

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD, SUITE 300  
LONG BEACH, CA 90802-4325  
VOICE (562) 590-5071  
FAX (562) 590-5084



[Click here to go  
to staff report](#)

# F10a

**LCP-5-DPT-21-0079-2  
(Dana Point Harbor Hotels)**

**JUNE 14, 2024**

### CORRESPONDENCE

Applicant (City of Dana Point).....	2
County .....	5
Interested Parties.....	9

**CORRESPONDENCE  
RECEIVED FROM LCPA  
APPLICANT  
(CITY OF DANA POINT)**



June 7, 2024

Shahar Amitay  
Coastal Program Analyst  
California Coastal Commission  
301 E. Ocean Blvd, Suite 300 Long Beach, CA 90802

**Subject: Item # F10a City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (2-21)**

Dear Mr. Amitay,

Thank you for your hard work reviewing the subject project-specific Local Coastal Program Amendment (LCPA). City staff and R.D. Olson Development, the project developer, have reviewed the Coastal Commission staff's suggested modifications presented in the staff report and determined them to be acceptable. As the original application was submitted on July 29, 2020, the staff report represents four years of review and analysis. And, while the developer had to accept many concessions, I believe all those involved are excited to see the LCPA, and ultimately the project, proceed.

As you and the Commission are aware, Dana Point Harbor is undergoing renovation of both the landside and waterside areas. In 2014, the City approved CDP13-0018(I) for revitalization of the Commercial Core (Planning Areas 1 and 2) which includes reconstruction of many of the commercial structures and an extensive improvements to public amenities such as wider promenades and improved viewing areas. Construction of the parking structure is currently underway. To ensure access for all users of the Harbor during construction, a Construction Phasing & Construction Management Parking Plan has been approved and the City monitors the conditions regularly to verify full compliance with CDP13-0018(I). Attached is a current aerial that shows the construction site for the parking structure, as well as all required 334 day-use boat parking spaces, dry boat storage and commercial parking.

We know you share in our hope that the LCPA is approved, the hotels are constructed and as a result, the public reaps the multitude of benefits that will be created. We look forward to our continued coordination during the Coastal Development Permit process.

Sincerely,

Brenda Wisneski  
Community Development Director

**DANA POINT HARBOR COMMERCIAL CORE (PLANNING AREA 3) JUNE 7, 2024**



*Harboring the Good Life*

33282 Golden Lantern, Dana Point, CA 92629-1805 • (949) 248-3564 • FAX (949) 248-7372 • [www.danapoint.org](http://www.danapoint.org)



**CORRESPONDENCE  
RECEIVED FROM  
COUNTY**

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay\\_Shahar@Coastal](mailto:Amitay_Shahar@Coastal)  
**Subject:** FW: Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)  
**Date:** Friday, June 7, 2024 3:49:04 PM  
**Attachments:** [image001.png](#)  
[Ltr - CEO RE LCP Support - Final - 6.7.24.pdf](#)

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**From:** Miller, Thomas 'Mat' <Thomas.Miller@ocgov.com>  
**Sent:** Friday, June 7, 2024 3:36 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Cc:** Foley, K <Katrina@ocgov.com>; Anas, Nick <nick.anas@ocgov.com>; frank.kim@ocgov.com  
**Subject:** Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

Please see attached letter submitted by the County of Orange in support of Agenda Item 10a on the June 14, 2024 agenda - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels).



**Thomas (Mat) Miller**  
*Chief Real Estate Officer*  
County of Orange  
County Administration North  
400 W. Civic Center Dr., Fifth Floor  
Santa Ana, CA 92701  
Phone: (714) 834-6019  
[thomas.miller@ocgov.com](mailto:thomas.miller@ocgov.com)  
[www.ocgov.com](http://www.ocgov.com)



**THOMAS A. MILLER**

Chief Real Estate Officer  
400 West Civic Center Drive, 5th Floor  
Santa Ana, CA 92701

June 7, 2024

**California Coastal Commission**

South Coast Area Office  
301 E Ocean Blvd, Suite 300  
Long Beach, CA 90802

**SUBJECT:** Letter of Support for June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

Dear Executive Staff,

On behalf of the County of Orange ("County"), I am writing to express our support for Local Coastal Program Amendment ("LCPA") Request No. LCP-5-DPT-21-0079-2, which is scheduled for public hearing and Commission action on June 14, 2024, as item 10a. This LCPA will facilitate the construction of two new hotels, boater service buildings and parking areas within the planned hotel development. This project aims to increase lower-cost overnight accommodations along the coast, improve coastal access, provide enhanced amenities for boaters, and boost recreational opportunities. Notably, the project incorporates a substantial environmental justice program, contributing annually to a diverse array of social justice initiatives. The hotel project is part of a larger revitalization of the County's Dana Point Harbor ("Harbor") in partnership with the County's master lessee Dana Point Harbor Partners' ("DPHP"), which is set forth in the larger Local Coastal Program for the Harbor. Construction of the revitalization project is underway in the marina and commercial core areas of the Harbor pursuant to individual Coastal Development Permits ("CDP"). We are proud of this project, which exemplifies our commitment to the tenets of the Coastal Act by promoting sustainable development, enhancing public coastal access, and safeguarding marine resources.

The County is aware of certain concerns raised to the Commission by members of the public regarding DPHPs' compliance with CDP 5-19-0971, which among other things, allowed DPHP to replace 2,409 recreational boat slips with 2,254 slips. The specific complaint is that DPHP's slip layout at the Marina at Dana Point does not comply with their approved CDP. Our office has reviewed the matter and confirmed that the slip layout is in compliance with their approved CDP. Furthermore, the marina development is being permitted through the County, and all permit documents, including plan sets, drawings, specifications, and calculations, must be submitted to

the County's OC Development Services for review and approval. OC Development Services is responsible for permitting the marina project and monitors its progress to ensure compliance with all applicable zoning, building codes, permits, and approvals, including the CDP. To date, all completed docks have cleared final inspections conducted by OC Development Services, indicating full compliance with required approvals. This underscores our commitment to upholding regulatory standards and ensuring the integrity of the project.

If you have any questions regarding this matter, please do not hesitate to contact our office. We remain committed to upholding the integrity of coastal development within Dana Point Harbor and Orange County as a whole.

Regards,



**Thomas A. Miller**

Chief Real Estate Officer  
County of Orange

cc: Supervisor Katrina Foley, Fifth District  
Nick Anas, Chief of Staff, Fifth District  
Alyssa Napuri, Deputy Chief of Staff, Fifth District  
Frank Kim, CEO  
Lily Simmering, Deputy CEO  
Dylan Wright, Director, OC Community Resources  
Pam Passow, Director, OC Parks





**CORRESPONDENCE  
RECEIVED FROM  
INTERESTED PARTIES**

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: June 2024 City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels) - Public Comment  
**Date:** Monday, June 3, 2024 11:33:00 AM

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**From:** Jim <pimmsno2@gmail.com>  
**Sent:** Monday, June 3, 2024 8:27 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** June 2024 City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels) - Public Comment

I have been a boat owner and renter (slip license holder) since before 2010. I did not attend the city hearings in 2020, because that was during covid and I was involved in other things aside from public hearings.

1. No license or amendment of any kind should be approved in any way, limited or not, until the DPHP is compliant with the existing LUP and coastal development permit on slip layout and boater parking.
2. Any hotel pricing should be based on state wide averages as the commission proposes. I note that the DPHP has testified that it is trying to set slip rates on only orange county, which causes an aberrant high rate. This is both because it includes many private marinas, and because it happens to include Newport beach harbor and the higher priced private marinas in that area.
3. Any hotel modification should only be allowed if it is priced on state wide averages, to maximize access to average income users.

thanks,

**Jim Mortensen**

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: LCP AMENDMENT REQUEST NO. LCP-5-DPT-21-0079-2 (2-21)  
**Date:** Monday, June 3, 2024 11:32:14 AM

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**From:** Elskel <elskel@aol.com>  
**Sent:** Monday, June 3, 2024 9:29 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** LCP AMENDMENT REQUEST NO. LCP-5-DPT-21-0079-2 (2-21)

California Coastal Commission: This group has been non compliant to the existing approved LCP!

I might be okay with the amendment to the **LCP** only if modified *once, and DPHP* is compliant with the terms of the existing **LUP** and **Coastal Development Permit** regarding the slip layout and day use boater parking. ***Until DPHP is compliant no amendment to the LUP should be approved.***

***Thank You,  
Brian Knott  
31562 Catalina Ave.  
Laguna Beach CA 92651***

***949-422-2090***

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: City of Dana Point LCP Amendment no LCP-5-DPT 21-0079-2  
**Date:** Monday, June 3, 2024 11:31:35 AM

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**From:** Dana Point Boater <danapointboater@gmail.com>  
**Sent:** Monday, June 3, 2024 10:01 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** City of Dana Point LCP Amendment no LCP-5-DPT 21-0079-2

I would be okay with the amendment to the LCP only if modified once the DPHP is compliant with the terms of the existing LUP and Coastal Development Permit regarding the slip layout and day use boater parking. Until DPHP is compliant no amendment to the LUP should be approve



**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay\\_Shahar@Coastal](mailto:Amitay_Shahar@Coastal)  
**Subject:** FW: Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)  
**Date:** Monday, June 3, 2024 11:29:13 AM

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**From:** DONNA LYNCH <donnablynch@cox.net>  
**Sent:** Monday, June 3, 2024 10:13 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

We are residents of Dana Point since 1990 and boat owners in Dana Point Harbor since 1993. We have always been in agreement that the Harbor needs revitalization but were utterly surprised to hear that the Revitalization plan included 2 new hotels to a new high-cost hotel when we already have 3 5-star hotels now!! This is taking up too much space away from boaters!! We do NOT agree with this decision. We were under the impression that the current hotel would be renovated or rebuilt in its current location. We vehemently OPPOSE this plan that takes up NECESSARY space and square footage for boater facilities.

We urge the California Coastal Commission to DENY this amendment!!

Thank you so very much for giving us the opportunity to voice our needs,

Sincerely,

Christopher and Donna Lynch

24672 Benjamin Circle, Dana Point

**From:** [james kelly](#)  
**To:** [Amitay.Shahar@Coastal](#); [Schwing.Karl@Coastal](#)  
**Subject:** Item 10 June 14,2024 Local Costal program LCP-5-DPT-21-0079-2 Dana Point Harbor Hotels city Amendment  
**Date:** Monday, June 3, 2024 10:39:53 AM

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To: Shahar Amitay, Staff Analyst and Karl Schwing, Management of California Coastal Commission, Southcoast Department.

Dear Sirs:

My husband James P. Kelly Jr. and I are 31-year residents of Dana Point, California and enjoy the harbor daily.

We support tearing down the Marina Hotel, **but do not support building two hotels** as replacements.

Why not build one hotel, at market rate and give customers the choice of booking on websites where they can receive auto club, veteran, AARP or other discounts.

Building two hotels, in my opinion creates more stress on the natural environment (i.e. water issues, and parking issues). It may also lead to the reputation of the "Rich people hotel" vs the "Low-income hotel". Why not have everyone in one building?

I like the idea of the builder helping build dorm rooms for the children in the camp programs, and enhancing more programs for the youth center and Marine Institute.

Sincerely,

Carol and Jim Kelly  
24341-3 Santa Clara Ave Dana Point, CA  
949-285-2384

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: LCP AMENDMENT NO. LCP-5-DPT-21-0079-2 City of Dana Point - Add Hotels and VSC to Harbor Plan  
**Date:** Monday, June 3, 2024 11:33:45 AM

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-----Original Message-----

From: DAN SNIPES <dansnipesphoto@mac.com>  
Sent: Monday, June 3, 2024 11:28 AM  
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
Subject: LCP AMENDMENT NO. LCP-5-DPT-21-0079-2 City of Dana Point - Add Hotels and VSC to Harbor Plan

Coastal Commission;

As a 70 year resident and property owner, commercial and residential properties, and a boat owner in the harbor since it opened, I would ask the commission do deny the amendment. I disagree with the Plan and should prefer not to have two hotels in the harbor and I don't want the allotted square footage for the boater service facilities to be modified.

Thank you

Dan Snipes

25082 Alicia Drive, Dana Point, CA 92629 Sent from my iPad

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: Opposition to LCP Amendment  
**Date:** Monday, June 3, 2024 1:37:54 PM

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**From:** Victoria Winters <wintersvic@gmail.com>  
**Sent:** Monday, June 3, 2024 12:14 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Opposition to LCP Amendment

Dear California Coastal Commission:

As a boat owner and slip renter in Dana Point Harbor, I hereby request that the California Coastal Commission **deny** the amendment that would allow two hotels to be built in the harbor. I request the CCC deny to certify the LCP amendment request.

1. Boaters already pay exorbitant slip rates and the recently increased fees (June 1, 2024) without additional amenities. To add the burden of further fee increases to pay for commercial hotels compounds the issue of paying more for less. OUTRAGEOUS, UNFAIR and UNNECESARY!
2. Secondly, I ask the CCC to consider a modification **only** under certain conditions. **Until Dana Point Harbor Partners is compliant** with the terms of the existing LUP and Coastal Development Permit regarding the slip layout and day-use boater parking, **no consideration should be approved!**

Public access to the Pacific Ocean is the right of every person. As a boater in Dana Point, I find it profoundly objectionable to pay for the marina revitalization, and now the commercial core while access and amenities are restricted and non-existent.

I urge the California Coastal Commission to take this matter in hand and deny the amendment for two unnecessary hotels.

Respectfully,

Victoria Winters



**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: June 2024 City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)  
**Date:** Monday, June 3, 2024 1:45:57 PM

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**From:** Winters Law Firm <bgjd1979@yahoo.com>  
**Sent:** Monday, June 3, 2024 1:02 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Re: June 2024 City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

I am a boat owner and slip holder in Dana Point Marina. I write to urge the commission deny the proposed Amendment. The DPHP, since their take over of the Dana Point Harbor, have shown a studied preference for private profit over the public's rights in violation of the Coastal Act. The present Amendment, as shown by the Staff Report, fails to address the decrease in public, boater parking that would inevitably result from building the high end hotel on what is now boater parking and amenities.

This is one of a long line of actions by the DPHP that takes away access and amenities for moderate means boaters and public so as to advantage increased future profits for the DPHP. That includes reducing day use boaters' on-site parking, eliminating close storage access for many dry stack boaters, taking away amenities such as dock boxes for slip holders, massive increases in fees for fisherman, charter boats and recreational boaters, all with the the barely disguised intent to replace boaters and long term users of moderate means with wealthier boaters on the marinas waiting list.

Their actions violate the Coastal Act in letter and spirit:

The Coastal Act (30221) calls for lower cost visitor and recreational facilities, addressing the concern that coastal recreational opportunities be available to all Californians regardless of income level. In addition, "Developments providing public recreational opportunities are preferred." Obviously, taking away recreational boaters' amenities to build a high priced luxury hotel does not comply with the Act's preference.

The Coastal Act prioritizes certain types of activities and development over other types in the coastal zone. For instance, visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation are prioritized over private residential, general industrial, or general commercial development. Recreational boating and its related facilities are encouraged in the Coastal Act (30224).

The Commission should deny any new amendments to the LCP proposed by DPHP until they show a willingness to comply with spirit of the Coastal Act.

*Dennis Winters*

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)  
**Date:** Tuesday, June 4, 2024 11:59:42 AM

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**From:** Aaron Peluso <cchcorp@gmail.com>  
**Sent:** Tuesday, June 4, 2024 11:34 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

Hello,

I am writing to provide comment on the proposed LCP amendment at Dana Point harbor. I am a Tenant on the dock immediately adjacent to these proposed hotels.

I believe at least some moderate cost rooms should remain to ensure public access at a reasonable cost. My primary concern is how these changes will affect amenities provided to the boaters, not the least of which is adequate 'dock adjacent' parking. The nearest parking appears to be moved further away from our ramp with existing parking replaced by the Surf Lodge. More egregiously there are only 28 spaces provided at that location for what I will estimate is 100+ slips. Additional spaces are provided at the adjacent dock ramp, 100's of feet away. Given the location of my boat and the ramps/parking, if I have to park in the large boater parking field, it will be an approximate 15-20 minute walk to my slip from this parking. I also do not see where boater services are being provided on the new plan (restrooms, showers, laundry, ice etc). I feel that given the extreme slip rent increases that last several years (250% plus), boater amenities should be upgraded and certainly not downgraded, as a condition of any additional approvals being requested, including this amendment.

On the topic of slip rent, I wonder if the CA Coastal Commission has any oversight of the slip rate increases happening in the harbor? In the Marina's most recent communication to Tenants they make the argument that they are only comparing their rents to other Orange County marinas (i.e. Newport Beach) and not regionally as was the historic method.

The coastal commission seems to take the position that room rates should be compared to statewide averages, not local averages, as these tidelands are for all of the people of California.

" "Given the Coastal Act's policies emphasizing maximum public access, and the need to address inequitable coastal access, particularly on publicly owned state tidelands, the Commission finds that the statewide approach to assessing what constitutes a "lower-cost" room is appropriate in this case to maximize public access and recreation opportunities for all people."

Further, the Coastal Commission finds that the City in coordination with the County should be responsible for ensuring maximum equitable public access to these lands and marine resources.

Unlike much upland private coastal property, tidelands are generally open to all visitors at no or low cost and are thus critical from public access and environmental justice standpoints as an important resource providing equitable access to coastal and marine resources and recreation. As such, the City in coordination with the County, the manager of these trust lands, are both responsible for ensuring maximum public access to these lands

I am confused why this type of language and these findings do not seem to apply to slip rates in the Marina? My slip rate is up 250% over the last two rent increases and my understanding is that coming rent increases plan to boost the rate to 500% more than I was paying a few years back. This seems to me to be gross profiteering on public lands in violation of the maxims laid out above.

Sincerely,

Aaron Peluso

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CCH Management LLC | Manager  
949-295-3247 (mobile)  
949-831-1040 (office) 949-495-3321 (fax)  
[cchcorp@gmail.com](mailto:cchcorp@gmail.com)



June 6, 2024

California Coastal Commission  
South Coast District Office  
301 E. Ocean Blvd., Suite 300  
Long Beach, CA 90802

To: Commissioners  
Karl Schwing, Deputy Director  
Shannon Vaughn, District Manager  
Amrita Spencer, District Supervisor  
Shahar Amitay, Coastal Program Analyst

Subject: LCP-5-DPT-21-0079-2

Dear Coastal Commission Commissioners and Staff,

On behalf of Ocean Institute, I am writing to share our enthusiastic support for the Coastal Commission's inclusion of funding for public access and recreational programs for underserved youth in the Dana Point Harbor LCP. More specifically, we appreciate being highlighted as a prospective partner to meeting the lower cost overnight programming needs. We would welcome the opportunity to serve as the primary partner in this effort.

Ocean Institute has a long-standing positive history with the Coastal Commission, earning funding through the competitive Whale Tail grant program since 2004. Coastal Commission grant-funded programs include our Watershed program (2004), education programs for seniors through our Ocean in Motion van (2007), Ocean Rocks program for low-income earth science students in Anaheim (2009), lab equipment for our Seaside Learning Center (2011), and an overnight program centered on Citizen Science for low-income students (2018).



Additionally, the Surf Science Program created by Ocean Institute in Dana Point, California, is funded by the City of Dana Point for Title I California school children as mitigation for the Strands Gate beach access litigation. This video captures the power of this program and serves as an example of the impact of our work <https://vimeo.com/248018658>.

Ocean Institute also served as a partner to The Ranch at Laguna, providing overnight camping and enriching day programs for underprivileged youth. This program was put forth as part of The Ranch proposal to the Coastal Commission during its permitting process.

In addition to embodying the Coastal Commission's objectives through programs supported by the Commission funding, Ocean Institute has been a long-standing partner to Coastal Commission initiatives, including Coastal Cleanup Day, King Tides, and supporting/promoting Coastal Commission programs





through our social media outlets and robust mailing list of dedicated members, educators, and community members who share our love of the ocean.

Ocean Institute is uniquely poised to meet the education needs in the Dana Point Harbor, as we have 47-years of experience delivering deeply meaningful programming, from single-day field trips to multi-day overnight camps, with an emphasis on ensuring access to underserved youth. Over two decades ago, we introduced the Adopt-A-Class (AAC) program, raising hundreds of thousands of dollars annually to remove financial barriers to environmental education.

We specifically target and reach thousands of underserved students from Title I schools and organizations serving at-risk youth. In fact, as I write this, we are finalizing a partnership to bring at-risk and homeless girls to SeaCamp, our multi-day overnight camp program (please see Exhibit 7 for the detailed description).

Earning the funding related to the Dana Point Harbor Revitalization would help Ocean Institute support the increasing number of requests we receive for financial support. We currently have approximately 50 Title I schools that have requested field trip fee waivers for the 2024-2025 school year alone that we are still fundraising to support (we already have fully funded 30 schools). Clearly, the need, interest, and demand for such programming is high.

Given our robust history in delivering educational programming in alignment with Coastal Commission objectives, we are prepared and capable of 1) Implementing programming as soon as funding is received, 2) Engaging the target population (underserved youth), 3) Robust reporting, including quantitative and qualitative data, photos, testimonials, and 4) Highlighting the Coastal Commission's important role in protecting, enhancing, and ensuring public access to the coast.

We are also prepared to serve as the hub or administrator for smaller programs that may be supported in the Dana Point Harbor, as we have the experience and infrastructure to ensure that such programs meet the four commitments noted above.

Thank you for your consideration. We welcome any questions and very much look forward to serving as your partner in the Dana Point Harbor.

With much appreciation,

Dr. Wendy Leavell  
President/CEO Ocean Institute  
714.916.3464  
wleavell@oceaninstitute.org

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: CA COASTAL COMMISSION HEARING JUNE 14, 2024  
**Date:** Friday, June 7, 2024 9:40:16 AM

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**From:** Nanci Williams <nancichrisgrove@yahoo.com>  
**Sent:** Thursday, June 6, 2024 8:21 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Fw: CA COASTAL COMMISSION HEARING JUNE 14, 2024

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Thursday, June 6, 2024, 3:10 PM, Nanci Williams <nancichrisgrove@yahoo.com> wrote:

This is Nancy and Charles Grove. We have a slip in the marina and have been in Dana Point Harbor for 9 years. We are appalled that the Coastal Commission has approved a private developer to take over and run the entire Dana Point Marina, restaurants and shops without your approval and public input. He slipped everything through during the pandemic when people were unable to attend to voice their opinions. Dana Point Harbor is a publicly run asset and paid for by tax payers. Joe Uberoth's goal is to make this harbor another Newport Beach. Five years ago at the start of this project he promised the boaters that he would not raise their slip fees until the renovation was complete! He lied, he's raised them 3 times thus far!!!! His so called market study only included private marinas, not public, leaving out county owned marinas that regulate the amount that the slip fees could be raised per year! He also said he had all the finances to pay for this project, yet another big lie!!! We the boaters are paying for this project and we're tired of it!!

We do not want him to build two new hotels and especially do not want the boaters parking to be modified providing less spaces for them to park!!!

Just wait until the locals realize that they will pay for parking to shop and eat at restaurants. Local businesses are all supported by the boaters and the general public, and if they can't afford to visit or keep their boats in the harbor, the business core will fail!

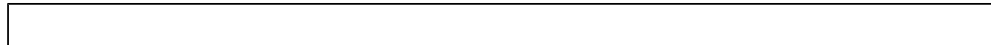
Again, how could you approve all of what this private developer has done thus far!! We are very disappointed in your actions of letting him do anything he wants without taking into account the public's best interests. Thank you for your time and concern. Chris and Nancy Grove

[Sent from Yahoo Mail for iPhone](#)

On Monday, June 3, 2024, 8:00 AM, Dana Point Boaters Association  
<bod@danapointboaters.ccsend.com> wrote:

**June 3, 2024**  
**TIME-SENSITIVE BREAKING NEWS**  
**CA COASTAL COMMISSION HEARING JUNE 14, 2024**  
**CALL TO ACTION - VOICE YOUR CHOICE!**

Dear Dana Point Boater,



On June 14<sup>th</sup>, in the ongoing debacle commonly referred to as the revitalization of Dana Point Harbor, the **CA Coastal Commission** will decide the fate of two hotels in the harbor. One is a lower-cost hotel, and one is a market-rate hotel.

The LCP amendment was submitted to the **CA Coastal Commission** by the **City of Dana Point**. The CCC Staff report notes that **The City of Dana Point Planning Commission** held a public hearing for the LCPA on May 27, 2020. No members of the public provided public comment.

It also noted **The City Council** held a public hearing for the resolutions and ordinances associated with the subject LCPA (Exhibit 1) on September 16, 2020. No members of the public provided public comment.

*What were we all doing in 2020? Dealing with COVID and not attending public events.*

The **CA Coastal Commission** recommendation is below:

Therefore, staff recommends that the Commission, after public hearing:

1. Deny the LCP amendment request as submitted; and,
2. Certify, only if modified, the LCP amendment request.

A link to the agenda item is below:

- **10a Local Coastal Programs (LCPs)**
- [\*\*June 2024 City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 \(Dana Point Harbor Hotels\)\*\*](#)

1. [\*\*F10a - Staff Report\*\*](#)
2. [\*\*F10a - Exhibits\*\*](#)

Public hearing and action on request by City of Dana Point to amend the Land Use Plan (LUP) and the Implementation Plan (IP) of the certified LCP to allow for two hotels and to modify the allotted square footage for boater service facilities and visitor-serving commercial uses in Planning Area 3 of the Dana Point Harbor Revitalization Plan in Dana Point, Orange County. (SA-LB) [\*\*Submit Comment\*\*](#) or sign up to speak for this item at the hearing via Zoom, please fill out the remote testimony request [\*\*form here\*\*](#). Watch the hearing live [\*\*Coastal Commission Live Stream\*\*](#).

We recommend all boaters and interested Dana Point citizens either submit written comments or log on to the Zoom meeting and participate in the public comments on the agenda item. [\*\*Click here\*\*](#) for more information on virtual hearing procedures.

Written comments need to be submitted by 5 p.m. on June 7<sup>th</sup>.

We urge you to read the CCC Staff report and look at the exhibits. Note the pictures of how the hotels will look in the harbor. Some key takeaways from the report are:

The report discusses whether a regional economy-rate study for “Coastal Orange County” which is defined as the County’s coastal zone “and the area within one mile of the coastal zone”, or a statewide approach is the more appropriate method for determining low-cost pricing.

“Given the Coastal Act’s policies emphasizing maximum public access, and the need to address inequitable coastal access, particularly on publicly owned state tidelands, the Commission finds that the statewide approach to assessing what constitutes a “lower-cost” room is appropriate in this case to maximize public access and recreation opportunities for all people.”

“Moreover, the Commission finds that lower-cost rate thresholds consistent with the statewide approach are more appropriate in this case because the area subject to this LCPA constitutes public trust tidelands that the State of California has granted to the County to manage for the benefit and use of the public. Unlike much upland private coastal property, tidelands are generally open to all visitors at no or low cost and are thus critical from public access and environmental justice standpoints as an important resource providing equitable access to coastal and marine resources and recreation. As such, the

City in coordination with the County, the manager of these trust lands, are both responsible for ensuring maximum public access to these lands, in this case through the provision of lower-cost overnight accommodations.”

“Likewise, in the case of the Dana Point Harbor, the City of Dana Point is in a unique position to manage development within the Harbor in a manner that maximizes the public benefit consistent with the public access and recreation policies of the Coastal Act, the certified LCP, and the Public Trust Doctrine.

*"Under the Coastal Act and the Dana Point LCP, priority is given to visitor-serving commercial development that supports public coastal-dependent recreation over other land uses such as general commercial or private institutional development, especially in tideland harbor areas held in public trust, such as the case here."*

Regarding boater services buildings the report reads:

“From the proposed LCPA, it is unclear whether the new boater service facilities would provide the same level of service to the boaters, including the number of fixtures, appliances, and amenities. Coastal Act Section 30234 specifically requires that recreational boating facilities be protected (and, where feasible, upgraded), and that existing recreational boating harbor space “not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided.” [Emphasis added.] As such, Commission staff asked the City, County, and developer to provide additional information regarding [Boater Service Buildings 3 and 4](#) and their existing capacity.”

Let your voice be heard in one of three ways:

1. Let the **CA Coastal Commission** know you disagree with the Plan and would prefer not to have two hotels in the harbor, and you don't want the allotted square footage for boater service facilities to be modified. ***Ask the CA Coastal Commission to deny the amendment.***
2. Let the **CA Coastal Commission** know you would love two hotels in the harbor and are okay with modifying the allotted square footage for boater service facilities. ***Ask the CA Coastal Commission to certify, only if modified, the LCP amendment request.***
3. Let the CA Coastal Commission know that you might be okay with the amendment to the **LCP** only if modified *once* **DPHP** is compliant with the terms of the existing **LUP** and **Coastal Development Permit** regarding the slip layout and day use boater parking. ***Until DPHP is compliant no amendment to the LUP should be approved.***

***As a boater in Dana Point, you have a right to voice your opinion. With the exorbitant slip rate increases, boaters are paying for the marina revitalization and now the commercial core. Do you want to pay for the hotels too? Please **VOICE YOUR CHOICE!*****

***#dpboaters***

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: Dana Point Harbor  
**Date:** Friday, June 7, 2024 9:41:13 AM  
**Attachments:** [Dana Point Harbor - Letter 5-1-23.doc](#)

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-----Original Message-----

From: Jim Waggoner <[jimw@ipeontime.com](mailto:jimw@ipeontime.com)>  
Sent: Friday, June 7, 2024 8:41 AM  
To: [SouthCoast@Coastal](mailto:SouthCoast@Coastal) <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
Subject: FW: Dana Point Harbor

Hi, Please see the attached concerns regarding the East Basin and 2 Hotels. My recommendation is to keep the same foot print so boater still have access to their boats like the rest of the Harbor. 3 ramp access makes no sense for so many boats along with no close to your boat access. Who wants to park in the high rise ? How do you get service people, supplies and your company down to your boat? Now it looks like the Catalina Express people are taking all the end parking spots? Not a friendly boating Harbor in the East Basin.

Thank you  
Jim Waggoner  
Cell (714) 984-4783  
e-mail [jimw@ipeontime.com](mailto:jimw@ipeontime.com)



**Good afternoon Katrina Foley, I am a concerned boat owner and live in Dana Point. I have had 3 boats in the East Basin over the years since 1988.**

**I am concerned with the amount of boats for one ramp and a 4 car drop off area? I did not see the drop off areas for the other two ramps in the East Basin in their presentation at the last meeting? The drawing in the resent Marina News does not show the Hotels that where shown at the last meeting? It shows the proper parking. Drawing dated 4/20/2023 Updated Phasing Plan per the Marina News Letter.**

**My Concerns:**

**The number of boats for the First ramp near the bridge E1,E2,E3, Middle ramp E4,E5,E6,E7,E8,E9, Last ramp E10,E11,E12 near Turks.**

**Seems to me, there are too many boats for each ramp to support all the boaters and guests especially over the holidays and Christmas light parade nights.**

**What about Safety if there was a fire? One exit?**

**Looks to me like well over 100 boats per ramp virus approximately 42 boats in other basins per ramp.**

**I cannot imagine, people being dropped with their dinghies, motors, ice chests, fishing rods, supplies, and guests at the 4 car drop off area and then park there car in the garage. At the end of a long day on the water go through this exercise again? This option seams that it makes the East Basin very boater unfriendly.**

**I believe they ought to rebuild the existing hotel and leave the parking for the boaters. Having fancy hotels is going to take away from the restaurants and shops in the harbor. This is not like Huntington Beach where you have an ocean view.**

**Thank you for taking the time to read my concerns. You're doing a great job for Dana Point.**

**I personally think one hotel and parking in the East basin like the rest of the Harbor would be the minimum request!**

**It is to bad that the Hotels area came up when there were meetings at the same time as Covid and no one could voice there opinions. We were not notified about the meetings**

**Sincerely,**

**Jim Waggoner  
CEO**

**Industrial Process Equipment Inc.**

**Cell 714 984-4783**

**E Mail: [jimw@ipeontime.com](mailto:jimw@ipeontime.com)**

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: LCP Amendment - Dana Point Harbor  
**Date:** Friday, June 7, 2024 9:42:06 AM

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**From:** Dan Keller <dankeller1@gmail.com>  
**Sent:** Friday, June 7, 2024 8:53 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** LCP Amendment - Dana Point Harbor

Dear Commissioners:

As a longstanding resident of Dana Point and 23 year slip holder in Dana Point Harbor, I am writing to voice my concern about the upcoming vote for 2 hotels and allotted square footage for boater service facilities.

I am asking the Commission after the Public Hearing to:

1. Deny the LCP amendment request as submitted; and,
2. Certify, only if modified, the LCP amendment request.

Respectfully Submitted,

Dan Keller



**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: LCP Amendment - Dana Point Harbor  
**Date:** Friday, June 7, 2024 11:01:41 AM

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**From:** Claudia Keller <claudkeller@gmail.com>  
**Sent:** Friday, June 7, 2024 10:57 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** LCP Amendment - Dana Point Harbor

Dear Commissioners:

As a longstanding resident of Dana Point and 23 year slip holder in Dana Point Harbor, I am writing to voice my concern about the upcoming vote for 2 hotels and allotted square footage for boater service facilities.

I am asking the Commission after the Public Hearing to:

1. Deny the LCP amendment request as submitted; and,
2. Certify, only if modified, the LCP amendment request.

Respectfully Submitted,  
Claudia Keller

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay\\_Shahar@Coastal](mailto:Amitay_Shahar@Coastal)  
**Subject:** FW: New building  
**Date:** Friday, June 7, 2024 11:16:46 AM

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-----Original Message-----

From: Bob James <hiwaverider9@yahoo.com>  
Sent: Friday, June 7, 2024 10:10 AM  
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
Subject: New building

Do not allow any new building that causes any loss of harbor areas now used for boaters.  
Sent from my iPhone

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: No on New Hotels in Dana Point Harbor  
**Date:** Friday, June 7, 2024 1:25:37 PM

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**From:** Michelle Irwin <michelle.lewis.irwin@gmail.com>  
**Sent:** Friday, June 7, 2024 12:34 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** No on New Hotels in Dana Point Harbor

**To Whom it May Concern,**

I do not want to have hotels added to the marina. This is already going to cost so much, and we as boaters are tired of slip increases. It's not fair that we have to keep funding these additions. What does it do for us boaters? We should NOT have to foot the bill for everyone else to benefit and get rich.

Thank you!  
Michelle Irwin  
boater at Dana Point Marina since 2020.

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay\\_Shahar@Coastal](mailto:Amitay_Shahar@Coastal)  
**Subject:** FW: Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)  
**Date:** Friday, June 7, 2024 3:46:16 PM  
**Attachments:** [CCC letter june 2024 pdf.pdf](#)  
[recentlypublishedslipayoutindanapointmarina \(1\).zip](#)  
[Special condition 20 letter from Bellwether to CCC.pdf](#)

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**From:** Anne Eubanks <[anneeubanks@gmail.com](mailto:anneeubanks@gmail.com)>  
**Sent:** Friday, June 7, 2024 2:51 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Cc:** 'BOD' ([bod@danapointboaters.org](mailto:bod@danapointboaters.org)) <[bod@danapointboaters.org](mailto:bod@danapointboaters.org)>  
**Subject:** Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

have attached a letter with comments from Dana Point Boaters Association regarding this agenda item. Items referenced in the comment letter are also attached. If you have any questions my contact info is below.

Regards,

Anne Eubanks  
DPBA President  
949-243-5148  
[anneeubanks@gmail.com](mailto:anneeubanks@gmail.com)  
[bod@danapointboaters.org](mailto:bod@danapointboaters.org)



DANA POINT BOATERS ASSOCIATION | PO BOX 461, DANA POINT, CA 92629-0461

PHONE: 949-485-5656 | WEBSITE: <https://danapointboaters.org>

June 7, 2024

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

Attn: [southcoast@coastal.ca.gov](mailto:southcoast@coastal.ca.gov)

Re: Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

Dear Commissioners,

Dana Point Boaters Association (DPBA) requests that you deny the Dana Point amendment request, or at least delay a decision on it, until Dana Point Harbor Partners (DPHP), the 66-year Lessee of the harbor, complies with CDP 5-19-0971 regarding the marina revitalization in Dana Point.

Before supporting the marina CDP 5-19-071, the DPBA board met with Christine Pereria, the CA Coastal Commission (CCC) Analyst on the project at the time. Our main concern was if DPHP didn't comply with the terms of the CDP what is the recourse for the Public? We were advised that anyone can file a complaint, and CCC will review the complaint on a timely basis and render a response.

Fast forward to September 2022. DPHP published a slip layout to boaters for slip selection, which greatly differed from the CCC approved layout. We filed a complaint with CCC on September 12, 2022, and confirmed the complaint was forwarded to enforcement. On several occasions, we have checked with both Shahar Amitay and CCC enforcement and have been advised they are short-staffed but are working on it. As of this writing, we still do not have a response from enforcement. Meanwhile, construction on the marina continues, which is non-compliant with the CDP. Attached is a copy of our original complaint.

The changes to the approved layout eliminate some smaller slips in favor of larger slips. The CDP states "the average slip length shall not exceed 32 feet and that the net loss of slips harbor-wide shall be minimized and shall not exceed 155 slips. The proposed development will result in an average slip length of 32 feet and a net loss of 155 slips, from 2409 to 2254 slips." In actuality, using the new slip layout published by DPHP, the current slips number 2196 rather than 2254, which is now a net loss of 213 slips not 155. The average slip size on the new layout has increased to 33' from 32', mostly due to the addition of 22 berths over the length of 60', and the loss of 90 berths under 32'. See the table below from the CDP permit which shows the approved slip mix.





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PHONE: 949-485-5656 | WEBSITE: <https://danapointboaters.org>

The existing and proposed recreational boat slip distributions are as follows:

Boat Slip Length (Feet)	Number of Existing Boat Slips	% of Existing Design	Total Proposed Boat Slips	% of Proposed Design
15	0	0%	37	1.64%
20	36	1.49%	9	0.40%
21	6	0.25%	47	2.09%
22	107	4.44%	0	0%
24	100	4.15%	15	0.67%
25	800	33.21%	699	31.01%
26	234	9.71%	51	2.26%
28	123	5.11%	146	6.48%
30	389	16.15%	476	21.12%
31	1	0.04%	18	0.80%
32	0	0.00%	8	0.35%
33	0	0.00%	2	0.09%
34	2	0.08%	2	0.09%
35	266	11.04%	248	11.00%
36	4	0.17%	4	0.18%
38	0	0.00%	1	0.04%
40	129	5.35%	138	6.12%
41	0	0.00%	3	0.13%
42	0	0.00%	27	1.20%
44	0	0.00%	9	0.40%
45	107	4.44%	141	6.26%
48	0	0.00%	25	1.11%
50	44	1.83%	45	2%
53	13	0.54%	0	0%
55	33	1.37%	0	0%
56	0	0.00%	21	0.93%
58	0	0.00%	51	2.26%
60	15	0.62%	8	0.35%
65	0	0.00%	23	1.02%
<b>Total:</b>	<b>2409</b>	<b>100%</b>	<b>2254</b>	<b>100%</b>



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PHONE: 949-485-5656 | WEBSITE: <https://danapointboaters.org>

To further document the non-compliance of the CDP by DPHP they recently requested the County of Orange review a Five Year Plan for slip rate increases. Below is a table detailing the slip sizes and suggested rate increases. *Where in the CDP permit were slips over 65' approved?*

Slip Mix used in the Five-Year Plan:

The Five-Year Plan slip mix eliminates the 15', 31', 32', 33', 34', 36', 38', 41', 42', 44', 48', and 56' slips and it adds 22', 52', 61', 64', 66', 93' and 111' slips.

	Rate Per Foot		Rate Per Month			
	2023	2024	2023	2024	\$ Increase	% Increase
20 FT	\$ 13.50	\$ 14.15	\$ 270	\$ 283	\$ 13	4.81%
21 FT	\$ 17.15	\$ 18.15	\$ 360	\$ 381	\$ 21	5.83%
22 FT	\$ 18.15	\$ 19.20	\$ 399	\$ 422	\$ 23	5.79%
24 FT	\$ 18.70	\$ 19.80	\$ 449	\$ 475	\$ 26	5.88%
25 FT	\$ 18.75	\$ 19.95	\$ 469	\$ 499	\$ 30	6.40%
26 FT	\$ 19.35	\$ 20.60	\$ 503	\$ 536	\$ 33	6.46%
28 FT	\$ 21.35	\$ 22.78	\$ 598	\$ 638	\$ 40	6.70%
30 FT	\$ 24.60	\$ 26.27	\$ 738	\$ 788	\$ 50	6.79%
35 FT	\$ 26.00	\$ 28.57	\$ 910	\$ 1,000	\$ 90	9.88%
40 FT	\$ 33.45	\$ 37.20	\$ 1,338	\$ 1,488	\$ 150	11.21%
45 FT	\$ 34.10	\$ 38.10	\$ 1,535	\$ 1,715	\$ 180	11.73%
50 FT	\$ 35.35	\$ 39.45	\$ 1,768	\$ 1,973	\$ 205	11.60%
52 FT	\$ 35.35	\$ 40.00	\$ 1,838	\$ 2,080	\$ 242	13.15%
55 FT	\$ 39.90	\$ 45.35	\$ 2,195	\$ 2,494	\$ 300	13.66%
58 FT	\$ 43.15	\$ 49.70	\$ 2,503	\$ 2,883	\$ 380	15.18%
60 FT	\$ 43.15	\$ 49.82	\$ 2,589	\$ 2,989	\$ 400	15.46%
61 FT	\$ 43.15	\$ 49.82	\$ 2,632	\$ 3,039	\$ 407	15.46%
64 FT	\$ 43.15	\$ 49.82	\$ 2,762	\$ 3,188	\$ 427	15.46%
66 FT	\$ 43.15	\$ 49.82	\$ 2,848	\$ 3,288	\$ 440	15.46%
93 FT	\$ 43.15	\$ 49.82	\$ 4,013	\$ 4,633	\$ 620	15.46%
111 FT	\$ 43.15	\$ 49.82	\$ 4,790	\$ 5,530	\$ 740	15.46%

Our third example documenting non-compliance by DPHP references Special Condition 20 of the CDP. Special Condition 20 of The Dana Point CDP 5-19-0971 reads:

20. Dry Boat Storage Requirements During Construction. The applicant shall provide to the Executive Director, an annual monitoring report documenting the reconstruction of the harbor approved pursuant





DANA POINT BOATERS ASSOCIATION | PO BOX 461, DANA POINT, CA 92629-0461

PHONE: 949-485-5656 | WEBSITE: <https://danapointboaters.org>

to this coastal development permit and the availability of dry boat storage during construction of the marina. The monitoring report shall include the following information:

- "a. The number of slips and docks reconstructed within the last year, including a breakdown of the boat slip sizes.
- b. The number of slips and docks projected to be constructed within the next 12-month period.
- c. The number of boat slips 30 feet and under that will be permanently eliminated, and the number of slips 30 feet and under out of commission during the next 12-month period due to reconstruction of the harbor.
- d. The number of boat slips under 25 feet that will be permanently eliminated and the number of slips under 25 feet and under commission during the next 12-month period due to reconstruction of the harbor.
- e. The current number of dry spaces available for dry storage in Dana Point Harbor.

If, at the time of the annual report, fewer than 5% of the total number of dry boat storage spaces are available for rent to boats 30 feet and under that have been displaced during construction, the applicant shall establish sufficient boat dry storage space so as not to fall below a 5% dry boat storage availability threshold. If the annual report demonstrates that there is less than 5% of dry boat storage spaces available in the marina for boats 30 feet and under that have been displaced during construction, then no marina reconstruction may occur until there is a minimum 5% of the total dry boat storage spaces available for rent to boats 30 feet and under that have been displaced during construction. The report shall be provided annually to the Executive Director, no later than January 30 of each year."

*On March 14, 2024, DPBA requested a copy of the annual monitoring report provided in January 2023 and January 2024 from Dana Point Harbor Partners to the Executive Director. On April 10, 2024, we finally received a response. Attached is a copy of the report we received. Note, it isn't dated, but one would assume it is from 2023 which would have been due on January 30, 2024. It appears DPHP didn't provide a report for 2022 in January 2023. The report indicates seventeen, 15' slips were built, but they are non-existent. See attached photo one. The 15' slips are supposed to be on the side tie area of the gangway in the picture. There are supposed to be twenty of them and not seventeen. Note the absence of cleats in photo two taken on June 6, 2024.*

Dana Point Harbor was established as a small boat harbor under a Tidelands Grant from the State of CA to Orange County, CA. The intention was to provide maximum public access to Californians wanting to boat on CA waterways. Building bigger slips, which command higher pricing, when not approved in the CDP is a travesty. Section 3 of the Coastal Act and the current LCP looking to be amended are supposed to protect the common Californian wanting public access. It appears that DPHP considers themselves untouchable. Unless the CCC demands compliance with the CDP then we guess they are.

As a final note, a section of the Tidelands Grant for Dana Point reads: "That these lands shall be used by the county, and its successors, only for the establishment, improvement, and conduct of a harbor, and



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PHONE: 949-485-5656 | WEBSITE: <https://danapointboaters.org>

for the construction, maintenance, and operation thereon of wharves, docks, piers, slips, quays, and other utilities, structures, facilities, and appliances necessary or convenient for the promotion and accommodation of commerce and navigation, and for recreational use, public park, parking, highway, playground, and **business incidental thereto.**"

*We can understand the purpose of a low-cost hotel for visitors, but is a high-cost, boutique hotel considered a business incidental to the harbor? We don't think so.*

Sincerely,

A handwritten signature in black ink that reads "Anne Eubanks".

Anne Eubanks  
President

**DRY BOAT STORAGE REQUIREMENTS DURING CONSTRUCTION: SPECIAL CONDITION 20**

**Annual Monitoring Report**

- A. In the last 12 months, 526 slips were removed and replaced with 435 new slips, resulting in a net loss of 91 slips.

Length	Slips Removed	Slips Built
15'	-	17
21'	9	10
22'	4	-
24'	-	8
25'	281	135
26'	101	2
28'	64	99
30'	31	23
35'	0	1
40'	25	58
45'	-	56
52'	0	-
55'	5	-
58'	6	26
Total	526	435

- B. 378 slips are projected to be constructed within the next 12 months.
- C. In the next 12 months, 102 is the maximum number of slips 30 feet and under that will be out of commission at any time in 2023. 0 slips 30 feet and under will be permanently eliminated.
- D. In the next 12 months, 33 is the maximum number of slips 25 feet and under that will be out of commission at any time in 2023. 0 slips 25 feet and under will be permanently eliminated.
- E. There are currently 85 dry storage spaces available for rent, which exceeds the 5% threshold for displaced boats 30 feet and under.
- F. No existing tenants have been displaced from the marina due to the construction.









**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)  
**Date:** Friday, June 7, 2024 5:02:36 PM  
**Attachments:** [RBOC re Dana Point \(LCP-5-DPT-21-0079-2\) .pdf](#)

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**From:** J Clark <jclark@oconnorcochran.com>  
**Sent:** Friday, June 7, 2024 4:59 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Cc:** Jerry Desmond Jr. Esq. <jerry@desmondlobbyfirm.com>  
**Subject:** Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

Please see the attached comment on the above agenda matter, in the form of correspondence from RBOC. Thank you for your attention. Respectfully, JBC

James Bryce Clark  
President 2024  
Recreational Boaters of California  
[www.rbo.org](http://www.rbo.org)

c/o O'Connor Cochran LLP  
515 South Flower St., 18th Floor  
Los Angeles, California 90071





925 L Street • Suite 260  
Sacramento CA 95814  
916.441.4166  
[www.rbo.org](http://www.rbo.org)

June 7, 2024

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, California 94105-2219  
Attn: southcoast@coastal.ca.gov

**Re: Public Comment on your June 2024 Agenda Item for Friday, 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)**

**Jamie Clark**  
President

**Bill Gargan**  
Vice President – North

**Anne Eubanks**  
Vice President - South

**Otis Brock**  
Secretary – Treasurer

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Dear Commissioners:

The Recreational Boaters of California (RBOC) is a non-profit government advocacy organization led by volunteer boaters and sailing leaders from across California, who inform lawmakers about California waterway recreational needs, and advocate boater positions on legislation and regulations. RBOC has been working since 1968 in advocacy efforts to protect and enhance the interests of the state's three million recreational boaters, and, importantly, to promote access for all to the state's signature attraction of water sports and recreation.

We have not independently assessed the local conditions described in the comments filed for you on the above matter by the local Dana Point Boaters Association (DPBA); however, we have a strong long-term interest in protecting broad access to California boating and recreational activities on the water, which sometimes is seen, unfortunately, as a competing use with private real estate investment and development goals.

Taking DPBA's factual assertions at face value, we are concerned that the continuation of access for all – not just the largest yachts and largest new waterside investments – may not be well protected, if negotiated arrangements previously worked out among stakeholders (like the CDP 5-19-071 marina plan for Dana Point, its status as a “small boat” harbor on state tidelands, and the work of the Commission's own analysts, cited by DPBA) are ignored, or run over without consequence. RBOC supports the request of DPBA for your careful examination of these attributes for compliance and broad access, prior to any approval. Thank you for your attention.

Respectfully,

James Bryce Clark  
President

Cc: President, Dana Point Boaters Association  
Commodore, Southern California Yachting Association  
Jerry Desmond, Esq., Desmond & Desmond





**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Amitay.Shahar@Coastal](mailto:Amitay.Shahar@Coastal)  
**Subject:** FW: Friday, June 14th, 2020 - Agenda Item #10a - Public Comments  
**Date:** Friday, June 7, 2024 5:11:50 PM  
**Attachments:** [Steven Carpenter Comments to CCC - June 14 2024 hearing - Agenda Item 10a.pdf](#)

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**From:** steve.carpenter@flash.net <steve.carpenter@flash.net>  
**Sent:** Friday, June 7, 2024 5:05 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Friday, June 14th, 2020 - Agenda Item #10a - Public Comments

Dear California Coastal Commission and South Coast Staff,

I electronically submit my attached public comments for Friday, June 14<sup>th</sup>, 2024, hearing, agenda item #10a.


Respectively Submitted,  
Steven Carpenter

Steven Carpenter,  
[steve.carpenter@flash.net](mailto:steve.carpenter@flash.net)

=====

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Steven Carpenter  
A Resident of Dana Point, CA

June 6, 2024

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

Attn: [southcoast@coastal.ca.gov](mailto:southcoast@coastal.ca.gov)

Re: **Public Comment on June 2024 Agenda Item Friday 10a - City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)**

Dear Commissioners & South Coast Staff,

I am writing today to ask the CA Coastal Commission to deny the Dana Point amendment request or, at a minimum, delay a ruling on Agenda Item 10a.

First and foremost, Dana Point Harbor was established as a small boat harbor under a Tidelands Grant from the State of California to the County of Orange, CA. The intention was to **provide maximum public access to Californians wanting to boat on CA waterways**.

A section of the Tidelands Grant for Dana Point reads: "That these lands shall be used by the county, and its successors, only for the establishment, improvement, and conduct of a harbor, and for the construction, maintenance, and operation thereon of wharves, docks, piers, slips, quays, and other utilities, structures, facilities, and appliances necessary or convenient for the promotion and accommodation of commerce and navigation, and for recreational use, public park, parking, highway, playground, and **business incidental thereto**."

The following are just a few of boaters' and citizens' concerns with Agenda Item 10a and (DPHP) Dana Point Harbor Partners non-compliance with the existing Dana Point Harbor Revitalization Plan & District Regulations.

1. Loss of boater amenities and size of the boater service buildings, pages 17, 28, 68, [97](#) of Staff Report. See page 97 of the Staff Report below. **No loss of boater amenities should be allowed.**
2. Loss of designated boater parking. See pages [38 - 39](#) of Exhibits. **No loss of designated boater parking should be allowed.**
3. The most significant item is how DPHP calculates hotel market rate increases; the market rate is based on "CPI INDEX." Page Why doesn't DPHP calculate the market rate increased for ALL marina slips or dry boater storage? WHY NOT! See [Page 94](#) of the Staff Report. **All market rate adjustments of Dana Point Harbor should be calculated using "CPI INDEX," which should include marina slip rates and dry boater storage rates.**
4. Loss of Day Use Boater Parking per "Dana Point Harbor Revitalization Plan & District Regulations." For over two years, South Coast Coastal Enforcement has failed to respond to and enforce the violations submitted (letters & emails) by Dana Point Boaters and the Dana Point Boaters Association. No Dana Point LCP & LUP modifications should be allowed until Dana Point Harbor Partner complies with all the non-conforming and non-compliant issues. **No Dana Point Harbor LUP and LCP modifications should be allowed until Dana Point Harbor Partners complies with all non-compliance and non-conforming issues.**

Steven Carpenter  
A Resident of Dana Point, CA

5. Since 2020, there have been too many non-compliant and non-conforming issues submitted by Dana Point Boaters and the Dana Point Boaters Association to list. ***Please have South Coast Enforcement address the many outstanding issues immediately.***

LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

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	<b>136 To Be Determined</b>
Select Service Lower Cost Hotel/Motel				<del>220 rooms + 25%</del> <b>of market rate rooms</b>
- Function / Meeting			2,000	42,000
- Restaurant/ Food Service				4,200 2,750
- Accessory Retail				350 500
- Fitness / Health Center			450	700 4,500
<b>Market Rate (High-Cost) Hotel</b>				<b>130 rooms</b>
- Function / Meeting				8,000
- Restaurant/ Food Service				8,275
- Accessory Retail				600
- Fitness / Health Center				1,700
Boater Service Building 2			3,600	4,000
Boater Service Building 3			3,600	3,000 8,800
Boater Service Building 4			5,000	3,800 7,000
Planning Area 3 Subtotals		9.5	8,600	<u>28,625</u> 34,360 <sup>(3)</sup>

**Footn**Notes: (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  
**(6) The lower cost hotel rooms that constitute 25% of the number of market rate rooms may be incorporated within the lower cost hotel or the market rate hotel**

One can understand the purpose of a low-cost hotel for visitors, but is a high-cost, boutique hotel considered a business incidental to the harbor? ***Not at the expense of public recreational boating access.***

In closing, until Dana Point Harbor Partners, the Lesseeholder, complies with ALL outstanding non-compliant and non-conforming issues, no modifications should be allowed by the Coastal Commission.

Respectively Submitted,

Steven CarpenterA

**From:** [Donna Kalez](#)  
**To:** [Spencer, Amrita@Coastal](mailto:Spencer_Amrita@Coastal)  
**Cc:** [Amitay, Shahar@Coastal](mailto:Amitay_Shahar@Coastal)  
**Subject:** Please see letter in support of Dana Point Harbor Hotels  
**Date:** Monday, June 10, 2024 1:18:32 PM  
**Attachments:** [Xerox Scan\\_06102024105248.PDF](#)

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Please see attached letter in support of the LCP for the Dana Point Harbor Hotels

Thank you ,

Donna Kalez, Owner  
Dana Wharf Sportfishing & Whale Watching  
34675 Golden Lantern  
Dana Point, Ca. 92629  
949.496.5794 ext 116  
[www.danawharf.com](http://www.danawharf.com)  
[www.linktr.ee/danawharf](http://www.linktr.ee/danawharf)

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**Chair: Festival of Whales Foundation**



6/10/24

Amrita Spencer | District Supervisor  
CALIFORNIA COASTAL COMMISSION  
South Coast District Office  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802

LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

Dear Ms. Spencer,

My name is Donna Kalez owner of Dana Wharf Sportfishing and Whale Watching in Dana Point Harbor, we were the first operating business in Dana Point Harbor in 1971, I have been engaged in this Harbor Revitalization plan for over 20 years writing many letters in support of the overall project, I consider myself uniquely qualified to speak to the agenda item F10 Dana Point Harbor Hotels. I want to express my **strong support** for the Dana Point Harbor Hotels. This LCP is most important to the Orange County economic climate and will allow for long overdue improvements and upgrades to this Harbor as it relates to the current Dana Point Marina Inn, this plan as submitted will provide for one affordable hotel and one boutique hotel. We are so excited and have been since the plan was submitted to have a new hotel built in the Harbor, not one but two - one that has a commitment to affordability. Dana Wharf Sportfishing and Whale Watching relies on an affordable option for our visitors, members of the public that are recreational fishermen, women and children that love wildlife and having affordable access to the ocean that we provide, the general public loves to go out on our boats to recreate.

Furthermore, we also serve handicap and underserved communities and having a Harbor Hotel that can accommodate them at a reduced rate is a must since some also travel long distances to go out with us as some leave as early as 6am. Having upgraded new accessible harbor hotels that will have 57% affordable rooms is so important to the overall health and success of the Harbor revitalization plan. These new Dana Point Harbor hotels will also beautify and improve public access and walkability through a widened pedestrian walkway which will also further community involvement in the harbor connecting the commercial core to the hotels something we have lacked for 53 years. Finally, the hotels will provide a shuttle service to transport guests to local attractions to lessen parking impacts. There are so many benefits to these New Dana Point Harbor Hotels that I urge you to support the approval of this LCP amendment.

Sincerely,

Donna Kalez

Owner

Dana Wharf Sportfishing and Whale Watching  
34675 Golden Lantern, Dana Point, CA 92629

**From:** [Mark Hanson](#)  
**To:** [Spencer, Amrita@Coastal](mailto:Spencer_Amrita@Coastal)  
**Cc:** [Amitay, Shahar@Coastal](mailto:Amitay_Shahar@Coastal)  
**Subject:** Agenda item F10a / Support for Amendment Request No. LCP-5-DPT-21-0079-2 (2- 21) /City of Dana Point Local Coastal Program  
**Date:** Monday, June 10, 2024 3:17:17 PM

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Dear Amrita Spencer,

I am writing this letter of support because I have lived in Dana Point for the past 50years. I completely support the amendment for 2 hotels and to modify the allotted square footage for boater service facilities and visitor servicing commercial uses in Planning Area 3 of the Dana Point Harbor Revitalization Plan.

Gift Chateau and Art Sea are the 2 stores in Dana Point Harbor that I own and operate. The 2 stores have been in Dana Point Harbor for at least 3 decades. Our amazing customers are local as well as from out off the area. I feel the plan to have 2 separate hotels, Surf Lodge and Dana House is a fantastic idea. As I stated, I operate 2 stores in Dana Point Harbor. The initial feeling of the 2 stores feels drastically different but still caters to the same person. It gives the customer options and price points. Catering to the public is paramount. Having the 2 new hotels closer to the water with clearly marked walkability to local restaurants and shops will be a dream for the public. This plan will provide a more inclusive connection to all the amenities the new plan offers. At the end of the day, it's about the publics enjoyment of the Harbor.

Mark Hanson  
Art Sea  
Gift Chateau  
[troyitup@cox.net](mailto:troyitup@cox.net)  
[949 275-2345](tel:9492752345)

**From:** [Waldner C](#)  
**To:** [Spencer, Amrita@Coastal](#)  
**Cc:** [Amitay, Shahar@Coastal](#)  
**Subject:** Agenda item F10a / Support for Amendment Request No. LCP-5-DPT-21-0079-2 (2- 21) /City of Dana Point Local Coastal Program  
**Date:** Monday, June 10, 2024 5:37:34 PM

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Dear California Coastal Commission,

As a resident who deeply cares about the community and its growth, I believe that the introduction of a hotel in this area would bring about a myriad of positive impacts and opportunities for both locals and visitors alike.

A new hotel in Dana Point Harbor would serve as a significant economic driver for the region. It would create numerous job opportunities for residents. Additionally, the influx of tourists attracted by the presence of a hotel would lead to increased spending in local businesses, benefiting the overall economy of the area. This will be done all while having a minimal effect on traffic. Hotel shuttle services will transport guests to local destinations and public transit to reduce potential impact on traffic.

Furthermore, a new hotel in Dana Point Harbor would enhance the tourism industry in the region. As a popular destination known for its picturesque coastline, charming shops, and vibrant community, Dana Point Harbor has the potential to attract even more visitors with the addition of comfortable and convenient accommodations. The proposed hotels will be located closer to the waterfront to promote a stronger pedestrian connection to the Pedestrian Promenade as recommended by the Dana Point Revitalization Plan. This would not only provide a boost to the local tourism sector but also help showcase the beauty and charm of Dana Point to a broader audience.

The presence of a hotel in Dana Point Harbor would provide residents with a convenient option for hosting out-of-town guests, attending events, or enjoying a staycation without having to travel far. This accessibility would not only benefit locals but also encourage more frequent visits from nearby residents, supporting the hospitality industry and contributing to the overall vibrancy of the community. The increased volume of visitors will be countered by the proposed public pedestrian promenade along the Harbor to be widen.

I am confident that this endeavor would be a valuable addition to our community and look forward to the positive impacts it could bring.

Sincerely,

Cheyne Waldner  
President  
Dana Point Sportfishing, LLC  
949-949-3808



**From:** [TINA AGA](#)  
**To:** [Spencer, Amrita@Coastal](mailto:Spencer_Amrita@Coastal)  
**Cc:** [Amitay, Shahar@Coastal](mailto:Amitay_Shahar@Coastal)  
**Subject:** Support for DPH hotels  
**Date:** Tuesday, June 11, 2024 5:17:22 AM

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Amrita Spencer | District Supervisor  
CALIFORNIA COASTAL COMMISSION  
South Coast District Office  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802  
(562) 590-5071

Dear Ms. Spencer,

I am writing to share my voice of support for the Dana Point Harbor revitalization project, and specifically the Hotels portion of this exciting and valuable project for our community.

My husband Glenn and I have been home-owners in south Orange County for 21 years, living in the same home and community close to Dana Point Harbor since 2003. We have been fortunate to enjoy the amenities of the Harbor, including taking our children to Baby Beach, the Ocean Institute, and many walks, bike rides, and water activities over the years. The Harbor is a gathering place, anchors our community, and is a treasured gem.

We've also had family and friends stay at the existing Marina Inn many times over the years – and its replacement is a necessity given its age and condition. As we understand the project, there is existing zoning for hotel uses within Planning Area 3 of the Dana Point Harbor Revitalization Plan. I am excited to support the hotel expansion and use for the following reasons:

- The proposed hotels will be located closer to the waterfront; this in turn will promote a stronger pedestrian connection to the Pedestrian Promenade as recommended by the Dana Point Revitalization Plan.
- Public pedestrian promenade along the Harbor to be widened – and those family and pet friendly walks will be able to be enjoyed by more people.
- The proximity of the hotels to our treasured businesses will promote guest walkability to these local restaurants, shops, and entertainment venues.
- New construction of boater facilities to replace aging facilities is part of the successful secret sauce for this special community gem – the boating, paddle boarding, and water activities make it magical for all so the facilities need to support these activities.
- The proposed hotels will result in expanded employment opportunities - and resultant tax revenue increase - during the construction and operation of the hotels.

In all, we wanted to thank you in advance for your consideration of this letter, and we hope

you will join us in supporting the development of the Hotel portion of this project.

Regards,  
Tina and Glenn Aga  
7 Copley Place  
Laguna Niguel, CA 92677  
949-257-7808

Thank you,  
Tina Aga

**From:** [Chris Bogseth](#)  
**To:** [Spencer, Amrita@Coastal](#)  
**Cc:** [Amitay, Shahar@Coastal](#)  
**Subject:** Dana Point Harbor Revitalization Support  
**Date:** Tuesday, June 11, 2024 9:26:47 AM

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To Amrita and Whom it may concern,

I was born and raised in Laguna Niguel and spent much of my upbringing in Dana Point Harbor. Constantly sailing, fishing, boating, biking, swimming, going to the Ocean Institute, Baby beach, and Doheny. The harbor and ocean became so imbedded in me that I now have a Bachelor of Science in Fisheries Biology and started a charter fishing business in Dana Point called Left Coast Sportfishing, one of the few fully legal and licensed charter businesses separate from the Wharf.

While I cherish the memories made in the existing/old harbor I recognize the need for more hotel space, new docks, and new buildings. The one constant in life is change, and I believe the change to the harbor and hotel layout will be the best for the community and visitors alike.

For me personally as a harbor business owner I will definitely benefit from the new harbor, buildings, hotels, and restaurants.

Just this last weekend I had clients onboard that are doing the excavation for the parking structure and it sounds like they will be return clients, excited that I am already getting new business from the construction going on.

The new hotels will be able to accommodate more people than the existing hotel bringing more business to the harbor and will be moved closer to the waterfront. Creating higher foot traffic along the waterway and expose all harbor businesses including mine to more potential clients.

I am excited about the new public viewing station with telescope, it will certainly be a noteworthy stop for our family walks around the harbor once completed. I am excited to raise my kids here in the new developing Dana Point Harbor and help create similar memories to the ones me and my wife had growing up here.

Overall I am looking forward to the projects being done in the Harbor and would like my support to be known.

Captain Chris Bogseth  
Left Coast Sportfishing  
(949)606-5935

**From:** [Michelle Duenas-Johnson](#)  
**To:** [Spencer, Amrita@Coastal](#)  
**Cc:** [Amitay, Shahar@Coastal](#)  
**Subject:** Support Letter for Agenda Item: F10a – LCP-5-DPT-21-0079-2 (2-21)  
**Date:** Tuesday, June 11, 2024 11:46:48 AM  
**Attachments:** [Support Letter.pdf](#)

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Hello,

Please find my support letter attached.

Thank you,  
Michelle Duenas

6-11-2024

Michelle Duenas  
8 St. Martin  
Laguna Niguel, CA 92677

**Subject: Support Letter for Agenda Item: F10a – LCP-5-DPT-21-0079-2 (2-21)**

To whom it may concern:

My name is Michelle Duenas and I live two miles from the City boundary lines between Aliso Viejo and Dana Point. We consider Dana Point to be “our backyard” as we are regular patrons of the restaurants and shops there. My family, neighbors, and City will greatly benefit from the development of these two new hotels, retail, restaurants, and marina access. The marina is a place my family enjoys visiting on a weekly basis, and we are so excited to hear about all of the new developments that are planned in that area. We have already been enjoying the newly developed areas on Del Prado and it makes us feel so happy to call this place home.

The existing marina is in poor shape and not a desirable place to visit. The Marina needs to be revitalized. I can think of no better way to provide improved Marina access than adding these two hotels to the rest of the planned improvements.

Please vote yes to the add and approve the two beautifully designed proposed hotels.

These hotels are needed and will be used by visitors and locals...I know our family would look forward to staycations down on the marina!

Thank you,

Michelle Duenas

**From:** [Elsa Stuart](#)  
**To:** [Spencer, Amrita@Coastal](mailto:Spencer_Amrita@Coastal)  
**Cc:** [Amitay, Shahar@Coastal](mailto:Amitay_Shahar@Coastal)  
**Subject:** iHeartYoga Support for Agenda item F10a / Support for Amendment Request No. LCP-5-DPT-21-0079-2 (2- 21) /City of Dana Point Local Coastal Program  
**Date:** Tuesday, June 11, 2024 11:55:10 AM  
**Attachments:** [iHeartYoga\\_Agenda item F10a Support for Amendment Request No. LCP-5-DPT-21-0079-2 \(2- 21\).pdf](#)

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Hi Armita - Please see attached letter echoing iHeartYoga's support for Dana Point Harbor Hotels and the Dana Point Harbor Revitalization plan.

Thank you for hearing our voice as a local business to Dana Point!

--

Elsa Stuart, Owner  
[iHeartYoga.org](http://iHeartYoga.org)  
34485 Golden Lantern  
Dana Point, CA 92629  
(949) 363-3152  
[Elsa@iHeartYoga.org](mailto:Elsa@iHeartYoga.org)

[Check out the iHeartYoga Events page for local yoga events and classes](#)



iHeartYoga  
34485 Golden Lantern  
Dana Point, CA 92629

TO:

Amrita Spencer | District Supervisor  
CALIFORNIA COASTAL COMMISSION  
South Coast District Office  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802  
(562) 590-5071  
[amrita.spencer@coastal.ca.gov](mailto:amrita.spencer@coastal.ca.gov)

**Agenda item F10a / Support for Amendment Request No. LCP-5-DPT-21-0079-2 (2- 21)  
/City of Dana Point Local Coastal Program.**

Dear Members of the California Coastal Commission,

iHeartYoga has been a prominent business in Dana Point, CA for over 10 years and is in support of the Dana Point Harbor Revitalization.

iHeartYoga has been a globally recognized fitness destination to Dana Point residents and guests for over 10 years. Voted Best Yoga Studio by Dana Point Times 11 years in a row, 2X Best in Orange County by LA Times, Chamber Business of the Year 2019, and have been offering both indoor Studio classes in Dana Point Harbor as well as outdoor classes in Lantern Bay Park for over a decade. Annually, we see 12,000 students in the park and another 45,000 in the Studio...30% of these students being hotel guests and out of town visitors on a wellness vacation to our amazing city. We had a goal 5 years ago to make Dana Point a global wellness vacation destination and we see students from all over the world in our park and studio classes.

I am writing to express my strong support for the proposed hotel renovation project in Dana Point Harbor and to urge the California Coastal Commission to support this initiative as well. As the owner of iHeartYoga, I believe that the development of this hotel will not only benefit the awareness and interest in visiting Dana Point, CA but also significantly contribute to the enhancement of our local community and economy.

We love the hotel plans due to the proposed proximity to the water, increasing foot traffic to our studio and local harbor businesses as well as integrating the harbor brand and landscape to promote outdoor fitness and wellbeing around the water and hardscapes.

One of the most compelling aspects of the proposal is the commitment to providing a majority of lower-cost or equivalent hotel rooms. This approach not only promotes inclusivity and accessibility but also reflects a genuine desire to cater to a diverse range of guests, including those from underserved communities. Many of these types of guests are the regional visitors we

see in our yoga classes today. Furthermore, the allocation of \$110,000 per year towards a public access and recreation benefits package underscores the project's dedication to promoting Dana Point's outdoor themes, brand, and further promotes our harbor as wellness and destination.

The emphasis on green building sustainability initiatives is commendable and aligns perfectly with the values of our community. By prioritizing environmentally friendly practices, the project sets a precedent for responsible development and stewardship of our coastal resources.

The proposed relocation of the hotel closer to the waterfront will not only enhance the aesthetic appeal of Dana Point Harbor but also foster a stronger pedestrian connection to the Pedestrian Promenade, as recommended by the Dana Point Revitalization Plan. Additionally, widening the public pedestrian promenade along the Harbor will create a more inviting and accessible space for residents and visitors alike, further enriching their experience of our picturesque coastal area.

I am particularly excited about the proposed public viewing station with a telescope along Island Way bridge, as it will undoubtedly increase public enjoyment of the Harbor and provide a unique opportunity for individuals to connect with the natural beauty of our surroundings.

Furthermore, the provision of hotel shuttle services and support for public transit demonstrates a proactive approach to mitigating potential traffic congestion and reducing the environmental impact of transportation in our community. iHeartYoga is especially excited about the shuttle to allow local residents to enjoy the harbor and local yoga classes at iHeartYoga. Additionally, the construction of new boater facilities to replace aging infrastructure will not only enhance safety but also contribute to the overall attractiveness of Dana Point Harbor as a destination for boating enthusiasts. Many boaters live a health and wellness lifestyle and are members of iHeartYoga.

Lastly, I would like to highlight the significant economic benefits associated with this project, including expanded employment opportunities during both the construction and operation phases. These economic benefits will undoubtedly have a positive ripple effect on our local businesses, including iHeartYoga, by attracting more visitors to the area and stimulating growth in our community.

In conclusion, I wholeheartedly support the proposed hotel renovation project in Dana Point Harbor and respectfully urge the California Coastal Commission to join in our support. The numerous benefits outlined above underscore the project's potential to enrich our community, promote sustainability, and enhance the overall quality of life for residents and visitors alike.

Thank you for your attention to this matter, and please do not hesitate to contact me if you require any further information or clarification.

Sincerely,

Elsa Stuart, Owner  
iHeartYoga