

CITY OF DANA POINT

Monday
June 23, 2025
6:00 p.m.



City Hall Offices
Council Chambers (#210)
33282 Golden Lantern
Dana Point, CA 92629

PLANNING COMMISSION REGULAR MEETING AGENDA

PUBLIC COMMENT MAY BE PROVIDED IN-PERSON, ELECTRONICALLY, OR BY MAIL ATTN: PLANNING DEPARTMENT, 33282 GOLDEN LANTERN, DANA POINT, CA 92629. IN ORDER TO BE PROVIDED TO THE PLANNING COMMISSIONERS *PRIOR* TO THE MEETING, COMMENTS MUST BE RECEIVED BY 4:00P.M. ON THE DAY OF THE MEETING. ALL WRITTEN COMMENTS SHOULD INCLUDE THE DATE OF THE MEETING AS WELL AS REFERENCE TO THE AGENDA NUMBER, IF APPLICABLE. WRITTEN COMMENTS WILL NOT BE READ ALOUD DURING THE MEETING BUT WILL BE INCLUDED IN THE MEETING RECORD.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Eric Nelson, Vice-Chair Luke Boughen, Commissioner Deana Christakes, Commissioner Ashok Dhingra, Commissioner Mary Opel

A. APPROVAL OF MINUTES

ITEM 1: **MINUTES OF REGULAR PLANNING COMMISSION FROM JUNE 9, 2025**

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

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C. CONSENT CALENDAR

D. PUBLIC HEARING

ITEM 2: COASTAL DEVELOPMENT PERMIT CDP19-0017 TO DEMOLISH AN EXISTING 136 ROOM HOTEL AND TWO BOATER SERVICES BUILDINGS AND THE CONSTRUCTION OF (I) A 169 ROOM LOW COST HOTEL WITH 136 MODERATE COST ROOMS, 33 LOW COST ROOMS, AND ANCILLARY USES, (II) A 130 ROOM MARKET RATE HOTEL WITH ANCILLARY USES AND 6,800 SQUARE FEET OF PODIUM LEVEL BOATER FACILITIES, (III) PARKING AREAS AND AN UNDERGROUND PARKING STRUCTURE WITH PAID PARKING FOR THE HOTELS, (IV) SHARED PARKING FOR THE HOTEL, THEIR ANCILLARY USES AND BOATER FACILITIES AND A PARKING MANAGEMENT PLAN, (V) A LOT LINE ADJUSTMENT TO ADJUST EXISTING PROPERTY LINES, AND (VI) BUILDING AND SITE SIGNAGE, AS WELL AS ASSOCIATED LANDSCAPE, UTILITY, AND STREET IMPROVEMENTS WITHIN THE PROJECT BOUNDARIES AT 24800 DANA POINT HARBOR DRIVE, ASSESSOR PARCEL NUMBERS 682-022-01 THROUGH 682-022-08, 682-022-16, AND 682-172-07, AND ADJACENT DANA POINT HARBOR DRIVE, CASITAS PLACE AND ISLAND WAY RIGHTS-OF-WAY, AND TO CERTIFY THE ENVIRONMENTAL IMPACT REPORT FOR THE DANA POINT HARBOR HOTELS PROJECT AND ADOPTING RELATED FINDINGS OF FACT AND MITIGATION MONITORING AND REPORTING PROGRAM

Applicant: Dana Point Harbor Partners, LLC c/o R.D. Olson Development

Owner: County of Orange

Location: 24800 Dana Point Harbor Drive and parcels identified by Assessor Parcel Numbers 682-022-01 through 682-022-08, 682-022-16, and 682-172-07, and adjacent Dana Point Harbor Drive, Casitas Place and Island Way rights-of-way

Request: A request to demolish an existing 136 room hotel and two boater services buildings and the construction of (i) a 169 room low cost hotel with 136 moderate cost rooms, 33 low cost rooms, and ancillary uses, (ii) a 130 room market rate hotel with ancillary uses and

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6,800 square feet of podium level boater facilities, (iii) parking areas and an underground parking structure with paid parking for the hotels, (iv) shared parking for the hotel, their ancillary uses and boater facilities and a parking management plan, (v) a lot line adjustment to adjust existing property lines, and (vi) building and site signage, as well as associated landscape, utility, and street improvements within the project boundaries. A request to certify the Environmental Impact Report SCH #2020099024 and adopt Findings of Fact, and a Mitigation Monitoring and Reporting Program for the Dana Point Harbor Hotels Project.

Environmental: Pursuant to the provisions of the of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH #2020099024) was prepared and circulated for public review for the project.

Recommendation: That the Planning Commission:

- (1) Adopt a resolution certifying the Environmental Impact Report [State Clearinghouse (SCH) #2020099024] for the Dana Point Harbor Hotels Project and adopting the “Findings of Fact for the Final Environmental Impact Report for the Dana Point Harbor Hotels Project”, and Mitigation Monitoring and Reporting Program (Chapter 7 of the Revised Draft Environmental Impact Report) attached as Action Document 1; and
- (2) Adopt the attached draft resolution approving Coastal Development Permit CDP19-0017 attached as Action Document 2.

Staff Contact Information: Kurth Nelson (Principal Planner)
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ITEM 3: **GENERAL PLAN AMENDMENT (GPA22-0001) UPDATING THE CIRCULATION AND ECONOMIC DEVELOPMENT ELEMENTS AND ADDENDUM TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT**

Applicant: City of Dana Point

Location: Citywide

Environmental: Pursuant to the provisions of the California Environmental Quality Act (CEQA), the proposed project is being processed as an Addendum to the City of Dana Point's 1991 General Plan certified Environmental Impact Report (EIR), State Clearinghouse No. 1991021054. The Addendum determined that there is no substantial evidence that the proposed project would result in significant environmental impacts not previously studied in the certified EIR, and accordingly, the project changes would not result in any conditions identified in CEQA Guidelines, Section 15162.

Recommendation: That the Planning Commission:

- (1) Adopt a Resolution recommending City Council approval of General Plan Amendment 22-0001 updating the City's Circulation and Economic Development Elements in their entirety.
- (2) Adopt a Resolution recommending City Council approval of the Addendum to the City's certified 1991 Environmental Impact Report (EIR).

Staff Contact Information: Chris Johnson (Principal Planner)
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Phone: (949) 248-3570

E. OLD BUSINESS

F. NEW BUSINESS

G. STAFF REPORTS

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H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next* Regular Meeting of the Planning Commission will be held on July 14, 2025, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Jeff Rosaler, Community Development Interim Director of the City of Dana Point, do hereby certify that on or before June 19, 2025, I caused the above notice to be posted at Dana Point City Hall and danapoint.org.



Jeff Rosaler, Interim Director
Community Development Department

PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH A DISABILITY WHO REQUIRE A DISABILITY-RELATED MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A MEETING, INCLUDING AUXILIARY AIDS OR SERVICES, MAY REQUEST SUCH MODIFICATION OR ACCOMMODATION FROM THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563 (TELEPHONE) OR (949) 248-9920 (FACSIMILE). NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THE MEETING.