

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

DATE: OCTOBER 6, 2014

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
KURTH B. NELSON III, SENIOR PLANNER

SUBJECT: PLANNING COMMISSION STUDY SESSION FOR NEW DEVELOPMENT OF A MIXED-USE (RESIDENTIAL/COMMERCIAL) THAT WILL INCLUDE 168 RESIDENTIAL CONDOMINIUM UNITS, APPROXIMATELY 2,471 SQUARE FEET OF COMMERCIAL SPACE, AND APPROXIMATELY 0.5 ACRES OF VISITOR-SERVING PARKLAND DEDICATION AT 34202 DEL OBISPO STREET.

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

APPLICANT/OWNER: Project Dimensions Inc./AG/A&M Doheny, LLC

LOCATION: 34202 Del Obispo Street
Assessor's Parcel Numbers 668-271-03 and 668-271-04

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

BACKGROUND:

The Planning Commission requested that high profile projects be presented to the Planning Commission as "Study Sessions" prior to conducting formal public hearings for applications related to those projects.

DISCUSSION:

The proposed project is located on two vacant parcels formerly occupied by a former 90-space mobile home park and totaling slightly more than 9 acres. The sites are located near the Pacific Coast Highway (PCH)/Del Obispo Street-Dana Point Harbor Drive intersection and front both Del Obispo Street to the west and portions of PCH to

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the south. The project proposes to develop the site with a mixed-use development located in the Residential/Commercial-18 zoning designation for the site which would include 168 residential condominium units, approximately 2,471 square feet of commercial space, development related recreation facilities, resident/visitor and commercial parking, associated common space, and approximately 0.5 acres of improved visitor-serving parkland. The project applicant will provide a Power Point presentation, which will include further details and information at the study session.

Kurth B. Nelson III
Senior Planner

Ursula Luna-Reynosa, Director
Director of Community Development