Nails Lounge By The Sea ____ located at 24625 Del Prado Ave, Dana Point, CA 92629.

The hours of operation for this business are as follows:

Monday 8 AM to 8 PM or ____ Closed
Tuesday 8 AM to 8 PM or ____ Closed
Wednesday 8 AM to 8 PM or ____ Closed
Thursday 8 AM to 8 PM or ____ Closed
Friday 8 AM to 8 PM or ____ Closed
Saturday 8 AM to 8 PM or ____ Closed
Sunday 8 AM to 8 PM or ____ Closed

I agree to the proposed shared parking program for Sip Social. As a current tenant, I acknowledge that the shared parking is contingent upon the efficient implementation of the shared parking program by the property owner and all tenants.

Respectfully,



Printed Name: TRACY CHAU

Date: 6/26/2024

ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 28


TO: City of Dana Point
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629

Re: Sip Social Shared Parking Program – 24621-24623 Del Prado, Dana Point, CA 92629

To Whom It May Concern,

I am the current tenant and business owner of O'Kelly Pacific located at 34214 Violet Lantern, Dana Point, CA 92629.

The hours of operation for this business are as follows:

Monday	<u>8</u> AM to <u>5</u> PM or ___ Closed	<u>open</u>
Tuesday	<u>8</u> AM to <u>2</u> PM or ___ Closed	<u>2 PM closed</u>
Wednesday	<u>8</u> AM to <u>2</u> PM or ___ Closed	
Thursday	<u>8</u> AM to <u>2</u> PM or ___ Closed	
Friday	<u>8</u> AM to <u>2</u> PM or ___ Closed	
Saturday	___ AM to ___ PM or <u>X</u> Closed	<u>closed</u>
Sunday	___ AM to ___ PM or <u>X</u> Closed	<u>closed</u>

I agree to the proposed shared parking program for Sip Social. As a current tenant, I acknowledge that the shared parking is contingent upon the efficient implementation of the shared parking program by the property owner and all tenants.

Respectfully,



Printed Name: Kyle O'Kelly

Date: 5/7/2024

**ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 29**

TO: City of Dana Point
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629

Re: Sip Social Shared Parking Program – 24621-24623 Del Prado, Dana Point, CA 92629

To Whom It May Concern,

I am the current tenant and business owner of ARI Global located at 34210 Violet Suite A Lantern, Dana Point, CA 92629.

The hours of operation for this business are as follows:

Monday 8 AM to 5 PM or ☐ Closed
Tuesday 8 AM to 2 PM or ☐ Closed
Wednesday 8 AM to 2 PM or ☐ Closed
Thursday 8 AM to 2 PM or ☐ Closed
Friday 8 AM to 2 PM or ☐ Closed
Saturday ☐ AM to ☐ PM or ☒ Closed
Sunday ☐ AM to ☐ PM or ☒ Closed

I agree to the proposed shared parking program for Sip Social. As a current tenant, I acknowledge that the shared parking is contingent upon the efficient implementation of the shared parking program by the property owner and all tenants.

Respectfully,

Printed Name: 

DAVID WOJNARSKI

Date: 6/25/24

**ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 30**

TO: City of Dana Point
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629

Re: Sip Social Shared Parking Program – 24621-24623 Del Prado, Dana Point, CA 92629

To Whom It May Concern,

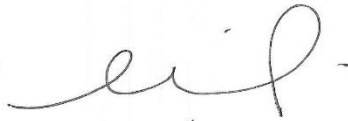
I am the current tenant and business owner of E Diamond located at 34210 Violet Unit B
Lantern, Dana Point, CA 92629. Diversified

The hours of operation for this business are as follows:

Monday 8 AM to 5 PM or ___ Closed
Tuesday 8 AM to 2 PM or ___ Closed
Wednesday 8 AM to 2 PM or ___ Closed
Thursday 8 AM to 2 PM or ___ Closed
Friday 8 AM to 2 PM or ___ Closed
Saturday ___ AM to ___ PM or X Closed
Sunday ___ AM to ___ PM or X Closed

I agree to the proposed shared parking program for Sip Social. As a current tenant, I acknowledge that the shared parking is contingent upon the efficient implementation of the shared parking program by the property owner and all tenants.

Respectfully,



Printed Name: ERIC DIAMOND

Date: 5/16/2024

**ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 31**

TO: City of Dana Point
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629

Re: Sip Social Shared Parking Program – 24621-24623 Del Prado, Dana Point, CA 92629

To Whom It May Concern,


I am the current tenant and business owner of Suite C-AFWs located at 34210 Violet Lantern, Dana Point, CA 92629.

The hours of operation for this business are as follows:

Monday 8 AM to 2 PM or ___ Closed
Tuesday 8 AM to 2 PM or ___ Closed
Wednesday 8 AM to 2 PM or ___ Closed
Thursday 8 AM to 2 PM or ___ Closed
Friday 8 AM to 2 PM or ___ Closed
Saturday ___ AM to ___ PM or X Closed
Sunday ___ AM to ___ PM or X Closed

I agree to the proposed shared parking program for Sip Social. As a current tenant, I acknowledge that the shared parking is contingent upon the efficient implementation of the shared parking program by the property owner and all tenants.

Respectfully,

Printed Name: Craig DeLeon 

Date: 5/8/2024

**ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 32**

TO: City of Dana Point
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629

Re: Sip Social Shared Parking Program – 24621-24623 Del Prado, Dana Point, CA 92629

To Whom It May Concern,


I am the current tenant and business owner of MERANS, LLC located at 34210 Violet
Lantern, Dana Point, CA 92629. UNIT D-E

The hours of operation for this business are as follows:

Monday 8 AM to 5 PM or ___ Closed
Tuesday 8 AM to 2 PM or ___ Closed
Wednesday 8 AM to 2 PM or ___ Closed
Thursday 8 AM to 2 PM or ___ Closed
Friday 8 AM to 2 PM or ___ Closed
Saturday ___ AM to ___ PM or ___ Closed
Sunday ___ AM to ___ PM or ___ Closed

I agree to the proposed shared parking program for Sip Social. As a current tenant, I acknowledge that the shared parking is contingent upon the efficient implementation of the shared parking program by the property owner and all tenants.

Respectfully,



Printed Name: ANASTACIA CABRAL

Date: 5/7/24

ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 33

TO: City of Dana Point
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629

Re: Sip Social Shared Parking Program – 24621-24623 Del Prado, Dana Point, CA 92629

To Whom It May Concern,

I am the current tenant and business owner of ARI Global located at 34210 Violet Suite A Lantern, Dana Point, CA 92629.

The hours of operation for this business are as follows:

Monday 8 AM to 5 PM or ☐ Closed
Tuesday 8 AM to 2 PM or ☐ Closed
Wednesday 8 AM to 2 PM or ☐ Closed
Thursday 8 AM to 2 PM or ☐ Closed
Friday 8 AM to 2 PM or ☐ Closed
Saturday ☐ AM to ☐ PM or ☒ Closed
Sunday ☐ AM to ☐ PM or ☒ Closed

I agree to the proposed shared parking program for Sip Social. As a current tenant, I acknowledge that the shared parking is contingent upon the efficient implementation of the shared parking program by the property owner and all tenants.

Respectfully,

Printed Name: 

DAVID WOJNARSKI

Date: 6/25/24

**ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0004(M)
AUGUST 20, 2024
PAGE 34**

TO: City of Dana Point
Community Development Department
33282 Golden Lantern
Dana Point, CA 92629

Re: Sip Social Shared Parking Program – 24621-24623 Del Prado, Dana Point, CA 92629

To Whom It May Concern,

I am the current tenant and business owner of Patriot Equity Partners located at 34210 Violet, Suite F
Lantern, Dana Point, CA 92629.

The hours of operation for this business are as follows:

Monday 8 AM to 5 PM or ___ Closed
Tuesday 8 AM to 2 PM or ___ Closed
Wednesday 8 AM to 2 PM or ___ Closed
Thursday 8 AM to 2 PM or ___ Closed
Friday 8 AM to 2 PM or ___ Closed
Saturday ___ AM to ___ PM or ___ Closed
Sunday ___ AM to ___ PM or ___ Closed

I agree to the proposed shared parking program for Sip Social. As a current tenant, I acknowledge that the shared parking is contingent upon the efficient implementation of the shared parking program by the property owner and all tenants.

Respectfully,



Printed Name: Brian Garigan

Date: 5/7/24