

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

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**DATE:** MARCH 8, 2021

**TO:** DANA POINT PLANNING COMMISSION

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

**SUBJECT:** DOHENY VILLAGE PLAN UPDATE

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**RECOMMENDATION:** That the Planning Commission discuss, receive, and file the report.

**APPLICANT:** City of Dana Point

**LOCATION:** Doheny Village

**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.

On December 3, 2019, the City Council directed City staff to initiate a Zoning Code Amendment, General Plan Amendment, and Local Coastal Plan Amendment for the Doheny Village Plan, and authorized renewal of the EIR contract.

On February 16, 2021, the City Council directed staff to budget funds in the next budget cycle for the design only of pedestrian connectivity within Doheny Village. City Council also directed staff to work with the Arts and Culture committee to bring public art projects to Doheny Village.

### **DISCUSSION:**

Beginning in July 2018, City staff hosted 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. Multiple in-person and virtual meetings were held, which have been open to the public, noticed on the City calendar, and promoted on social media sites. Supporting Document 1 is a timeline of meetings conducted to date.

As a result, local stakeholders and City staff have prepared draft documents for the Doheny Village Plan. The project consists of a Zoning Code Update, General Plan Amendment, Local Coastal Plan Amendment, and Capital Improvement Plan for the project area.

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

In the Dana Point Zoning Code, a new chapter is proposed to establish the Doheny Village Districts, which 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.

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.

On January 28, 2021, the Working Group convened virtually to review recent changes to the draft, including an additional 50-foot setback from any street frontage for proposed building height greater 35 feet, a requirement that no residential uses are proposed on the ground floor 130 feet from Doheny Park Road, and a Housing Incentive Overlay for qualifying sites in relationship to the City's 2021-2029 Housing Element Update. The updated draft code is attached as Supporting Document B and is also posted on the City's webpage for public review: [www.danapoint.org/businesses/doheny-village](http://www.danapoint.org/businesses/doheny-village)

The Draft Zoning Code Update requires amendments to the City's General Plan and Local Coastal Plan, specifically regarding land use designations and residential density. City staff will continue to work with community stakeholders to update and recommend policy documents for City Council review and approval.

#### Environmental Impact Report

On November 5, 2019, the City Council authorized the Senate Bill 2 Planning Grant Program application toward \$160,000 in grant funds for the Doheny Village Zoning Code Update EIR, which was awarded by the State of California Department of Housing and Community Development in February 2020. In the City's application, the Doheny Village Zoning Code Update project is identified as a Policy Priority Area that accelerates housing production and streamlines the approval of housing development due to proposed changes to residential density, by-right permitting, and affordable housing incentives. The State requires that the project be adopted by the City Council and scheduled for California Coastal Commission approval by June 30, 2022.

In March 2020, City staff and consultants resumed work on the project's EIR. A Notice of Preparation was sent to various agencies and interested parties, in addition to a posted advertisement in Dana Point Times. Due to the COVID-19 pandemic, the scoping meeting was cancelled and rescheduled to May 21, 2020, which was conducted telephonically and posted on the City's YouTube page.

The Administrative Draft EIR has been prepared and is currently under review by City staff. Upon completion of review and screencheck, the Draft EIR will be made available to the public on the City's website.

### Capital Improvement Plan

As directed by the City Council in March 2018, the Working Group developed a Doheny Village Capital Improvement Plan (“CIP”) that outlines beautification and connectivity projects in Doheny Village, which is Supporting Document 3. While the CIP was reviewed by the City Council in December 2019, the Plan has since been modified based on community priorities and availability of funding and resources.

In the past year, City staff has made progress on several programs identified in the CIP. Community members expressed that the top priority is improving connectivity from Doheny Village to the beach, specifically the proposed project at the intersection of Doheny Park Road at Pacific Coast Highway and enhancing the pedestrian and bicycle access leading into the Village along Doheny Park Road. In August 2020, the preliminary design received approval from Caltrans. The preliminary design concept is included in a Memorandum provided to the City Manager, provided herein as Supporting Document 4. The current preliminary design was adjusted slightly in the last month to coordinate with a planned OCTA/Metrolink double tracking project. City Council has directed staff to include funds in the next budget cycle to design pedestrian connectivity within and to Doheny Village as a result of these recent projects. It is anticipated that project construction will rely on coordination with potential grant funding opportunities.

Other smaller-scale, short-term projects continue to progress, including enhanced lighting, landscape installations, and a Public Art Program. The Village Beautification Committee (“VBC”) was formed to implement these short-term aesthetic improvements. VBC has identified priority locations and potential projects to initiate by summer 2021. City Council has directed staff to work with the Arts and Culture Committee to move forward with the Public Art improvements.

### Community Outreach Strategy

The purpose of the Doheny Village Plan Community Outreach Strategy is to engage a diverse group of stakeholders, including residents, business and property owners, and community organizations, in the plan development process, and to generate ideas, support, and momentum for the implementation of the plan in the year 2021. In August 2020, stakeholders and City staff began to develop this comprehensive strategy to inform and involve the greater Dana Point community in Doheny Village Plan efforts to date. Unfortunately, the COVID-19 pandemic has limited the City’s ability to conduct traditional forms of in-person outreach events. Alternative means to conduct outreach are proposed by partnering with volunteers and utilizing virtual resources.

Key elements of the Community Outreach Strategy include:


- Updates on the City's webpage: [www.danapoint.org/businesses/doheny-village](http://www.danapoint.org/businesses/doheny-village)
  - Sign up for e-mail notifications to receive project updates
  - Links to resources available on a dedicated page
- YouTube Clips
  - Learn about the Doheny Village Plan on the City's YouTube page through pre-recorded presentations and short video clips
- Virtual Office Hours
  - Ask questions and provide feedback in an online meeting format (either Zoom, Teams, or YouTube Live) hosted by City staff and Working Group members
- Social Media/Marketing Campaign
  - Coordinated visuals and information on various platforms, including Facebook, Instagram, print materials, articles, press releases, digital ads, and public notices
- Public Workshops and Hearings
  - Planning Commission and City Council study sessions

It is anticipated that these outreach efforts will occur simultaneously with the public release of the Draft EIR and required 45-day public comment period.

**NOTIFICATION AND FOLLOW-UP:** City staff will continue collaboration with the Doheny Village Merchants' Association, and the Community Outreach Strategy listed above.

**CONCLUSION:** Completion of the Doheny Village Plan has been identified as a high priority and necessary to enable neighborhood enhancement and revitalization. Staff recommends that the Planning Commission discuss the update, and then receive and file the report. City staff expects the Doheny Village Plan will return for Planning Commission review and recommendation to City Council in 2021.

  
Sean Nicholas, Senior Planner

  
Brenda Wisneski, Director  
Community Development Department

**ATTACHMENTS:**

**Supporting Documents**

1. Community Outreach Strategy: Meetings and Timeline
2. Draft Zoning Code Amendment
3. Doheny Village Capital Improvement Plan
4. Memo to CM on Doheny Village Connectivity Improvement Project

**SUPPORTING DOCUMENT 1: Community Outreach Strategy: Meetings and Timeline**



**COMMUNITY OUTREACH STRATEGY: MEETINGS AND TIMELINE**

**Doheny Village Merchants' Association**

Meeting Date	Topic	Accomplishments
October 12, 2017	Nuts and Bolts of Zoning	History of area, common themes Start with existing businesses and residents
November 2, 2017	Defining Your Neighborhood	Marine-related industries, automotive/car culture, construction and landscape services Churches, schools, and mixed housing types
December 7, 2017	Develop Guiding Principles	Challenges with existing zoning code, nonconforming uses and structures
January 18, 2018	Vision for Doheny Park Road	Discussion on potential streetscape, beautification, traffic calming, and parking
February 22, 2018	Recommendation to City Council	Develop update report back to City Council to highlight areas of consensus, adopt guiding principles, suspend EIR work, and direct staff to prepare zoning code cleanup, beautification plan, and long-range plan with stakeholder group
March 20, 2018	City Council Update	Recommendations adopted by City Council

**Doheny Village Working Group**

Meeting Date	Topic	Accomplishments
July 12, 2018	Working Group Kick-Off Meeting	Discuss objectives, timeline, and challenges Offer opportunities for site visits Next steps for zoning code update and beautification plan Review City Council recommendation
August 9, 2018	Land Uses: West of Doheny Park Road	Allow existing light industrial uses in addition to commercial uses; create definitions for manufacturing, welding, storage containers
September 13, 2018	Land Uses: East of Doheny Park Road	Change from vertical mixed use to horizontal mixed use; commercial OR residential on same lot
October 18, 2018	Land Uses: Properties Fronting Doheny Park Road	Allow vertical commercial and residential mixed use along Doheny Park Road
December 13, 2018	Review of Village Land Uses	Compile all tables and discuss potential land use conflicts



January 10, 2019	Development Standards: West of Doheny Park Road	Legalize nonconforming conditions, refer to chart
March 7, 2019	Development Standards: East of Doheny Park Road	Modify based on existing development and Capistrano Beach Specific Plan, refer to chart
April 18, 2019	Development Standards: Properties Fronting Doheny Park Road	Eliminate "big-box retail" standards; refer to chart
May 23, 2019	Residential Uses and Parking	Evaluate setbacks and potential impacts for residential adjacent to industrial uses Allow modified parking standards to reflect existing conditions
June 13, 2019	Residential Density	Analyze existing, nonconforming density and revise to reflect current and proposed housing types
June 28, 2019	Working Group Recap	Review intent and purpose, zoning code update, beautification plan, next steps
July 25, 2019	Beautification, Connectivity, and Streetscape	Identify public spaces in need of improvements, brainstorm ideas
August 29, 2019	Review of Capital Improvement Projects	Prioritize project list with Public Works staff
October 24, 2019	Review Draft Zoning Code and Beautification Plan	Drafted Capital Improvement Plan
December 2, 2019	City Council Update	GPA and ZTA initiation, EIR contract approved
August 27, 2020	Status Updates on EIR, Public Outreach, Public Art Program (via Zoom)	Reviewed additional community outreach options for draft zoning code
October 27, 2020	EIR, Victoria Boulevard Specific Plan (via Zoom)	Provide update on EIR status and next steps, discuss Specific Plan initiation request
January 28, 2021	Review of CIP progress, Zoning Code Edits (via Zoom)	Minor modifications to building height, setbacks, housing incentive overlay
February 16, 2021	City Council Update	EIR status, CIP progress

**Village Beautification Committee**

Date	Topic	Objectives
October 23, 2019	Kick-Off Meeting	Set goals and brainstorm ideas
November 21, 2019	Neighborhood Walkabout	Identify onsite locations for potential art and landscape installations
January 8, 2020	Arts and Culture Commission	Presentation of Doheny Village Public Art Program



September 15, 2020	City Council Meeting	Request for mural art project funding
Summer 2021	Resume virtual meetings	

**Environmental Impact Report**

Date	Topic	Objectives
March 13-May 28, 2020	Notice of Preparation	Receive public comments
May 20, 2020	Scoping Meeting	Overview of EIR process, video recorded on YouTube
Spring 2020 - TBD	Notice of Draft EIR	

**Community Outreach**

Date	Topic	Objectives
January 29, 2020	Dana Point Historical Society Installation Dinner	Presentation on revised project and nexus to historic preservation
February 2021	YouTube Clips	
March-May 2021	Virtual Office Hours	
March-April 2021	Social Media/Marketing campaign: Facebook, Instagram, CR&R Mailer, DP Times ads and articles	
March 2021	Planning Commission Workshop	
April 2021	City Council Workshop	

**Public Hearings**

Date	Topic	Objectives
May 2021	Planning Commission Recommendation	
June 2021	City Council 1 <sup>st</sup> reading	
July 2021	City Council 2 <sup>nd</sup> reading	



## SUPPORTING DOCUMENT 2: Draft Zoning Code Amendment

DRAFT Doheny Village Zoning District – Updated 2/2/2021

### Chapter 9.14 Doheny Village Districts

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

The intent and purpose of this Chapter is to establish the Doheny Village Districts 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 Doheny 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 Doheny 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 Doheny 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 Doheny 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 Doheny 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)**

**DOHENY VILLAGE DISTRICTS**

<b>LAND USES</b>	<b>V-C/I</b>	<b>V-C/R</b>	<b>V-MS</b>
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*
Building Materials Sales and Service Uses	P	P	P
Business Service Uses	P	P	P

**PLANNING COMMISSION AGENDA REPORT**  
**DOHENY VILLAGE PLAN UPDATE**  
**MARCH 8, 2021**  
**PAGE 11**

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LAND USES	V-C/I	V-C/R	V-MS
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

**PLANNING COMMISSION AGENDA REPORT**  
**DOHENY VILLAGE PLAN UPDATE**  
**MARCH 8, 2021**  
**PAGE 12**

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LAND USES	V-C/I	V-C/R	V-MS
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

C = Conditional Use

T = Temporary Use

X = Prohibited Use

P\* = Permitted Use subject to special use standards  
(see Section 9.14.050 or Chapter 9.07)

C\* = Conditional Use subject to special use standards  
(see Section 9.14.050 or Chapter 9.07)

T\* = Temporary Use subject to special use standards  
(see Section 9.14.050 or Chapter 9.39)

A = Accessory Use

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

- (1) Drive-through uses shall be permitted with a Conditional Use Permit which shall be reviewed and approved by the Planning Commission. Precludes restaurant/food uses and liquor establishments. Permits such uses, but not limited to, dry cleaners, banks, and pharmacies. (See Section 9.07.240)
- (2) Residential uses shall not be permitted on the ground floor of all buildings within the first 130 feet measured from the property line fronting Doheny Park Road.
- (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 Doheny 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**

**DOHENY VILLAGE DEVELOPMENT STANDARDS**

<b>Development Standards (1)</b>	<b>V-C/I</b>	<b>V-C/R</b>	<b>V-MS</b>
(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) 3 stories	35-40 ft (3) 3 stories
(f) Maximum Residential Density		30 du/ac; 50 du/ac for lots greater than 10 ac	10 du/ac 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 ft (if door on ground floor 5')
(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:
  - A. The structures shall be limited to a maximum of 35 feet within the first 50 feet from any street frontage.
  - B. 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) Residential Density. The maximum residential density in the Doheny 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) Housing Incentive Overlay. Parcels located within the Housing Incentive Overlay shall be designated as adequate sites for residential development as defined by the Housing Element of the City's General Plan. The Housing Incentive Overlay shall be specified in Exhibit C attached hereto. All land uses and development standards of the underlying zoning districts shall be applicable, with the exception of the following standards if residential development is proposed on parcels within the Overlay:

- (1) At least fifty (50) percent of the total building gross floor area, excluding parking facilities, constructed on such parcels shall be residential uses.
- (2) A minimum density of twenty (20) dwelling units per acre shall be required.
- (3) A maximum density of thirty (35) dwelling units per acre shall be permitted.

(c) 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 9.14.030 except as modified by Section 9.05.080, Maximum Projections into Required Yard Areas.

(d) 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)).

(e) 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)

(f) 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).

(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 Doheny 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:

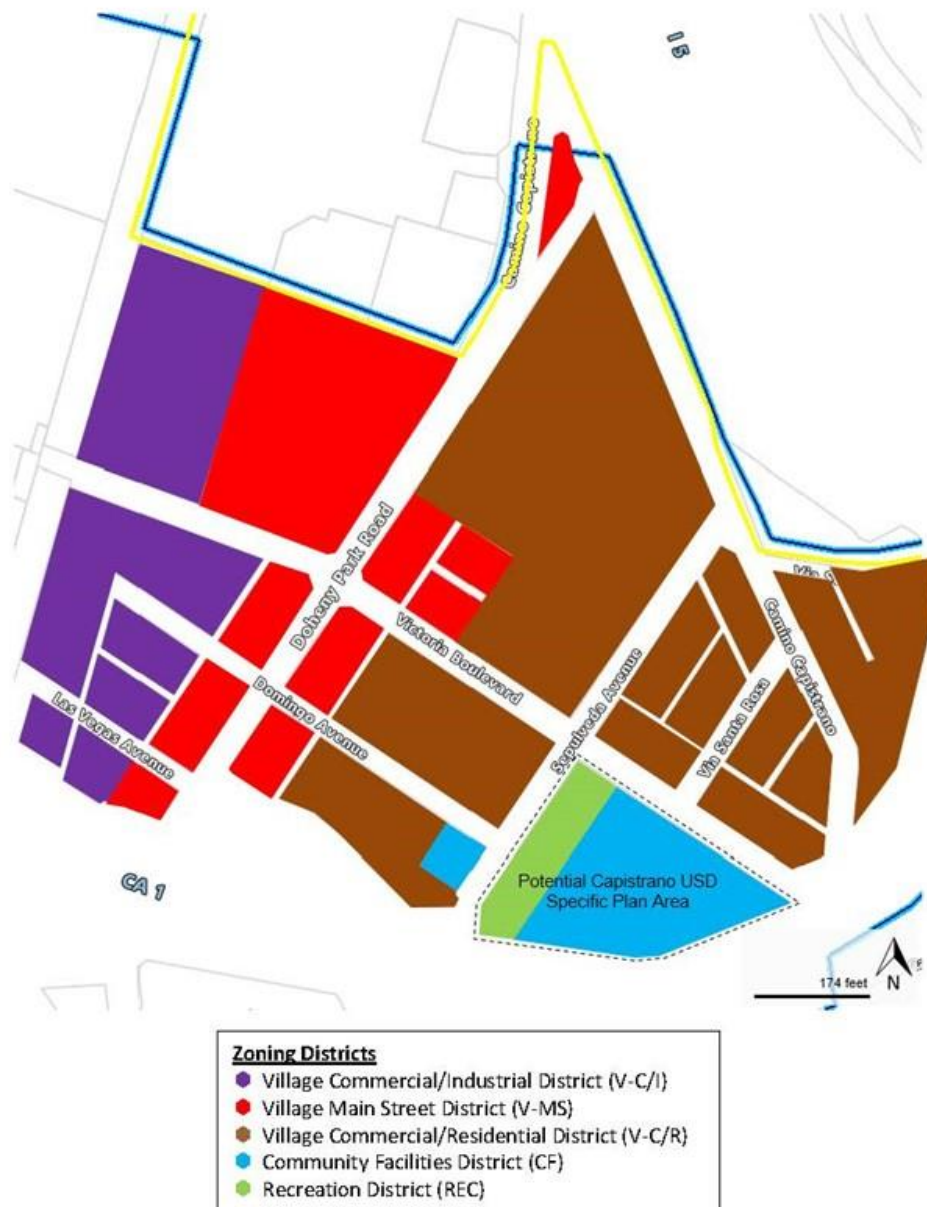
- (1) Storage areas must conform to the minimum setback regulations of the Zoning District.
- (2) Any outdoor storage of materials shall be adequately screened with solid fencing or walls.
- (3) Storage of junk, inoperable vehicles, and scrap materials shall be prohibited.

(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.

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.



EXHIBIT A  
DOHENY VILLAGE ZONING DISTRICTS



### 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 Doheny Village area. The proposed intensity and density is contained within Exhibit B below.

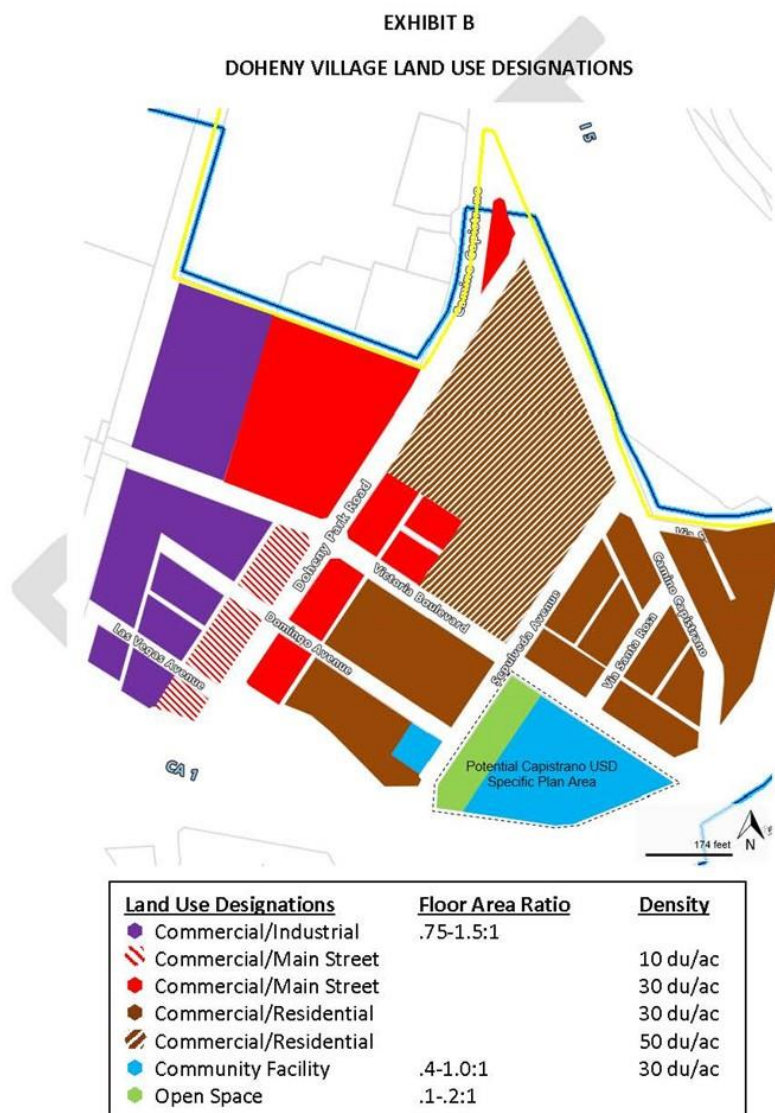


EXHIBIT C

HOUSING INCENTIVE OVERLAY



### SUPPORTING DOCUMENT 3: Doheny Village Capital Improvement Plan

**Doheny Village Capital Improvement Plan**  
Drafted - December 2019; Project Status - January 2021

	Project	Priority	Notes/Constraints	Project Status
<b>SHORT-TERM PROJECTS (1-3 YEARS)</b>				
<b>A</b>	Doheny Park Road at Coast Highway Connectivity preliminary design (signal modifications, multi-use path and sidewalks, landscape buffers, site lighting, median improvements, additional parking on Coast Hwy); Design Project	Very High	Scope has been defined; Next step is an RFP for design services and to move forward with Caltrans permitting (approx. 2 years)	Caltrans approved preliminary design 8/2020; Request for Proposal for Design Services is being generated; May consider authorizing design in 2021 calendar year; Funding is an issue due to the pandemic. Construction will need to be coordinated with grant funding opportunities (see Mid-term project 'H').
<b>A1</b>	Doheny Park Road at PCH private property improvements, screening	High	Evaluate options	No actions planned at this time; Include items in design for Connectivity Improvements
<b>B</b>	Add public art and/or "color" to existing walls and structures	High	Refer to VBC	Work with property owners and establish RFP process for Doheny Village Public Art Program
<b>B1</b>	NW corner of Las Vegas Blvd. and Doheny Park Road (US Post Office building)		16' x 80' stucco building wall facing Las Vegas Blvd.	
<b>B2</b>	NE corner of Las Vegas Blvd. and Doheny Park Road (Liquor store)		16' x 60' stucco building wall facing I-5 off-ramp	
<b>B3</b>	South block of Victoria Blvd. between Doheny Park Road and Sepulveda Blvd. (Capo Beach Church)		Mural along existing fence	
<b>B4</b>	Victoria Blvd. at Doheny Saloon (Capistrano Valley Shopping Center)		Concrete building wall	
<b>B5</b>	Doheny Park Road at City boundary (Capistrano Valley Shopping Center)		Stucco wall on the back side of AutoZone	

**PLANNING COMMISSION AGENDA REPORT**  
**DOHENY VILLAGE PLAN UPDATE**  
**MARCH 8, 2021**  
**PAGE 21**

**Doheny Village Capital Improvement Plan**  
 Drafted - December 2019; Project Status - January 2021

C5	Koala Carpet at Frontage Road		Possible location for gateway entry element with enhanced landscape	Still evaluating options here; Could be a costly Project; More cost effective, higher impact locations, should be considered first.
C6	Other locations			
D	Incorporate exterior lighting enhancements	High	Upgrades first before conducting study	Baseline lighting study is complete; Working on Camino Capistrano to improve lighting in that area adjacent to the Mobile Home Park; Request for Additional Street Lights has been made to SDG&E
D1	Camino Capistrano along walking path across from Beachwood Mobile Home Park		Install bollard/street scale lighting (i.e. Golden Lantern at Del Prado)	City's Electrical Engineering Consultant completed the design of the power supply pedestal and is coordinating with SDG&E; Work Order is Written and Equipment is ordered; Installation should occur in the next 4 months; Once power supply is installed, initial phase of lighting installation will occur
D2	Existing street trees along Doheny Park Road		Consider pilot program for street tree up lights on existing palms	Significant costs are a detriment to this specific project.
D3	Caltrans maintenance lot at the end of Las Vegas Blvd.			Area has been cleaned up and lighting has been added
D4	Other locations as needed			
E	Encourage placemaking projects with stakeholders and community partners	High	Outreach to business owners and property owners	Establish grant program to make funding available for placemaking projects

**PLANNING COMMISSION AGENDA REPORT**  
**DOHENY VILLAGE PLAN UPDATE**  
**MARCH 8, 2021**  
**PAGE 22**

**Doheny Village Capital Improvement Plan**  
 Drafted - December 2019; Project Status - January 2021

<b>E1</b>	NE corner at the end of Las Vegas Blvd.		Pocket park with shade structure and bench (Jerry Lansky, Doheny Building Supply)	Limited space to do anything due to Metrolink access driveway
<b>E2</b>	Doheny Park Road/Frontage Road pocket park	Medium	Make it safe, put landscape and public art	Conceptual drawings; initial contact with Steve at Koala Carpet, property owner; Funding is not available at this time for this Project.
<b>E3</b>	Consider alternative temporary projects such as street parklets, sidewalk dining, community gardens, and pop-up plaza or park			Funding is not available at this time for these Projects
<b>F</b>	Improve pedestrian and bicycle experience	High		
<b>F1</b>	NW corner of Domingo Ave. and Doheny Park Road (Pepi's)		Install bicycle parking racks	Limited space at this time due to outdoor seating; Evaluate feasibility at some time to do this work.
<b>F2</b>	Doheny Park Road		Upgrade street furniture (i.e. trash receptacles, dog waste bags, etc)	
<b>G</b>	Develop neighborhood identification and wayfinding signage	Medium		
<b>G1</b>	Doheny Park Road gateway monument signs		Existing "Capistrano Beach" freestanding sign in center median is not visible due to overgrown landscaping	
<b>G2</b>	Historical markers with descriptions			
<b>G3</b>	Wayfinding signage			
<b>MID-TERM PROJECTS (3-5 YEARS)</b>				

**PLANNING COMMISSION AGENDA REPORT**  
**DOHENY VILLAGE PLAN UPDATE**  
**MARCH 8, 2021**  
**PAGE 23**

**Doheny Village Capital Improvement Plan**  
 Drafted - December 2019; Project Status - January 2021

H	Doheny Park Road at Coast Highway Connectivity Project Construction (pending grant funds)	Very High	Need to get funding, possible grants (actual construction takes 9-12 months to build)	Request for Proposals to move forward with the design should occur in calendar year 2021 pending City Council Approval; Construction will need to be coordinated with grant funding opportunities.
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	No Update; Funding Issues; Identify small projects if possible
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	No Update; Funding Issues
K	Victoria Boulevard public parking/parkway improvements	Medium	Need parking, keep some trees because spaced apart	Review in relationship to VBSP proposal; No action at this time.
L	Mid-block crossing (if deemed feasible) on Doheny Park Road from Beachwood to AutoZone	Need more information	Need to study signalized crosswalk	Initial evaluation was completed and crosswalk at this location would be difficult due to proximity of other traffic signals; May be considered at a later date if Mobile Home Park changes hands and a development comes forward.
<b>MID/LONG-TERM PROJECTS (5-10 YEARS)</b>				

**PLANNING COMMISSION AGENDA REPORT**  
**DOHENY VILLAGE PLAN UPDATE**  
**MARCH 8, 2021**  
**PAGE 24**

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**Doheny Village Capital Improvement Plan**  
 Drafted - December 2019; Project Status - January 2021

<b>O</b>	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) (pending grant funds)	High	City property, need to underground and build wall; Being included with Connectivity Improvements	Request for Proposals to move forward with the design should occur in calendar year 2021 pending City Council Approval; Construction will need to be coordinated with grant funding opportunities.
<b>M</b>	Wayfinding Signage Master Plan – Citywide, to include Village	Low		
<b>N</b>	Sepulveda Blvd public parking/parkway improvements	Low	Add angled parking for potential park (south of Victoria); developer to construct	Review in relationship to VBSP proposal; No action at this time.
<b>LONG-TERM PROJECTS (10+ YEARS)</b>				
<b>P</b>	East San Juan Creek bike path connection (pedestrian and bicycle underpass connection below 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	Review in relationship to CDP for SCWD desalinization plant and Metrolink improvements
<b>Q</b>	Victoria pedestrian bridge over San Juan Creek Channel	Medium	Create timeline, cost estimate?	Not Likely Feasible; Other alternatives to connect east side trail along San Juan Creek to Doheny State Beach would be more effectively achieved. Coordinate with planned Metrolink Project.



**SUPPORTING DOCUMENT 4:** Memo to CM on Doheny Village Connectivity Improvement Project

**CITY OF DANA POINT**

**MEMORANDUM**

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**DATE:** FEBRUARY 9, 2021

**TO:** MIKE KILLEBREW, CITY MANAGER  
KELLY REENDERS, ASSISTANT CITY MANAGER

**FROM:** MATTHEW SINACORI, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER  
WERNER ABRAJANO, SENIOR CIVIL ENGINEER/CIP DIVISION

**FOR:** MAYOR AND CITY COUNCIL

**COPY:** BRENDA WISNESKI, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** CONNECTIVITY STUDY IMPROVEMENTS PROJECT – STATUS UPDATE

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At your request, we are providing a quick update on the Doheny Village Connectivity Improvements Project (Project) - one of the City Council's high priority projects.

As you know, City staff has been working on developing the conceptual design for the Project for the last several years. The Project limits include Doheny Park Road from Las Vegas to Coast Highway, the Coast Highway Connector from the Doubletree Hotel to Doheny Park Road, and Coast Highway south of the Doheny Park Road intersection. Key discussions continue to occur with Caltrans and the Doheny Village Working Group (DVWG). Just last week, the DVWG again ranked the Project as a highest priority and indicated overall support.

The Caltrans approved preliminary design was provided to the City Council in July 2020, although it has been slightly modified due to a planned OCTA/Metrolink double tracking project. The current draft of the preliminary design is provided herein as Attachment A. Generally, the Project includes the following improvements:

1. Reconfiguration of Doheny Park Road

- a. Additional Southbound Lane will be provided from the Freeway On Ramps to Coast Highway
  - b. Bike Lanes will be extended from Doheny Park Road/Las Vegas to the Coast Highway/Doheny Park Road intersection
  - c. Asphalt Medians will be removed
  - d. Sidewalk along the West Side of Doheny Park Road will be widened and enhanced with beautification elements, i.e. landscaping, street furniture, lighting, etc.
  - e. Other street improvements to address asphalt repairs, storm drain, etc are also planned.
2. Pacific Coast Highway Connector
  - a. Sidewalk is being widened and enhanced with a landscaped buffer (landscaping between vehicle lanes and sidewalk), bollard lighting, and other improvements.
  - b. Lane configuration will be altered; See #3 below.
3. Coast Highway/Doheny Park Road Intersection
  - a. Intersection Modification Occurs and a New Traffic Signal will be installed
  - b. Current free right lane to SB Coast Highway from the PCH Connector will be eliminated
  - c. Pedestrian Crosswalk will be added to connect to new north side sidewalk connection on Coast Highway; See #4 below
  - d. Bulb Outs/Landscaping are Added
  - e. Pedestrian/Bicycle Amenities are Added
  - f. Enhanced Lighting is Added
  - g. Storm Drain Improvements are Included
4. Coast Highway
  - a. Additional Southbound Lane is added (2 lanes total) to align with the County Master Plan of Arterial Highways.
  - b. Sidewalk Extension is provided from terminus of existing north side sidewalk (at Riviera Hotel) to Coast Highway/Doheny Park Road.
  - c. Widened Sidewalk on South Side of Coast Highway is Provided
  - d. Other street improvements including storm drain, asphalt repairs, street lighting, etc. are also included.

As mentioned in the July 2020 update to the City Council, the City initiated the encroachment permit process and submitted its final concept to Caltrans. City staff is still waiting for Caltrans to respond to our submittal.

The next step is to issue a Request for Proposal (RFP) for design services for this Project so we can be closer to shelf-ready to seek outside grant funding. City staff has

prioritized that work effort to be completed in the 2<sup>nd</sup> or 3<sup>rd</sup> quarter of 2021, with the plan to bring a contract for design services to the City Council in 2021.

We hope this update has been helpful. If you should have any questions, please let me know. Thanks.

