

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

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**DATE: NOVEMBER 25, 2019**

**TO: DANA POINT PLANNING COMMISSION**

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT  
KELLY REENDERS, INTERIM DIRECTOR OF COMMUNITY  
DEVELOPMENT  
BELINDA DEINES, INTERIM PRINCIPAL PLANNER**

**SUBJECT: CAPISTRANO BEACH VILLAGE PLAN UPDATE**

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**RECOMMENDATION:** That the Planning Commission provide a preliminary review of the proposed project, and receive and file the Capistrano Beach Village Plan Update report.

**APPLICANT:** City of Dana Point

**LOCATION:** Capistrano Beach Village Overlay District

**ENVIRONMENTAL:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15306 (Class 6 – Information Collection) in that the project involves basic data collection, research, and information gathering purposes leading to an action which a public agency has not yet approved, adopted, or funded.

**BACKGROUND:**

In 2010, the City Council selected ROMA Design Group to prepare the Doheny Village Plan for the project area commonly referenced as Doheny Village (“The Village”), and the project included public outreach and resulted in a draft document in 2013. In 2015, the City Council awarded a contract to Opticos Design, Inc. to prepare a Form-Based Code to be incorporated into the City’s Zoning Code. In March 2016, the draft code was informally distributed and several community members expressed issues related to parking, nonconforming uses, and development standards. Doheny Village Merchants’ Association (“DVMA”) was formed in late 2016 to express concerns with the proposed Doheny Village Plan.

Beginning in October 2017, City staff re-initiated a public engagement process to inform, consult, and involve DVMA with a series of five (5) monthly meetings which featured interactive presentations and group discussions structured by a citizen partnership model. Meetings focused on challenges and opportunities related to land uses and development standards in The Village, as well as identifying areas of consensus to move forward with the project. Furthermore, City staff facilitated onsite, one-on-one

conversations and group walkabouts with residents, business owners, and property owners to gain insight on various perspectives and shared interests and concerns. Participants' feedback of the City's recent outreach efforts have been favorable and positive.

On March 20, 2018, the City Council directed City staff to: 1) Continue meeting with the DVMA as a working group and prepare a Draft Zoning Code Update for City Council review; 2) Prepare a Zone Text Amendment for inclusion in the 2018 Zoning Ordinance project to streamline existing, nonconforming property regulations and provide more flexibility for Village property owners to invest in updating and improving their properties; 3) Prepare a beautification plan; and 4) Suspend work authorized by the City Council for the Doheny Village Plan Update EIR contract.

### **DISCUSSION:**

In July 2018, City staff initiated regular monthly meetings with the Doheny Village Working Group ("Working Group") comprised of select community representatives that have been actively involved in the draft Zoning Code Update process. A total of 15 stakeholder meetings were held, which have been open to the public, noticed on the City calendar, and promoted on social media sites. As a result, local stakeholders and City staff have prepared draft documents for the Capistrano Beach Village Plan (previously referred to as the Doheny Village Plan). The project consists of a Zoning Code Update, General Plan Amendment, and Local Coastal Plan Amendment for the project area.

#### **Draft Zoning Code Update**

On October 24, 2019, the Working Group recommended that the draft Capistrano Beach Village Zoning Overlay District be forwarded to the City Council for review. In the Dana Point Zoning Code, a new chapter is proposed to establish the Capistrano Beach Village Districts. These districts are designed to achieve an integrated neighborhood-serving business and residential environment.

The Village identifies as a unique, eclectic area with many long-standing industrial, mixed-use, and commercial businesses, as well as a variety of housing types such as multi-family, mobile homes, and live-work units. Working Group members have identified three core areas within The Village, and the draft zoning map includes new zoning districts (Supporting Document A):

- **Mixed Commercial/Residential Main Street ("Village Main Street"):** Properties fronting Doheny Park Road
- **Mixed Light Industrial/Commercial ("Village Commercial/Industrial"):** West of Doheny Park Road, behind the alley
- **Mixed Commercial/Residential (Village Commercial/Residential"):** East of Doheny Park Road, behind the alley

Key land use changes include legalizing existing, nonconforming uses which had been established prior to the adoption of the Dana Point Zoning Code:

- Light industrial uses on the west side
- Residential development on upper floors along Doheny Park Road
- Commercial or residential uses on the east side

Proposed development standards are based on the area's historical pattern of development, specifically properties built under County of Orange jurisdiction. Working Group members researched and surveyed site specific conditions on a neighborhood scale to identify legal, nonconforming structures and desired urban form. They evaluated the limitations of existing standards relative to current conditions for setbacks, height, lot coverage, floor area ratio, landscape coverage, residential density, and parking. These land use changes, including less stringent development standards, will likely spur both small and large scale redevelopment in The Village.

#### Environmental Impact Report

In January 2016, the City Council awarded a contract to Michael Baker International to prepare an Environmental Impact Report ("EIR") for the Doheny Village Plan, and the contract has since lapsed as of June 2018. Based on recent changes to the project, City staff requested a revised EIR scope of work and cost from Michael Baker International to inform the City's grant application for the State of California Department of Housing and Community Development Senate Bill 2 Planning Grant Program. It is anticipated that the available grant funds will cover the costs of the project's EIR. A renewed EIR contract has not yet been negotiated nor has any external funding been secured, however, City staff will request the City Council to re-initiate the EIR process in December 2019.

#### Beautification Plan

As directed by the City Council, the Working Group developed a Capital Improvement Project List that outlines potential beautification projects in The Village (Supporting Document 2). The Village Beautification Committee ("VBC") was formed to implement short-term aesthetic improvements, including a community mural art program, pocket park development, small-scale landscape projects, and neighborhood signage. VBC has identified priority locations and potential projects to initiate by early 2020.

#### Preliminary Review

Pursuant to Dana Point Municipal Code Section 9.61.100(a)(2), preliminary review by the Planning Commission is a process appropriate for projects which may involve more significant issues of sensitivity or compatibility, or qualitative interpretations of City policy. The Planning Commission may provide comments focused on the identification of potential issues, and may offer general feedback on how key issues or policies apply to the project.

**CORRESPONDENCE:** To date, City staff has received multiple letters in support of the Capistrano Beach Village Plan moving forward.

**CONCLUSION:** Completion of a Zoning Code Update for The Village has been identified as a high priority and necessary to enable neighborhood enhancement and revitalization. Staff recommends that the Planning Commission review the proposed project and provide general feedback for consideration. In December 2019, the City Council will receive a project update and City staff will request approval to initiate preparation of the Zoning Code, General Plan, and Local Coastal Plan Amendments.



Belinda Deines, Interim Principal Planner



Kelly Reenders, Interim Director  
Community Development Department

**ATTACHMENTS:**

**Supporting Documents**

1. Draft Capistrano Beach Village Zoning Overlay District
2. Draft Capistrano Beach Village Capital Improvement Project List

## Supporting Document 1: Draft Capistrano Beach Village Zoning Overlay District

DRAFT Capistrano Beach Village District Overlay – Updated 10/24/19

### **Chapter 9.14 Capistrano Beach Village Districts**

#### **9.14.010 Intent and Purpose.**

The intent and purpose of this Chapter is to establish the Capistrano Beach Village District Overlay to preserve and enhance the eclectic combination of commercial, light industrial, and residential mixed uses in the area. These districts are designed to achieve an integrated neighborhood-serving business and residential environment. Residential units in Capistrano Beach Village provide housing near sources of employment or commercial and professional services, intended to add to the City's supply of affordable housing, reduce commutes between home and work, and promote a strong, stable, and desirable pedestrian-oriented business environment. The physical boundaries of the overlay area are delineated on Exhibit A attached hereto.

(a) Village Commercial/Industrial (V-C/I). The Village Commercial/Industrial (V-C/I) district promotes development of a mixture of commercial, office, and light industrial uses to serve the needs of the community, the City's coastal resources, and a stable and vital local economy. Uses include, but are not limited to, marine-related businesses, professional and business offices, automotive services, light manufacturing, and construction services. This district provides for the development of a commercial and industrial area that includes adequate circulation and landscaping, attractive buildings, and coordinated signage.

(b) Village Commercial/Residential (V-C/R). The Village Commercial/Residential (V-C/R) district includes a mixture of commercial, office, and residential uses in the same building, same parcel, or within the district in keeping with the area's historical pattern of development. Compatible uses include, but are not limited to, live/work units, artisan manufacturing, and small-scale business activities which serve the needs of residents. This district provides a residential density of thirty (30) dwelling units per net acre, with the exception of parcels greater than ten (10) acres shall be limited to a maximum density of fifty (50) dwelling units per acre.

(c) Village Main Street (V-MS). The Village Main Street (V-MS) district is intended to accommodate mixed-use buildings with neighborhood-serving retail, service, and other uses on the ground floor, and commercial or residential uses above nonresidential space. The provisions of this district encourages development that exhibits the physical design characteristics of pedestrian-oriented environment with storefront-style frontages along Doheny Park Road. This district provides a residential density of thirty (30) dwelling units per net acre, with the exception of properties located west of Doheny Park Road and south of Victoria Boulevard shall be limited to a maximum density of ten (10) dwelling units per acre.

#### **9.14.020 Permitted Uses, Accessory Uses, Temporary Uses and Conditional Uses.**

(a) Several classes of uses are allowed in Capistrano Beach Village Districts. Each of these classes must promote the mixed use character of the districts. These classes of uses are:

- (1) Permitted Use — allowed by right if no discretionary review is required. Certain permitted uses, indicated by P\*, are also regulated by provisions contained in Section 9.14.050 or Chapter 9.07.
- (2) Accessory Use — allowed by right if accessory to a permitted or conditional use.

(3) Temporary Use — allowed on a temporary basis in accordance with the provisions of Chapter 9.39.

(4) Conditional Use — allowed subject to the approval of a Conditional Use Permit in accordance with the provisions of Chapter 9.65. Certain conditional uses, indicated by a C\*, are also regulated by provisions contained in Section 9.14.050 or Chapter 9.07.

(5) Prohibited Use — not allowed in the subject district.

(b) Certain uses other than permitted uses may not be suitable or desirable in every location within Capistrano Beach Village Districts and, therefore require a Temporary Use Permit as described in Chapter 9.39, or discretionary review through the Conditional Use Permit process described in Chapter 9.65.

(c) Definitions of Use. The following definitions shall apply to the provisions contained in this Chapter. Manufacturing uses, including artisan, marine, and metal fabrication, specifically located within the Capistrano Beach Village Districts shall be defined as follows:

(1) Artisan Manufacturing Uses. Artisan manufacturing shall mean the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products, as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products, beverages, printmaking, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass or ceramic production, and paper manufacturing.

(2) Marine Manufacturing Uses. Marine manufacturing shall include marine-oriented, light industrial uses including surfboard shaping and manufacturing, boat and watercraft assembly.

(3) Metal Fabrication Uses. Metal fabrication shall mean establishments which provide creation of metal structures by cutting, bending, and assembling processes. Uses include blacksmith shops, machine shops, sheet metal shops, tinsmiths, and welding shops.

(d) The following Table lists the classification of allowable uses in the Capistrano Beach Village Districts as defined in Section 9.75.270 and Section 9.14.020(c). Any use not expressly allowed is prohibited.

**SECTION 9.14.020(d)**

**CAPISTRANO BEACH VILLAGE DISTRICTS**

LAND USES	V-C/I	V-C/R	V-MS
Accessory Dwelling Unit	X	P	X
Administrative Office Uses	P	P	P
Adult Day Care Facility	X	C	C
Alcohol Beverage Manufacturing Uses	P*	C*	C*
Alcoholic Beverage Outlet	C*	P*/C*	P*/C*
Animal Hospital	P	X	P
Automotive Sales and Rental Uses	C*	C*	C*
Artisan Manufacturing Uses	P	C*	C*

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Building Materials Sales and Service Uses	P	P	P
Business Service Uses	P	P	P
Caretaker's Residence	P*	P*	P*
Civic Uses	C	C	C
Clinical Services	P	C	C
Commercial Antenna	C	C	C
Commercial Entertainment Uses	P	C	P
Commercial Recreation Uses	P	P	P
Community Care Facility	X	C	C
Congregate Care Facility	X	C	C
Congregate Living Health Facility	X	C	C
Convalescent Facility	X	C	C
Construction and Maintenance Service Uses	P	P	P
Cultural Uses	P	P	P
Dance Halls/Clubs	X	X	C
Day Care Centers	X	P	P
Day Treatment Facility	X	C	C
Drinking Establishments	P*/C*	P*/C*	P*/C*
Drive-Through Uses	C(1)	C(1)	C(1)
Duplex	X	P	C(2)
Dwelling Unit, Multiple Family	X	P	C(2)
Dwelling Unit, Single Family	X(3)	P	C(2)
Educational Uses	P	P	P
Emergency Shelter	X	X	C
Family Day Care Home, Large	X	C	C
Family Day Care Home, Small	X	C	C
Food Service Uses, Specialty	P	P	P
Fortune Telling	X	X	C*
Furniture Store	P	P	P
Group Dwelling/Group Home	X	C	X
Hospital, Acute Psychiatric	X	C	C
Hospital, Chemical Dependency Recovery	X	C	C
Hospital, General Acute Care	X	C	C
Hospital, Special	X	C	C
Hotel	X	P	P
Institutional Uses	X	P	P
Intermediate Care Facility	X	C	X
Kennel	P	X	P
Light Industrial Uses	P	X	X
Live Entertainment Uses	C*	C*	C*
Major Automotive Uses	P	X	C
Marine Uses	P	X	P
Marine Manufacturing Uses	P*	X	X
Massage Establishments	X	X	P*
Medical Office Uses	P	P	P
Medium Industrial Uses	P	X	X

Membership Organizations	P	P	P
Metal Fabrication Uses	P*	X	X
Minor Automotive Uses	P	C	A
Minor Repair Service Uses	P	P	P
Mixed Use Center	X	P	P
Mobilehome Park	X	P(4)	X
Motel	X	X	P
Open Space	P	P	P
Personal Service Uses	P	P	P
Photographic, Reproduction and Graphic Service Uses	P	P	P
Professional Office Use	P	P	P
Public Utility Uses	P	C	C
Recreational Uses	P	C	P
Religious Uses	C*	C*	C*
Recycling Facilities	C*	X	X
Research and Development Uses	C	P	P
Residential Care Facility for the Elderly	C	C	C
Restaurant	P	P	P
Restaurant, Drive-Through	C	X	C
Restaurant, Take-Out	P	P	P
Restaurant, Walkup	P	P	P
Retail Sales Uses	P	P	P
Sanitary Sewer Facility	C	X	X
Senior Citizen Housing	X	C	C
Single Room Occupancy	X	C	X
Skilled Nursing Facility	C	C	C
Small Family Home	X	C	X
Social Day Care Facility	X	C	X
Storage Yard Uses	P*	X	X
Tattoo Parlors	C*	C*	C*
Temporary Uses	T*	T*	T*
Transportation Uses	P	C	C
Video Arcades or Game Rooms	X	C	C
Warehouse and Storage Uses	P*	X	X

**LEGEND:**

P = Permitted Use	P* = Permitted Use subject to special use standards (see Section 9.14.050 or Chapter 9.07)
C = Conditional Use	C* = Conditional Use subject to special use standards (see Section 9.14.050 or Chapter 9.07)
T = Temporary Use	T* = Temporary Use subject to special use standards (see Section 9.14.050 or Chapter 9.39)
X = Prohibited Use	A = Accessory Use

**Footnotes for Section 9.14.020(d):**



- (1) Permitted with a Conditional Use Permit which shall be reviewed and approved by the Planning Commission and precludes restaurant/food uses, and liquor establishment, and permits such uses, but not limited to, try cleaners, banks, and pharmacies. (See Section 9.07.240)
- (2) Residential uses not permitted on the ground floor
- (3) Only those residential uses in existence as of November 23, 1993 shall be permitted
- (4) Only those mobilehome parks in existence as of November 23, 1993 shall be permitted

**9.14.030 Development Standards.**

The following Table provides the minimum acceptable standards for development within the Capistrano Beach Village Districts necessary to assure quality development and attractive local neighborhood. The development standards are supplemented, and where applicable, superseded by special development standards described in Chapter 9.05 and Chapter 9.07.

**SECTION 9.14.030**

**CAPISTRANO BEACH VILLAGE DEVELOPMENT STANDARDS**

Development Standards (1)	V-C/I	V-C/R	V-MS
(a) Minimum Lot Size (2)	2,500 sf	2,500 sf	4,800 sf
(b) Minimum Lot Width (2)	25 ft	25 ft	40 ft
(c) Minimum Lot Depth (2)	130 ft	100 ft	120 ft
(d) Maximum Lot Coverage	80%	80%	80%
(e) Maximum Height	35-40 ft (3) 3 stories	35-50 ft north of Victoria; 35-40 ft south of Victoria (3)	35-40 ft (3) 3 stories
(f) Maximum Residential Density		30 du/ac; 50 du/ac for lots greater than 10 ac	1 du/4800 sf south of Victoria; 30 du/ac
(g) Minimum Front Yard Setback			
From Ultimate Public Street R/W Line	0-3 ft	5 ft	0-3 ft
Residential Uses Adjacent to V-C/I District			50 ft from alley; 100 ft from Victoria Blvd
(h) Minimum Side Yard Setback			
Interior Side	0 ft	0-3 ft	0 ft
Street Side	0-3 ft	0-3 ft	0-3 ft
(i) Minimum Rear Yard Setback			
Standard Lot	0 ft	0 ft	5 ft
Adjacent to Alley or Street	0 ft	0 ft (if door on ground floor 5')	0-5 ft
(j) Minimum Landscape Coverage (4)	5%	5%	5%
(k) Minimum Building Separation	6 ft	6 ft	6 ft
(l) Open Space - Residential uses only		100 sf/du	100 sf/du

**Footnotes for Section 9.14.030:**

- (1) See Chapter 9.75 for definitions and illustrations of development standards.
- (2) Development standard applies to proposed subdivisions of land. The standards may be waived by the Planning Commission when necessary to accommodate the parcel configuration for an integrated commercial development subject to approval of a Conditional Use Permit pursuant to Chapter 9.65.
- (3) Maximum height greater than 35 feet may be permitted subject to approval of a Site Development Permit (pursuant to Chapter 9.71) provided that the development demonstrates exceptional design quality and improvements.
- (4) A decrease in landscape coverage may be permitted with a minor Site Development Permit including an approved landscape plan.

**9.14.040 Special Development Standards.**

- (a) **Maximum Density.** The maximum residential density in the Capistrano Beach Village Districts shall be specified in Exhibit B attached hereto. New construction located within the Coastal Overlay District shall provide a minimum percentage of affordable units in compliance with the Mello Act. Affordable housing units shall not be counted in the density calculations of a project.
- (b) **Accessory Uses and Structures.** Accessory buildings or structures are subject to the same height and setback requirements described for primary buildings and structures in Section 9.13.030 except as modified by Section 9.05.080, Maximum Projections into Required Yard Areas.
- (c) **Exemption from Site Development Permit.** For new development projects located within the districts of this Chapter and not located within the Floodplain Overlay District, exemptions for Site Development Permits shall be limited to the following requests:
  - (1) Development with less than ten thousand (10,000) gross square feet of new residential building floor area.
  - (2) Four (4) or less residential units.
  - (3) Temporary uses and structures as described in Chapter 9.39.
  - (4) Any multifamily projects where a minimum of twenty percent (20%) of total units are restricted to be affordable to lower income households or at least forty percent (40%) of total units are restricted to be affordable to moderate income households (for a period of time equal to provisions under State Density Bonus Law (California Government Code Section 65915)).
- (d) **Access and Parking.** All development projects shall be subject to the provisions of Chapter 9.35, with the exception of the following:
  - (1) **Preferred Driveway Access.** On properties abutting an alley, driveway access shall be taken from the alley unless otherwise approved subject to a minor Site Development Permit.
  - (2) **Minimum Number of Required Parking Stalls.** The minimum amount of parking provided for each use in a project shall be in accordance with the following ratios:

Industrial Uses	1 stall/500 SF-GFA or subject to 9.35.080(e) Industrial Uses, whichever is least restrictive
Commercial Uses	
- Commercial/Retail	1 stall/500 SF-GFA
- Restaurant	1 stall/250 SF-GFA
- Assembly	1 stall/100 SF-GFA
Residential Uses	Stalls per unit (may be covered in a garage or carport, or uncovered):
- Single-family, duplex, triplex	Studio, 1 bed: 1 stall 2-5 bed: 2 stalls 6+ bed: 3 stalls
- Multiple-family	DPMC 9.35.080(e)(8)

(e) Design Compatibility for Mixed-Use Projects. All new multi-tenant mixed use developments shall be subject to the special development standards pursuant to Section 9.13.040(c).

(f) Sign Programs. Multi-tenant mixed use developments shall be required to obtain approval for a project sign program pursuant to Chapter 9.37.

(g) "Art-in-Public-Places" Program. All new development projects located within the districts of this Chapter are subject to the provisions of the "Art-in-Public-Places" Program as described in Section 9.05.240.

#### 9.14.050 Special Use Standards.

Certain uses, although permitted in specific districts, require additional development standards beyond those specified for the applicable zone contained within this Chapter. Additional standards are required to ensure that such uses are operated in a manner that do not adversely impact surrounding uses. The purpose of this Section is to provide additional development standards and conditions for certain uses to ensure their compatibility with surrounding uses.

(a) Manufacturing Uses. Manufacturing uses, including artisan manufacturing, marine manufacturing, and metal fabrication, shall be permitted, provided that:

- (1) Uses shall be restricted from operation between the hours of 10:00 p.m. and 7:00 a.m.
- (2) All uses shall include a workshop and/or office space enclosed in a structure.
- (3) Any outdoor storage of materials shall be adequately screened with solid fencing or walls. Materials shall not be piled or staked higher than the solid screening, and shall not be visible from ground-level view from any public right-of-way or any residential use.

(b) Caretaker's residence. Caretaker's residence uses shall be permitted as an accessory use, provided that:

- (1) Letter of Intent. The application shall include a statement with an explanation of the need for a caretaker's unit and the responsibilities of the caretaker/resident.

(2) Status of Caretaker. The resident of the dwelling shall be the owner or lessor, or an employee of the owner or lessor of the site.

(3) Type of Use Requiring a Caretaker. The principal use of the site must require a caretaker for security purposes, or care of people, plants, animals, equipment, or other conditions on the site, or for needed housing for the owner or operator of a business.

(4) Allowable Location of Unit. In all Capistrano Beach Village Zoning Districts, such dwelling unit shall be located on the second floor, or to the rear of a principal building. A caretaker's residence is to be located on the same lot of record or contiguous ownership as the use requiring a caretaker.

(5) Parking Requirement. None, provided sufficient parking stalls are available to accommodate employee parking onsite.

(c) Storage Yard Uses. Storage yard uses shall be permitted, provided that:

(1) Storage areas must conform to the minimum setback regulations of the Zoning District.

(2) Any outdoor storage of materials shall be adequately screened with solid fencing or walls.

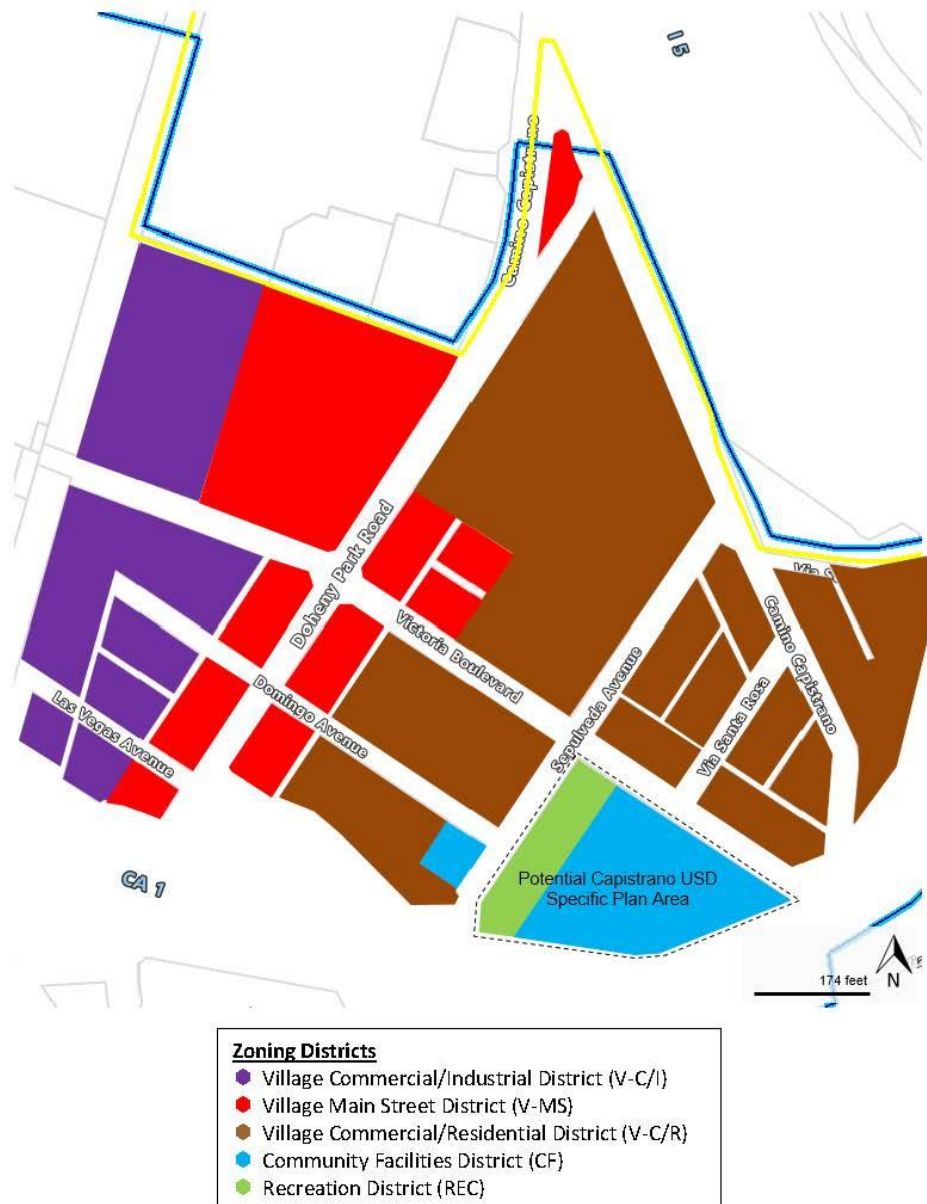
~~(3) Materials, including vehicles for impound yards, shall not be piled or staked higher than the solid screening provided onsite.~~

~~(4) Storage shall not be visible from street level view from any public right-of-way.~~

(5) Storage of junk, inoperable vehicles, and scrap materials shall be prohibited.

(d) Temporary Uses. Temporary uses and structures may be permitted with a Temporary Site Development Permit subject to approval of the Director of Community Development as described in Chapter 9.71, Site Development Permits.

EXHIBIT A  
CAPISTRANO BEACH VILLAGE ZONING DISTRICT OVERLAY

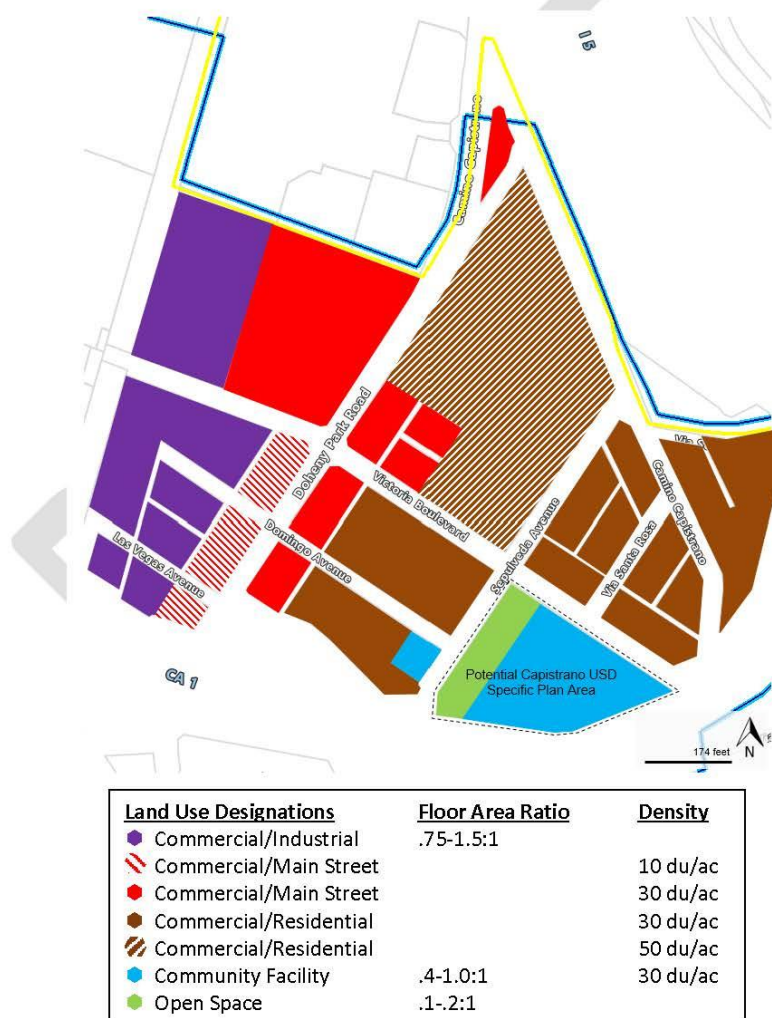


# General Plan Amendment

Adoption of the Doheny Village update will require amendments to the General Plan Land Use Element for existing land use designations, development intensity, and density standards. It is recognized that there is a need for a comprehensive General Plan update, which will include goals, policies, and design guidelines to address the unique issues associated with the Capistrano Beach Village area. The proposed intensity and density is contained within Exhibit B below.

## EXHIBIT B

### CAPISTRANO BEACH VILLAGE LAND USE DESIGNATIONS



Potential Specific Plan for property located at 26126 Victoria Boulevard. Concurrent preparation and processing of a Specific Plan District has been requested by the property owner and shall be subject to a separate approval process pursuant to Chapter 9.33. As such, the property shall be identified as a holding zone for the Capistrano Unified School District (CUSD) Specific Plan Area. If the Specific Plan does not receive approval, the property shall remain split-zoned as Community Facilities District and Recreation District, with no changes to allowable uses and development standards as specified in Chapter 9.19 and Chapter 9.21.

DRAFT

## Supporting Document 2: Draft Capistrano Beach Village Capital Improvement Project List

Capistrano Beach Village Capital Improvement Project List  
 DRAFT – 8/29/19

	Project	Priority	Notes/Constraints
<b>SHORT-TERM PROJECTS (1-3 YEARS)</b>			
A	Doheny Park Road at Coast Highway Connectivity design (signal modifications, multi-use path and sidewalks, landscape buffers, site lighting, median improvements, additional parking on Coast Hwy)	Very High	Define scope of work in next few months, get quotes Need Caltrans approval (approx. 2 years)
B	SDG&E upgrades to existing street lights; Lighting Study	High	Upgrades first (this month) before conducting study
C	Art in Public Places, Village specific identification signage, to the beach, etc	High	Branding, publicity; Village Beautification committee (VBC)
D	Small scale landscape projects	High	Refer to VBC
E	Irrigation repairs, modifications, widening of existing tree wells for understory landscaping	High	Pedestrian scale landscape along Doheny Park Road; pilot project for select locations for VBC
F	Doheny Park Road at PCH private property improvements, screening	High	Evaluate options
G	Doheny Park Road/Frontage Road pocket park	Medium	Make it safe, put landscape and public art
<b>MID-TERM PROJECTS (3-5 YEARS)</b>			
H	Connectivity construction (pending grant funds)	Very High	Need to get funding, possible grants (actual construction takes 9-12 months to build)
I	Doheny Park Road Improvements (bulb-outs, parkway improvements, new landscape median, tree well relocations for symmetry, new parkway trees)	Medium	Behind Doheny Park Road connectivity and lighting; show progress on smaller projects/short-term enhancements
J	Right-of-way Acquisitions, perpetual easements for public right-of-way and roadway purposes	Medium	Placeholder for needing to do construction on private property, mostly along Doheny Park Road Lengthy process
K	Victoria Boulevard public parking/parkway improvements	Medium	Need parking, keep some trees because spaced apart
L	Mid-block crossing (if deemed feasible) on Doheny Park Road from Beachwood to AutoZone	Need more information	Need to study signalized crosswalk
<b>MID/LONG-TERM PROJECTS (5-10 YEARS)</b>			
O	Coast Hwy sidewalk extension along north side of Coast Hwy from Doheny Park Road to Riviera Beach & Shores Resort (storm drain improvements, retaining wall, landscaping, lighting, new curb and gutter)	High	City property, need to underground and build wall; need to combine with connectivity



Capistrano Beach Village Capital Improvement Project List  
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M	Wayfinding Signage Master Plan – Citywide, to include Village	Low	
N	Sepulveda Blvd public parking/parkway improvements	Low	Add angled parking for potential park (south of Victoria); developer to construct
LONG-TERM PROJECTS (10+ YEARS)			
P	East San Juan Creek bike path connection (pedestrian and bicycle connection across railroad and SCWD property to San Juan Creek); includes trail/walkway connection to Victoria Blvd	Medium	OC Flood Control property; could be part of SCWD desalination plant project as public access
Q	Victoria pedestrian bridge of San Juan Creek Channel	Medium	Create timeline, cost estimate?