

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

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**DATE:** MAY 27, 2020

**TO:** DANA POINT PLANNING COMMISSION

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

**SUBJECT:** LOCAL COASTAL PROGRAM AMENDMENT LCPA19-0003/ZONE TEXT  
AMENDMENT ZTA19-0003, AMENDING THE DANA POINT HARBOR  
REVITALIZATION PLAN & DISTRICT REGULATIONS FOR PLANNING  
AREA 3

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**RECOMMENDATION:** That the Planning Commission adopt the attached draft resolution recommending the City Council approve Local Coastal Program Amendment LCPA19-0003/Zone Text Amendment ZTA19-0003 (Action Document 1).

**APPLICANT:** R.D. Olson Development

**REQUEST:** A request to modify the Dana Point Harbor Revitalization Plan & District Regulations for Planning Area (PA 3), associated with the proposed hotel development.

**LOCATION:** Orange County Dana Point Harbor

**NOTICE:** A 1/8<sup>th</sup> page notice was published in the Dana Point News on May 15, 2020, and notices were posted on May 15, 2020 at Dana Point City Hall, the Dana Point post office, and the Capistrano Beach post office.

The notice of availability for the proposed LCPA was distributed in accordance with Zoning Code Section 9.61.080(e)(4)(A), including making the draft available six weeks prior to final action. The notice of availability was posted on the City Website and mailed to the Coastal Commission, adjacent jurisdictions, SCWD, and State Parks and Recreation.

**ENVIRONMENTAL:** Pursuant to the California Environmental Quality Act (CEQA) staff has determined that the project is exempt from CEQA pursuant to Section 15265 as CEQA does not apply to a local government's preparation of a local coastal program amendment.

**ISSUES:**

1. Is the proposal consistent with the City's adopted General Plan?
2. Is the proposal consistent with the California Coastal Act?
3. Is the proposal consistent with the Local Coastal Program Amendment procedures as set forth in the Dana Point Zoning Ordinance, Section 9.61.080?

**BACKGROUND:**

On October 6, 2011, the California Coastal Commission (CCC) certified the LCPA/ZTA for the Dana Point Harbor Revitalization Plan & District Regulations (Revitalization Plan). The Revitalization Plan is referenced in the Dana Point Zoning Code (DPZC), and thus part of the City's Coastal Implementation Plan.

Since 2011, planning and development plans by the County of Orange, and more recently the new property management firm/developers Harbor Partners, LLC., has focused on the Commercial Core of the Harbor.

Now proceeding with areas outside the Commercial Core, RD Olson Development (Applicant) representing the Harbor Partners, LLC., are proposing amendments to Planning Area 3 (PA 3). PA3 currently allows for the future renovation or replacement of the existing lower-cost Marina Inn with a new lower-cost facility with up to 220 guest rooms and conference facilities. The applicant proposes to amend the Revitalization Plan to allow for a second hotel. Any modifications to the provisions of development for PA 3 require an LCPA and ZTA.

**DISCUSSION:**

Amendments to the DPZC and LCP are legislative actions and therefore the role of the Planning Commission is to make a recommendation to City Council.

The proposed modifications are generally associated with adding a second hotel to PA 3, and updating the various hotel amenities. Table 1 summarizes the proposed changes:

**Table 1: Summary of Proposed Revitalization Plan Changes**

<b>Use</b>	<b>Existing Plan</b>	<b>Proposed Plan</b>	<b>Difference</b>
Hotel	1 lower cost hotel	2 hotels (1 lower cost and 1 market rate)	+1 market rate
Hotel Rooms	220 guest rooms	130 market rate rooms (maximum) 136 lower cost rooms (minimum)	A minimum increase of 46 rooms (No maximum of lower cost hotel rooms)
Restaurant	2,750 square feet	8,275 square feet	+5,525 square feet

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<b>Use</b>	<b>Existing Plan</b>	<b>Proposed Plan</b>	<b>Difference</b>
Fitness and other Outdoor Activity Area	1,500 square feet	1,700 square feet	+200 square feet
Defined Boater Service Facilities	8,600 square feet	6,800 square feet	-1,800 square feet
Special Function and Meeting Rooms	12,000 square feet	8,275 square feet	-3,725 square feet

The proposed changes would not create a change in intensity. The increase in restaurant space is directly offset by reductions in boater service facilities and special function space (+5,525 square feet to -5,525 square feet respectively). Additionally, the increase of hotel rooms will have minimal impact on development intensity in the Harbor as hotel uses are less intensive than the other uses of PA3. An Environmental Impact Report for the proposed hotel development will fully evaluate all potential impacts. However, preliminary feedback from Linscott, Law, and Greenspan, the City's contract traffic engineers, have indicated that with all the traffic associated with the proposed changes are generally the same as the existing plan.

*Hotel Project (PA 3) Status*

An application for development of the hotels that is consistent with the land use intensities proposed by this LCPA/ZTA is under review by the City. The application also includes a shared parking program and parking management plan, as required by the Revitalization Plan. The application is not yet deemed complete, however the Planning Division has conducted a request for proposal process and selected an environmental consulting firm to start the requisite California Environmental Quality Act analysis related to the proposed project. The agreement between the consultant and the City is scheduled for the City Council meeting of May 19, 2020.

**CONCLUSION:**

The various project components required in the Revitalization Plan are being provided with the proposed amendments. Staff recommends the Planning Commission consider public testimony and adopt the draft resolution recommending the City Council adopt the proposed LCPA and ZTA for the Harbor Revitalization Plan.

  
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 Sean Nicholas, AICP  
 Senior Planner

  
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 Brenda Wisneski, AICP  
 Director of Community Development

**ACTION DOCUMENT:**

1. Draft Planning Commission Resolution No. 20-05-27-XX

**Action Document 1:           Draft Planning Commission Resolution No. 20-05-27-XX**

**RESOLUTION NO. 20-05-27-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF LOCAL COASTAL PROGRAM AMENDMENT LCPA19-0003/ZONE TEXT AMENDMENT ZTA19-0003 AMENDING THE DANA POINT HARBOR REVITALIZATION PLAN AND DISTRICT REGULATIONS FOR PLANNING AREA 3.**

**Applicant:** R.D. Olson Development

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

WHEREAS, in 1993, the City of Dana Point approved, and the California Coastal Commission certified, the Zoning Ordinance of the City of Dana Point; and

WHEREAS, on October 6, 2011, the California Coastal Commission certified the LCPA/ZTA for the Dana Point Revitalization Plan & District Regulations (Revitalization Plan), and was incorporated by reference (9.25.010) into the Dana Point Zoning Code (DPZC), thus part of the City's Implementation Plan; and

WHEREAS, the proposal is for a Local Coastal Plan Amendment (the "LCPA") and Zone Text Amendment (the "ZTA") to update the goals, policies, and provisions for Planning Area 3 (PA 3) of the Revitalization Plan; and

WHEREAS, the ZTA and LCPA will be consistent with and will provide for the orderly, systematic and specific implementation of the General Plan; and

WHEREAS, on May 7, 2020, the proposed ZTA and LCPA were made available for public review at City Hall and locations within the City of Dana Point, provided to the Coastal Commission Long Beach office, and available on the City of Dana Point's website; and

WHEREAS, the Planning Commission held a duly noticed public hearing as prescribed by law on May 27, 2020, to consider said LCPA and ZTA; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Planning Commission considered all factors relating to LCPA19-0003 and ZTA19-0003.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Dana Point as follows:



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- A. That the above recitations are true and correct and incorporated herein by reference;
- B. The revisions to the Zoning Ordinance are attached hereto as Exhibit "A" showing all proposed changes in a strikeout/underline format, and Exhibit "B" showing a "clean" copy of the proposed modifications and incorporated herein by reference;
- C. That the proposed action complies with all other applicable requirements of State law and local Ordinances;
- D. That LCPA19-0003/ZTA19-0003, are in the public interest;
- E. As part of the preparation and adoption of the LCPA and ZTA staff completed an environmental analysis consistent with the California Environmental Quality Act (CEQA) and determined that the project is exempt from CEQA per Section 15265 as CEQA does not apply to a local government's preparation of a Local Coastal Program Amendment;
- F. The proposed amendments to the Zoning Code will be consistent with the General Plan;
- G. The Planning Commission recommends that the City Council adopt LCPA19-0003 and ZTA19-0003 for the reasons outlined herein;
- H. That the Planning Commission adopt the following findings:
  - 1. That the public and affected agencies have had ample opportunity to participate in the LCPA and ZTA process, **in that proper notice in accordance with the LCPA procedures of the Dana Point Zoning Code (DPZC) has been followed. Notices were; 1) mailed on May 7, 2020, to notify adjacent agencies that the proposed changes were available for public review, hard copies were made available at City Hall, and was put on the City's website, 2) published in the Dana Point Times on May 15, 2020, for the notification of the 6 week review period, 3) published in the Dana Point Times on May 15, 2020, for the Planning Commission Public Hearing, and 4) posted at the Dana Point City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, and on the City's website.**
  - 2. That all policies, objectives, and standards of the LCPA and ZTA conform to the requirements of the Coastal Act, including that the Land Use Plan as amended is in

- conformance with and adequate to carry out policies of Chapter Three of the Coastal Act, **in that the amendments to the Revitalization Plan are consistent with the Coastal Act policies in that none of the modifications proposed will impact coastal resources or access to coastal resources. The provisions required, in particular associated with low cost visitor serving facilities is maintained, and a new low cost hotel is still being developed. In addition, 6,800 square feet of Boater Serving facilities are being replaced with new facilities.**
3. That Coastal Act policies concerning specific coastal resources, hazard areas, coastal access concerns, and land use priorities have been applied to determine the kind of locations and intensity of land and water uses, **in that the Local Coastal Plan Amendments and Zone Text Amendments do not impact any land use provisions associated with coastal resources, hazard areas, coastal access concerns, and land use priorities contained in the certified Local Coastal Plan and thereby continues to be consistent with Coastal Act policies.**
  4. That the level and pattern of development proposed is reflected in the Land Use Plan, Zoning Code, and Zoning Map, **in that the level and pattern of development as approved in these documents will be consistent with the original vision of PA 3 as the area will be primarily used for Visitor Serving Commercial uses, including a variety of low cost visitor serving facilities as required in both the Revitalization Plan and Coastal Act.**
  5. That a procedure has been established to ensure adequate notice of interested persons and agencies of impending development proposed after the certification of the ZTA and LCPA, **in that procedures and regulations in Chapter 9.61 "Administration of Zoning", constitute minimum standards for LCPAs and ZTAs within the City's Coastal Zone and applicable notification and process requirements would be applied to subsequent development requests as applicable if these amendments are approved.**
  6. That zoning measures are in place which are in conformance with and adequate to carry out the coastal policies of the Land Use Plan, **in that the goal, policies, and regulations being modified in conjunction with the portions of the Revitalization Plan not amended will be**

**sufficient to carry out the coastal policies of the Land Use Plan.**

7. The proposed amendment is consistent with the Dana Point General Plan and Local Coastal Program, **in that Land Use Element Policy 1.1, 1.2, 1.3, and 1.6 requires development standards to be developed to address a wide range of development needs and uses for the community. The modifications will allow addition visitor serving commercial within the Visitor Serving Commercial zoning district of the Revitalization Plan. The provisions required by the Coastal Commission for low cost overnight accommodations are still being met and allows for the potential of an increase in facilities.**
8. The proposed amendment complies with all other applicable requirements of state law and local ordinances, **in that the Amendments have been reviewed by staff to ensure there would be no impact or internal inconsistencies with any other local ordinances.**
- I. That the Planning Commission recommends that the City Council include the following findings in the City Council resolution submitting the LCPA and ZTA to the Coastal Commission:
  1. The City certifies that with the adoption of these amendments, the City will carry out the Local Coastal Program in a manner fully in conformity with Division 20 of the Public Resources Code as amended, the California Coastal Act of 1976.
  2. The City include the proposed LCPA and ZTA for the Zoning Code modifications in its submittal to the Coastal Commission and state and that the amendment is to both the land use plan and to the implementing actions.
  3. The City certifies that the land use plan is in conformity with and adequate to carry out the Chapter Three policies of the Coastal Act.
  4. The City certifies that the implementing actions, as amended, are in conformity with and adequate to carry out the provisions of the certified Land Use Plan.
  5. The Ordinance of the City Council includes the LCPA and ZTA numbers LCPA19-0003 and ZTA19-0003 when submitted to the Coastal Commission.

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6. The City finds that the Ordinance is exempt from CEQA pursuant to Section 15265 of the CEQA Guidelines.
7. The City certifies that the amendments will be submitted to the Coastal Commission for review and approval as an Amendment to the Local Coastal Program.
- J. That the Planning Commission recommends that the City Council adopt ZTA19-0003, which would amend the Dana Point Local Coastal Program pursuant to LCPA19-0003, as shown in the attached Exhibit "A" and Exhibit "B". The Planning Commission recommends the amendment for the reasons outlined herein and in the Planning Commission Agenda Report, including but not limited to: updating the Zoning Ordinance as regular maintenance ensures policy and requirements are relevant, accurate, and compliant to State law.
- K. ZTA19-0003 constitutes the LCPA19-0003 for the City of Dana Point.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 27<sup>th</sup> day of May, 2020, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Mary Opel, Chair  
Planning Commission

ATTEST:

\_\_\_\_\_  
Brenda Wisneski, Director  
Community Development Department

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### EXHIBIT "A"

**KEY:**

Normal Text=Existing unmodified language

**~~Strikethrough Text~~**=Proposed language to be removed

**Underline Text**=Proposed language to be added

#### 1.1 Description of Dana Point Harbor Revitalization Plan

The amendment to this LCP establishes new land use policies and development standards that will allow for much needed upgrades to the visitor serving and marina services areas of Dana Point Harbor. As a result, the Dana Point Harbor Revitalization Plan has been planned and described as follows:<sup>1</sup>

The Dana Point Harbor Revitalization Plan (Revitalization Plan) establishes a new Visitor Serving Commercial area (the Commercial Core that includes the northerly portion of Planning Area 1 and Planning Area 2) that will replace and/or remodel all of the existing retail and restaurant buildings. The Commercial Core revitalization also includes the reconfiguration of all existing surface parking areas to provide additional parking, new boater loading and drop-off areas, a new dry-stack boat storage facility and improvements to several boater service and public restroom buildings. The initial phase of the proposed Dana Point Harbor Revitalization Plan provides for the relocation of certain yacht brokerage firms and other harbor-related offices uses to the new Commercial Core area.

Outside the Commercial Core area, the Dana Point Harbor Revitalization Plan provides for the future improvement of many of the existing Harbor facilities as funding sources are identified and jurisdictional approvals are obtained. Major components to enhance other Visitor Serving and Marine Commercial amenities are the replacement of the outdated Marina Inn **with a new hotel complex which may include two new hotels; ~~complex with an upgraded hotel~~**; the future renovation and/or expansion of the boater facilities on the Island, including expansion of the Dana Point and Dana West Yacht Clubs, restaurant renovations and modifications to the Harbor Patrol Offices to provide additional meeting rooms or staff office space; expansion of the OC Sailing and Events Center; and

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<sup>1</sup> This Local Coastal Program contains extensive description of planned future development (e.g. the Dana Point Harbor Revitalization Plan). However, the presence of those descriptions does not constitute any entitlement for the improvements described. All future non-exempt development will need to be reviewed, in the context of an application for coastal development permit, for consistency with the policies of this Local Coastal Program. The development ultimately approved may or may not be consistent with the descriptions provided herein.

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an upgraded boat shipyard. Other work anticipated to be performed includes the reconfiguration and/or reconstruction of the docks and needed repairs to portions of the seawall throughout the Marinas. Although specific ideas haven't been developed at this time, some harbor users have identified a need to upgrade and expand facilities at Baby Beach to meet the growing needs of hand launched vessels and to expand the level of access for non-boating day use visitors as feasible. Policies in this plan encourage maintenance and improvement of such uses in the Harbor.

The proposed Dana Point Harbor Revitalization Plan Improvements are planned to occur in phases over approximately 5 to 20 years. The near-term improvements to the Commercial Core area (also referred to as Phase 1) are estimated to take approximately 2 to 5 years to complete after obtaining the necessary jurisdictional approvals. The long-term improvements (referred to as Phase 11) are anticipated to include revitalization of the Marinas, renovations to existing structures, street and infrastructure improvements, the reconfiguration of the area presently used for non-shipyard related activities to provide space for boat storage.

The Revitalization Plan has been developed with the specific intent of promoting Coastal Act compliance by enhancing public access opportunities, providing updated visitor serving commercial and marine recreational amenities, providing water quality improvements and promoting coastal resource preservation throughout the Harbor.

#### 2.1 Overview

The Land use Plan for Dana Point Harbor is summarized on the Summary Table (Table 2-1) and shown on Exhibit 2-1, *Land Use Summary Table and Dana Point Harbor Land Use Plan*, respectively.

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Table 2-1  
 LAND USE SUMMARY TABLE

Land Use Category	Planning Area	Gross Acres	Percent of Total Harbor
Marine Services Commercial (MSC)	1	24.0	9.2
Marine Services Commercial Recreation (R)		1.2	
Day Use Commercial (DUC)	2	18.1	6.5
Visitor Serving Commercial (VSC)	3	9.5	3.4
Marine Commercial (MC)	4	21.2	9.3
Marine Commercial Recreation (R)		4.4	
Recreation (R)	5	21.1	7.6
Educational/Institutional (E)	6	3.6	1.3
Conservation (C)	7	4.0	1.4
Education Basin	8	169.7	61.3
West & East Marinas	9, 10		
Marine Services & Harbor Entrance (M)	11, 12		
Totals:		276.8	100.0

The Dana Point Harbor Revitalization Plan would allow a new Visitor Serving Commercial Area (the Commercial Core) that includes the replacement and/or remodeling of all existing retail and restaurant buildings. The Commercial Core revitalization would also allow the reconfiguration of the main Marine Services Commercial area to provide enhancements to surface parking areas, new boater loading and drop-off areas, a dry stack boat storage facility and improvements to several boater service and public restroom buildings. The reconfiguration would also allow the relocation of certain yacht brokerage firms and other Harbor-related offices to the Commercial Core area (Planning Area 2) of the Harbor.

Outside the Commercial Core area, the Dana Point Harbor Revitalization Plan would provide for a number of future improvements (the remaining portion of Planning Area 1 and Planning Areas 3 through 7 [landside] and 8 through 12 [waterside]). **Planning Area 3 includes the potential for one new hotel with lower cost overnight visitor accommodations with a minimum of 136 rooms and a second market rate hotel with up to 130 rooms. Planning Area 3 also includes the potential for conference facilities and other visitor serving amenities. Planning Area 3 plans include the potential for a new hotel with**



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~~conference facilities in addition to providing up to 220 new guest rooms and other visitor serving amenities.~~ Plans for the Island area of the Harbor (Planning Area 4) would allow for the future renovation and/or expansion of the Dana Point and Dana West Yacht Club, restaurant renovations and modifications to the Harbor Patrol Offices to provide additional meeting rooms or staff office space. Other work would be allowed to reconfigure and/or reconstruct the marina docks and portions of the seawall in Planning Areas 8 through 12 and to add additional guest boater docks closer to the Commercial Core with a dinghy dock area adjacent to Dana Wharf, subject to a separate permitting and environmental review process.

The anticipated improvements that would be allowed by Dana Point Harbor Revitalization Plan would occur in phases over approximately 5 to 20 years. The near-term improvements (referred to as Phase 1) are estimated to take approximately 2 to 5 years to complete after obtaining the necessary jurisdictional approvals and consists of the northerly portion of Planning Area 1 and all of Planning Area 2, collectively referred to as the "commercial Core" area of the Harbor ("Marine Services Commercial" – the Embarcadero and shipyard area and "Day Use Commercial" – The Dana Wharf and Mariners Village areas). The long-term improvements (referred to as Phase 11) are anticipated to commence as funding sources are identified and jurisdictional approvals are obtained and consists of future improvements in Planning Areas 3-12 including renovations to structures and street improvements on the Island and reconfiguration of the Marinas. Future improvements may also occur in the southern portion of Planning Area 1 and includes reconfiguration of the area used for non-shipyard related activities such as boat storage, boat brokerages, jet-ski rentals and sales and hand launch vessel rentals to be included as part of the Revitalization Plan's surface boat storage area. There is also an existing park at this location that will be maintained and protected.

The Dana Point Harbor Revitalization Plan has been developed with the specific intent of promoting Coastal Act compliance by enhancing public access opportunities, providing updated visitor serving commercial and marine recreational amenities and promoting coastal resource preservation throughout the Harbor.

## 2.2 Land Use Designations.

### Commercial

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### **VISITOR SERVING COMMERCIAL (VSC)**

The Visitor Serving Commercial (VSC) designation is intended to provide a variety of visitor serving commercial overnight accommodations and ancillary uses and facilities in addition to visitor serving commercial, recreation uses and

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facilities supportive of the general community and serve the regional recreational needs of residents and guests of the County of Orange, City of Dana Point and visitors to the coast.

The VSC designation allows uses such as:

- Overnight visitor accommodations;
- Retail sales (includes outdoor retail);
- Boat docks;
- Boater Service facilities, including restrooms, laundry and storage;
- Parking areas and structures;
- Cafes, restaurants, vending machine food and beverage centers;
- Other uses and professional services or facilities customarily found in a hotel;
- Travel and commercial recreation services and uses;
- Public and commercial recreation facilities;
- Seasonal water taxi service facilities;
- Facility information offices and centers, information kiosks;
- Public works structures necessary for the permitted development;
- Communication facilities; and
- Public restrooms.

**The Dana Point Harbor Revitalization Plan would allow the future replacement of the existing lower cost Marina Inn with a new lower cost facility; and the construction of another new market rate hotel, with both hotels located closer to the waterfront than the existing hotel to promote a stronger pedestrian connection to the anticipated Pedestrian Promenade and Festival Plaza.**

~~The Dana Point Harbor Revitalization Plan would allow the future renovation or replacement of the existing lower cost Marina Inn with a new lower cost facility located in the present hotel location or relocated closer to the waterfront to promote a stronger pedestrian connection with the anticipated Pedestrian Promenade and Festival Plaza.~~

The boater facilities located adjacent to the revitalized Commercial Core and hotel would be allowed to be reconfigured to provide a linear park. Other enhancements to the boater facilities include upgrades to restrooms and laundry facilities, expansion of office square footage and the reconfiguration of surface parking areas. Associated with the design of the hotel, several boater service buildings may be relocated and/or replaced.

#### 5.2 Overnight Visitor Accommodations and Recreational Facilities (R)

**The Dana Point Harbor Revitalization Plan contemplates the construction of two new hotels. One hotel will be a lower cost overnight visitor accommodations of not less than 136 rooms, plus additional lower cost**

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overnight accommodations or amenities that may be required. The lower cost hotel will replace at minimum the 136 rooms of the existing Marina Inn with a new facility located closer to the waterfront to promote a stronger pedestrian connection with the Pedestrian Promenade and Festival Plaza. The lower cost overnight visitor accommodations is planned to provide additional guest amenities, including an expanded lobby area with guest services, a communal kitchen, ground floor beverage service and seating, upper floor beverage and food services and seating, fitness center, retail space, swimming pool, lockers and laundry. The second hotel is market rate and shall provide up to 130 rooms, up to 8,275 square feet of restaurant and kitchen space, up to 6,000 square feet of special function and meeting rooms with banquet kitchen, 600 square feet of ancillary retail space and a 1,700 square foot fitness center and other outdoor activity facilities. Within the hotel structure, boater service facilities of not less than 6,800 square feet will be provided.

~~The Dana Point Harbor Revitalization Plan contemplates the future replacement of the existing Marina Inn with a new facility located in the present hotel location or relocated closer to the waterfront to promote a stronger pedestrian connection with the Pedestrian Promenade and Festival Plaza. The new hotel is planned to provide up to a maximum of 220 guest rooms with full-service guest amenities, including expanded lobby area with guest services, 2,750 square foot restaurant, up to 12,000 square feet of special function and meeting rooms, 500 square feet of ancillary retail space, a 1,500 square foot fitness center, pool and other outdoor activity facilities.~~

The final design of the lower cost overnight visitor accommodations may also include connections to adjoining rooms, allowing multiple bedroom suite accommodations, microwaves and refrigerators, guest available communal kitchen facilities, guest available communal washers and dryers, and dormitory or hostel style accommodations. A majority of rooms would have private decks or balconies for guests to take advantage of the views and oceanfront climate.

~~In addition to traditional hotel accommodations, the proposed hotel may include suites (up to 20 percent of the total number of rooms) that provide families with a bedroom, living area, dining rooms, kitchens, clothes washers and dryers. The final design of the hotel may also include connections to adjoining rooms, allowing multiple bedroom suite accommodations. The new hotel rooms would have private decks or balconies for guests to take advantage of the views and oceanfront climate. These suites would be intended to encourage longer visitor stays, particularly for families with children.~~

The Dana Point Harbor Revitalization Plan anticipates at some time in the future, plans will be prepared by interested parties to replace the existing Marina Inn.

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Conceivably, any future plans, in addition to offering overnight accommodations would also include ancillary services intended to enhance the financial viability of the facility and attract patrons.

The architectural character of the hotels will need to be compatible with the California Coastal theme of the new planned Commercial Core, possibly including terraced levels of buildings in various configurations to maximize views and break up building massing as viewed from surrounding vantage points. The hotel's building design would also emphasize providing adequate parking for guests and maintaining convenient access to parking areas for boaters. Parking areas may be provided using a combination of at-grade parking lots and some underground parking facilities, allowing direct access to the Harbor and hotel facilities. A parking deck with access directly from Dana Point Harbor Drive, Casitas Place or the Commercial Core area may also be considered as part of the overall hotel design to separate the main guest entrances from service and delivery functions.

Planning Area 5 includes a potential expansion of the OC Sailing and Events Center, which currently offers meeting rooms for recreational activities, community events and private parties, as well as sailing and ocean-related educational and instructional programs. The OC Sailing and Events Center may ultimately increase by approximately 6,000 square feet to a total of 17,000 square feet. There may be a seasonal water taxi pick-up/drop-off station adjacent to the facility. Additionally, locations for the provision of low-cost boating activities, including hand launch vessel rentals and marine sightseeing excursions the operation of sports fishing and/or charter boat concessions may be provided. Other enhancements include picnic area improvements, upgraded restrooms and reconfigured parking areas.

Contemplated circulation and access improvements in future phases of the Harbor Revitalization Plan may include the realignment of Dana Point Harbor Drive adjacent to the proposed facility to remove the existing traffic circle to improve traffic circulation. Currently, Cove Road provides secondary access to the Harbor.

5.2.1-1 Harbor visitor serving and overnight accommodations (Planning Area 3) will be enhanced by potential replacement ~~and/or remodeling~~ of the hotel complex with two new hotels to include conference and recreational facilities and amenities.

5.2.1-2 If demolition of the existing lower cost overnight accommodations (presently called the Marina Inn) in the Harbor is proposed, all **136** demolished units shall be replaced in the area designated as visitor serving commercial by the Dana Point Harbor Land Use Plan with units that are of equal or lower cost than the existing lower cost units to be demolished. **A new and separate market rate hotel of up to 130 rooms may be constructed. To mitigate any absence of**

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~~lower cost overnight accommodations at the new and separate market rate hotel, additional lower cost overnight accommodations or amenities above the 136 rooms may be required. Conversion of any existing units to high cost, replacement of any existing units with anything other than lower cost and construction of any new/additional units that are anything other than lower cost units shall require a Local Coastal Program Amendment to address Coastal Act issues associated with such proposals.~~

5.2.1-3 The conversion of any existing overnight accommodations located on public tidelands to timeshares or condominium/hotel units or any other type of Limited Use Overnight Visitor Accommodations shall be prohibited. The construction of new timeshares or condominium-hotel units or any other type of Limited Use Overnight Visitor Accommodation on public tidelands shall be prohibited. Limited Use Overnight Visitor Accommodations are any hotel, motel or other similar facility that provides overnight visitor accommodations wherein some or all of the units, rooms, lots or parcels or other segment of the facility may be sold to a subsequent purchaser who receives the right in perpetuity for life or a term of years to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s) or segment of the facility, annually or on some other seasonal or periodic basis for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to timeshare, condominium/hotel, fractional ownership hotel or uses of a similar nature.

~~5.2.1-4 The design of the lower cost overnight visitor accommodation hotel may also include connections to adjoining rooms, allowing multiple bedroom suite accommodations, microwaves and refrigerators, guest available communal kitchen facilities, guest available communal clothes washers and dryers to encourage longer visitor stays, particularly for families with children. Dormitory or hostel style accommodations may also be provided in addition to the 136 lower cost overnight visitor accommodations provided as rooms.~~

~~The design of any renovated or new hotel in addition to traditional guest accommodations may encourage longer visitor stays, particularly for families with children by providing up to twenty percent (20%) of the total number of rooms with guest amenities in addition to a bedroom that include a living area, dining room, kitchen, clothes washers and dryers.~~

5.2.1-5 Some hotel rooms may provide accommodations for larger groups by offering connections to adjoining rooms, allowing multiple bedroom suites.

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5.2.1-6 The design of hotel rooms shall incorporate wherever possible the use of private decks or balconies to allow guests to take advantage of the Harbor views and enjoy the oceanfront climate.

5.2.1-7 The design of the hotel will be compatible with the California Coastal design theme of the Commercial Core area and terraced levels of buildings in various configurations to maximize public views and break up building massing as viewed from the surrounding public vantage points shall be encouraged as part of the design.

5.2.1-8 The hotel building design shall emphasize providing adequate parking for guests and maintaining convenient access to parking areas for boaters.

5.2.1-9 A parking deck with access directly from Dana Point Harbor Drive, Casitas Place or the Commercial Core area may be considered as part of the overall hotel design to separate the main guest entrances from service and delivery functions.

5.2.1-10 Future facilities providing overnight accommodations will be located in the area designated as Visitor Serving Commercial (Planning Area 3) by the Dana Point Harbor Land Use Plan.

## 6.2. Principal and other Permitted Uses

The following principal and other permitted uses in Planning Area 3 are subject to the approval of a Coastal Development Permit as provided in Chapter 11-16, *Discretionary Permits and Procedures*.

a. Lower cost overnight Overnight visitor accommodations must provide a minimum of 136 rooms, and additional lower cost overnight accommodations or amenities may be required. The second market rate hotel shall not exceed 130 rooms.

....

## 6.5 Development Standards and Requirements

The following standards shall apply except as otherwise established by an approved Coastal Development Permit per Chapter 11-16, *Discretionary Permits and Procedures*.

....

p. Replacement of Existing Hotel Units: In the event that demolition of the existing lower cost overnight visitor accommodations (presently called the Marina Inn) are proposed, all 136

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demolished units shall be replaced in the area designated as Visitor Serving Commercial in the Dana Point Harbor Land Use Plan with units that are of equal or lower cost than the existing lower cost units to be demolished. A new and separate market rate hotel of up to 130 rooms may be constructed. If the second market rate hotel has no lower cost overnight on site, additional lower cost overnight visitor accommodations or amenities may be required to be provided in the new lower cost overnight accommodations hotel.

~~In the event that demolition of the existing lower cost overnight accommodations (presently called the Marina Inn) are proposed, all demolished units shall be replaced in the area designated as Visitor Serving Commercial in the Dana Point Harbor Land Use Plan with units that are of equal or lower cost than the existing lower cost units to be demolished. Conversion of any existing units to high cost, replacement of any existing units with anything other than lower cost or the construction of any new/additional units that are anything other than lower cost units shall require a Local Coastal Program Amendment to address Coastal Act issues associated with such proposals.~~

- q. Longer Visitor Stays: The design of the lower cost overnight visitor accommodations hotel may also include connections to adjoining rooms, allowing multiple bedroom suite accommodations, microwaves and refrigerators, quest available communal kitchen facilities, quest available communal clothes washers and dryers, to encourage longer visitor stays, particularly for families with children. Dormitory or hostel style accommodations may also be provided in addition to the 136 lower cost accommodation rooms.

~~Longer Visitor Stays: The design of any renovated or new hotel in addition to traditional guest accommodations may encourage longer visitor stays, particularly for families with children, by providing up to twenty percent (20%) of the total number of rooms with guest amenities in addition to a bedroom, that includes a living area, dining room, kitchen, clothes washers and dryers. Some hotel rooms may provide accommodations for larger groups by offering connections to adjoining rooms or allowing multiple bedroom suites.~~

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**DANA POINT HARBOR REVITALIZATION PLAN STATISTICAL TABLE 17-A\***

Land Use Category	Planning Area	Gross Acreage	Estimated <u>Existing</u> Square Footage	Maximum Square Footage <sup>(1)</sup>
Visitor-Serving Commercial	3	9.5		
<del>Select Service Lower Cost Hotel / Motel</del>			136 rooms	<u>To Be Determined</u>
-- Function / Meeting			2,000	<u>220 rooms</u>
-- Restaurant / Food Service				<u>42,000</u>
-- Accessory Retail				<u>4,200</u>
-- Fitness / Health Center			450	<u>2,750</u>
				<u>350</u>
				<u>500</u>
<u>Market Rate Hotel</u>				<u>130 rooms</u>
<u>-- Function / Meeting</u>				<u>6,000</u>
<u>-- Restaurant / Food Service</u>				<u>8,275</u>
<u>-- Accessory Retail</u>				<u>600</u>
<u>-- Fitness / Health Center</u>				<u>1,700</u>
Boater Service Building 2				3,600
Boater Service Building 3		3,600	<u>3,000</u>	
Boater Service Building 4		5,000	<u>6,600</u>	
Planning Area 3 Subtotals		9.5	8,600	<u>28,625</u> <u>31,350</u> <sup>(3)</sup>

Footnotes: (1) Maximum Square Footage includes existing buildings to remain

(2) May include a Marine Retail Store

(3) For hotel, square footage subtotal includes ancillary uses only

(4) Includes OC Dana Point Harbor offices on the upper floor

(5) Boater Service Buildings in Planning Area 3 may be incorporated within hotel buildings



**EXHIBIT “B”**

1.1 Description of Dana Point Harbor Revitalization Plan

The amendment to this LCP establishes new land use policies and development standards that will allow for much needed upgrades to the visitor serving and marina services areas of Dana Point Harbor. As a result, the Dana Point Harbor Revitalization Plan has been planned and described as follows:<sup>2</sup>

The Dana Point Harbor Revitalization Plan (Revitalization Plan) establishes a new Visitor Serving Commercial area (the Commercial Core that includes the northerly portion of Planning Area 1 and Planning Area 2) that will replace and/or remodel all of the existing retail and restaurant buildings. The Commercial Core revitalization also includes the reconfiguration of all existing surface parking areas to provide additional parking, new boater loading and drop-off areas, a new dry-stack boat storage facility and improvements to several boater service and public restroom buildings. The initial phase of the proposed Dana Point Harbor Revitalization Plan provides for the relocation of certain yacht brokerage firms and other harbor-related offices uses to the new Commercial Core area.

Outside the Commercial Core area, the Dana Point Harbor Revitalization Plan provides for the future improvement of many of the existing Harbor facilities as funding sources are identified and jurisdictional approvals are obtained. Major components to enhance other Visitor Serving and Marine Commercial amenities are the replacement of the outdated Marina Inn with a new hotel complex which may include two new hotels; the future renovation and/or expansion of the boater facilities on the Island, including expansion of the Dana Point and Dana West Yacht Clubs, restaurant renovations and modifications to the Harbor Patrol Offices to provide additional meeting rooms or staff office space; expansion of the OC Sailing and Events Center; and an upgraded boat shipyard. Other work anticipated to be performed includes the reconfiguration and/or reconstruction of the docks and needed repairs to portions of the seawall throughout the Marinas. Although specific ideas haven't been developed at this time, some harbor users have identified a need to upgrade and expand facilities at Baby Beach to meet the growing needs of hand launched vessels and to expand the level of access

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<sup>2</sup> This Local Coastal Program contains extensive description of planned future development (e.g. the Dana Point Harbor Revitalization Plan). However, the presence of those descriptions does not constitute any entitlement for the improvements described. All future non-exempt development will need to be reviewed, in the context of an application for coastal development permit, for consistency with the policies of this Local Coastal Program. The development ultimately approved may or may not be consistent with the descriptions provided herein.

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for non-boating day use visitors as feasible. Policies in this plan encourage maintenance and improvement of such uses in the Harbor.

The proposed Dana Point Harbor Revitalization Plan Improvements are planned to occur in phases over approximately 5 to 20 years. The near-term improvements to the Commercial Core area (also referred to as Phase 1) are estimated to take approximately 2 to 5 years to complete after obtaining the necessary jurisdictional approvals. The long-term improvements (referred to as Phase 11) are anticipated to include revitalization of the Marinas, renovations to existing structures, street and infrastructure improvements, the reconfiguration of the area presently used for non-shipyard related activities to provide space for boat storage.

The Revitalization Plan has been developed with the specific intent of promoting Coastal Act compliance by enhancing public access opportunities, providing updated visitor serving commercial and marine recreational amenities, providing water quality improvements and promoting coastal resource preservation throughout the Harbor.

#### 2.1 Overview

The Land use Plan for Dana Point Harbor is summarized on the Summary Table (Table 2-1) and shown on Exhibit 2-1, *Land Use Summary Table and Dana Point Harbor Land Use Plan*, respectively.

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Table 2-1  
 LAND USE SUMMARY TABLE

Land Use Category	Planning Area	Gross Acres	Percent of Total Harbor
Marine Services Commercial (MSC)	1	24.0	9.2
Marine Services Commercial Recreation (R)		1.2	
Day Use Commercial (DUC)	2	18.1	6.5
Visitor Serving Commercial (VSC)	3	9.5	3.4
Marine Commercial (MC)	4	21.2	9.3
Marine Commercial Recreation (R)		4.4	
Recreation (R)	5	21.1	7.6
Educational/Institutional (E)	6	3.6	1.3
Conservation (C)	7	4.0	1.4
Education Basin	8	169.7	61.3
West & East Marinas	9, 10		
Marine Services & Harbor Entrance (M)	11, 12		
Totals:		276.8	100.0

The Dana Point Harbor Revitalization Plan would allow a new Visitor Serving Commercial Area (the Commercial Core) that includes the replacement and/or remodeling of all existing retail and restaurant buildings. The Commercial Core revitalization would also allow the reconfiguration of the main Marine Services Commercial area to provide enhancements to surface parking areas, new boater loading and drop-off areas, a dry stack boat storage facility and improvements to several boater service and public restroom buildings. The reconfiguration would also allow the relocation of certain yacht brokerage firms and other Harbor-related offices to the Commercial Core area (Planning Area 2) of the Harbor.

Outside the Commercial Core area, the Dana Point Harbor Revitalization Plan would provide for a number of future improvements (the remaining portion of Planning Area 1 and Planning Areas 3 through 7 [landside] and 8 through 12 [waterside]). Planning Area 3 plans include the potential for one new hotel with lower cost accommodations with a minimum of 136 rooms and a second market rate hotel with up to 130 rooms. Planning Area 3 includes the potential for conference facilities and other visitor serving amenities. Plans for the Island area of the Harbor (Planning Area 4) would allow for the future renovation and/or

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expansion of the Dana Point and Dana West Yacht Club, restaurant renovations and modifications to the Harbor Patrol Offices to provide additional meeting rooms or staff office space. Other work would be allowed to reconfigure and/or reconstruct the marina docks and portions of the seawall in Planning Areas 8 through 12 and to add additional guest boater docks closer to the Commercial Core with a dinghy dock area adjacent to Dana Wharf, subject to a separate permitting and environmental review process.

The anticipated improvements that would be allowed by Dana Point Harbor Revitalization Plan would occur in phases over approximately 5 to 20 years. The near-term improvements (referred to as Phase 1) are estimated to take approximately 2 to 5 years to complete after obtaining the necessary jurisdictional approvals and consists of the northerly portion of Planning Area 1 and all of Planning Area 2, collectively referred to as the "commercial Core" area of the Harbor ("Marine Services Commercial" – the Embarcadero and shipyard area and "Day Use Commercial" – The Dana Wharf and Mariners Village areas). The long-term improvements (referred to as Phase 11) are anticipated to commence as funding sources are identified and jurisdictional approvals are obtained and consists of future improvements in Planning Areas 3-12 including renovations to structures and street improvements on the Island and reconfiguration of the Marinas. Future improvements may also occur in the southern portion of Planning Area 1 and includes reconfiguration of the area used for non-shipyard related activities such as boat storage, boat brokerages, jet-ski rentals and sales and hand launch vessel rentals to be included as part of the Revitalization Plan's surface boat storage area. There is also an existing park at this location that will be maintained and protected.

The Dana Point Harbor Revitalization Plan has been developed with the specific intent of promoting Coastal Act compliance by enhancing public access opportunities, providing updated visitor serving commercial and marine recreational amenities and promoting coastal resource preservation throughout the Harbor.

## 2.2 Land Use Designations.

### Commercial

.....

### **VISITOR SERVING COMMERCIAL (VSC)**

The Visitor Serving Commercial (VSC) designation is intended to provide a variety of visitor serving commercial overnight accommodations and ancillary uses and facilities in addition to visitor serving commercial, recreation uses and facilities supportive of the general community and serve the regional recreational needs of residents and guests of the County of Orange, City of Dana Point and visitors to the coast.

The VSC designation allows uses such as:

- Overnight visitor accommodations;
- Retail sales (includes outdoor retail);
- Boat docks;
- Boater Service facilities, including restrooms, laundry and storage;
- Parking areas and structures;
- Cafes, restaurants, vending machine food and beverage centers;
- Other uses and professional services or facilities customarily found in a hotel;
- Travel and commercial recreation services and uses;
- Public and commercial recreation facilities;
- Seasonal water taxi service facilities;
- Facility information offices and centers, information kiosks;
- Public works structures necessary for the permitted development;
- Communication facilities; and
- Public restrooms.

The Dana Point Harbor Revitalization Plan would allow the future replacement of the existing lower cost Marina Inn with a new lower cost facility; and the construction of another new market rate hotel, with both hotels located closer to the waterfront to promote a stronger pedestrian connection to the anticipated Pedestrian Promenade and Festival Plaza.

The boater facilities located adjacent to the revitalized Commercial Core and hotel would be allowed to be reconfigured to provide a linear park. Other enhancements to the boater facilities include upgrades to restrooms and laundry facilities, expansion of office square footage and the reconfiguration of surface parking areas. Associated with the design of the hotel, several boater service buildings may be relocated and/or replaced.

#### 5.2 Overnight Visitor Accommodations and Recreational Facilities (R)

The Dana Point Harbor Revitalization Plan contemplates the construction of two new hotels. One hotel will be a lower cost overnight visitor accommodations hotel of not less than 136 rooms, plus additional lower cost overnight accommodations or amenities that may be required. The lower cost hotel will replace at minimum the 136 rooms at the existing Marina Inn with a new facility located closer to the waterfront to promote a stronger pedestrian connection with the Pedestrian Promenade. The lower cost overnight visitor accommodations hotel is planned to provide additional guest amenities, including an expanded lobby area with guest services, a communal kitchen, ground floor beverage service and seating, upper floor beverage and food services and seating, fitness center, retail space, swimming pool, lockers and laundry. The second hotel is market rate and shall provide up to 130 rooms, up to 8,275 square feet of

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restaurant and kitchen space, up to 6,000 square feet of special function and meeting rooms with banquet kitchen, 600 square feet of ancillary retail space and a 1,700 square foot fitness center and other outdoor activity facilities. Within the hotel structure, boater service facilities of not less than 6,800 square feet will be provided.

The final design of the lower cost visitor accommodations hotel may also include connections to adjoining rooms, allowing multiple bedroom suite accommodations, microwaves and refrigerators, guest available communal kitchen facilities, guest available communal washers and dryers, and dormitory or hostel style accommodations. A majority of rooms would have private decks or balconies for guests to take advantage of the views and oceanfront climate.

The Dana Point Harbor Revitalization Plan anticipates at some time in the future, plans will be prepared by interested parties to replace the existing Marina Inn. Conceivably, any future plans, in addition to offering overnight accommodations would also include ancillary services intended to enhance the financial viability of the facility and attract patrons.

The architectural character of the hotels will need to be compatible with the California Coastal theme of the new planned Commercial Core, possibly including terraced levels of buildings in various configurations to maximize views and break up building massing as viewed from surrounding vantage points. The hotel's building design would also emphasize providing adequate parking for guests and maintaining convenient access to parking areas for boaters. Parking areas may be provided using a combination of at-grade parking lots and some underground parking facilities, allowing direct access to the Harbor and hotel facilities. A parking deck with access directly from Dana Point Harbor Drive, Casitas Place or the Commercial Core area may also be considered as part of the overall hotel design to separate the main guest entrances from service and delivery functions.

Planning Area 5 includes a potential expansion of the OC Sailing and Events Center, which currently offers meeting rooms for recreational activities, community events and private parties, as well as sailing and ocean-related educational and instructional programs. The OC Sailing and Events Center may ultimately increase by approximately 6,000 square feet to a total of 17,000 square feet. There may be a seasonal water taxi pick-up/drop-off station adjacent to the facility. Additionally, locations for the provision of low-cost boating activities, including hand launch vessel rentals and marine sightseeing excursions the operation of sports fishing and/or charter boat concessions may be provided. Other enhancements include picnic area improvements, upgraded restrooms and reconfigured parking areas.

Contemplated circulation and access improvements in future phases of the Harbor Revitalization Plan may include the realignment of Dana Point Harbor Drive adjacent to the proposed facility to remove the existing traffic circle to

improve traffic circulation. Currently, Cove Road provides secondary access to the Harbor.

5.2.1-1 Harbor visitor serving and overnight accommodations (Planning Area 3) will be enhanced by potential replacement of the hotel complex with two new hotels to include conference and recreational facilities and amenities.

5.2.1-2 If demolition of the existing lower cost overnight accommodations (presently called the Marina Inn) in the Harbor is proposed, all 136 demolished units shall be replaced in the area designated as visitor serving commercial by the Dana Point Harbor Land Use Plan with units that are of equal or lower cost than the existing lower cost units to be demolished. A new and separate market rate hotel of up to 130 rooms may be constructed. To mitigate any absence of lower cost overnight visitor accommodations at the new and separate hotel, additional lower cost overnight accommodations or amenities above the 136 rooms may be required. A Local Coastal Program Amendment to address Coastal Act issues is required for other proposed modifications.

5.2.1-3 The conversion of any existing overnight accommodations located on public tidelands to timeshares or condominium/hotel units or any other type of Limited Use Overnight Visitor Accommodations shall be prohibited. The construction of new timeshares or condominium-hotel units or any other type of Limited Use Overnight Visitor Accommodation on public tidelands shall be prohibited. Limited Use Overnight Visitor Accommodations are any hotel, motel or other similar facility that provides overnight visitor accommodations wherein some or all of the units, rooms, lots or parcels or other segment of the facility may be sold to a subsequent purchaser who receives the right in perpetuity for life or a term of years to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s) or segment of the facility, annually or on some other seasonal or periodic basis for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to timeshare, condominium/hotel, fractional ownership hotel or uses of a similar nature.

5.2.1-4 The design of the lower cost overnight visitor accommodation hotel may also include connections to adjoining rooms, allowing multiple bedroom suite accommodations, microwaves and refrigerators, guest available communal kitchen facilities, guest available communal clothes washers and dryers to encourage longer visitor stays, particularly for families with children. Dormitory or hostel style accommodations may also be provided in addition to the 136 lower cost overnight visitor accommodations provided as rooms.

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5.2.1-5 Some hotel rooms may provide accommodations for larger groups by offering connections to adjoining rooms, allowing multiple bedroom suites.

5.2.1-6 The design of hotel rooms shall incorporate wherever possible the use of private decks or balconies to allow guests to take advantage of the Harbor views and enjoy the oceanfront climate.

5.2.1-7 The design of the hotel will be compatible with the California Coastal design theme of the Commercial Core area and terraced levels of buildings in various configurations to maximize public views and break up building massing as viewed from the surrounding public vantage points shall be encouraged as part of the design.

5.2.1-8 The hotel building design shall emphasize providing adequate parking for guests and maintaining convenient access to parking areas for boaters.

5.2.1-9 A parking deck with access directly from Dana Point Harbor Drive, Casitas Place or the Commercial Core area may be considered as part of the overall hotel design to separate the main guest entrances from service and delivery functions.

5.2.1-10 Future facilities providing overnight accommodations will be located in the area designated as Visitor Serving Commercial (Planning Area 3) by the Dana Point Harbor Land Use Plan.

## 6.2. Principal and other Permitted Uses

The following principal and other permitted uses in Planning Area 3 are subject to the approval of a Coastal Development Permit as provided in Chapter 11-16, *Discretionary Permits and Procedures*.

a. Lower cost overnight visitor accommodations must provide a minimum of 136 rooms, and additional lower cost overnight accommodations or amenities may be required. The second market rate hotel shall not exceed 130 rooms.

....

## 6.5 Development Standards and Requirements

The following standards shall apply except as otherwise established by an approved Coastal Development Permit per Chapter 11-16, *Discretionary Permits and Procedures*.

....



- p. Replacement of Existing Hotel Units: In the event that demolition of the existing lower cost overnight accommodations (presently called the Marina Inn) are proposed, all 136 demolished units shall be replaced in the area designated as Visitor Serving Commercial in the Dana Point Harbor Land Use Plan with units that are of equal or lower cost than the existing lower cost units to be demolished. A new and separate market rate hotel of up to 130 rooms may be constructed. If the second market rate hotel has no lower cost overnight on site, additional lower cost overnight visitor accommodations or amenities may be required to be provided in the new lower cost overnight accommodations hotel.
- q. Longer Visitor Stays: The design of the lower cost overnight visitor accommodations hotel may also include connections to adjoining rooms, allowing multiple bedroom suite accommodations, microwaves and refrigerators, guest available communal kitchen facilities, guest available communal clothes washers and dryers, to encourage longer visitor stays, particularly for families with children. Dormitory or hostel style accommodations may also be provided in addition to the 136 lower cost accommodation rooms.

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**DANA POINT HARBOR REVITALIZATION PLAN STATISTICAL TABLE 17-A\***

Land Use Category	Planning Area	Gross Acreage	Estimated Existing Square Footage	Maximum Square Footage <sup>(1)</sup>
Visitor-Serving Commercial	3	9.5	136 rooms	To Be Determined
Lower Cost Hotel				
-- Function / Meeting			2,000	
-- Restaurant / Food Service				4,200
-- Accessory Retail				350
-- Fitness / Health Center			450	700
Market Rate Hotel				130 rooms
-- Function / Meeting				6,000
-- Restaurant / Food Service				8,275
-- Accessory Retail				600
-- Fitness / Health Center				1,700
Boater Service Building 2			3,600	
Boater Service Building 3			3,600	3,000
Boater Service Building 4			5,000	3,800
<b>Planning Area 3 Subtotals</b>		<b>9.5</b>	<b>8,600</b>	<b>28,625<sup>(3)</sup></b>

Footnotes: (1) Maximum Square Footage includes existing buildings to remain

(2) May include a Marine Retail Store

(3) For hotel, square footage subtotal includes ancillary uses only

(4) Includes OC Dana Point Harbor offices on the upper floor

(5) Boater Service Buildings in Planning Area 3 may be incorporated within hotel buildings

