

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

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**DATE: MAY 10, 2021**

**TO: DANA POINT PLANNING COMMISSION**

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT  
BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT  
BELINDA DEINES, PRINCIPAL PLANNER**

**SUBJECT: DOHENY VILLAGE ZONING DISTRICT UPDATE DRAFT EIR  
COMMUNITY WORKSHOP**

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**RECOMMENDATION:** That the Planning Commission conduct a community workshop on the Doheny Village Zoning Code Update Draft Environmental Impact Report (EIR) which shall include a staff/consultant presentation, Commissioner questions and comments, as well as public comments.

**APPLICANT:** City of Dana Point

**LOCATION:** Doheny Village

**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 or adopted.

**BACKGROUND:**

On December 3, 2019, the City Council authorized contract renewal with Michael Baker International to prepare the EIR for the Doheny Village Plan Zoning Code Update. 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 an advertisement published 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.

On April 26, 2021, the Draft EIR was posted on the City's environmental webpage for public review. A Notice of Availability was sent to all property owners and occupants within the project area, regulatory agencies, and posted in Dana Point Times. The 45-day public comment period will end on June 9, 2021. Following the close of the public comment period, the consultant and City staff will prepare the response to comments

and Final EIR.

The Draft EIR and technical reports in the Appendix can be found online:

- <https://www.danapoint.org/departments/community-development/planning/environmental-documents>

## **DISCUSSION:**

### **Doheny Village Zoning Code Update**

On April 26, 2021, the Planning Commission conducted a Study Session to review the draft Zoning Code Update, which can be found attached as Supporting Document 1. The project involves the establishment of new zoning districts and land use designations in the Doheny Village area, which will be integrated into the Dana Point Municipal Code as Chapter 9.14, *Doheny Village Districts*:

- Village Commercial/Industrial (V-C/I)
- Village Commercial/Residential (V-C/R)
- Village Main Street (V-MS)

Overall, the project is intended to integrate unique land uses and special development standards which are based upon existing conditions and provide incentives for potential future redevelopment. The proposed regulations prioritize the ability for property owners to repurpose and improve existing small lots in order to preserve and enhance the Village's built form and neighborhood character.

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 continues to work with the Working Group, community stakeholders to update and recommend policy documents for Planning Commission consideration, and ultimately City Council review and approval.

### **Draft Environmental Impact Report**

The City, as lead agency, determined that the Doheny Village Zoning Code Update is a "project" within the definition of the CEQA. CEQA requires the preparation of an EIR prior to approving any project that may have a significant impact on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378(a)).

An EIR must disclose the expected direct and indirect environmental impacts associated with a project, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse

environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed development, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

The Draft EIR was prepared in accordance with CEQA requirements to evaluate the potential environmental impacts associated with the implementation of the Doheny Village Zoning Code Update. The Draft EIR also discusses alternatives to the project, and proposes mitigation measures that will offset, minimize, or otherwise avoid significant environmental impacts. The Draft EIR has been prepared in accordance with CEQA, California Resources Code Section 21000 et seq.; the Guidelines for the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3).

All topical areas that were analyzed were determined to have:

- No Impact;
- Less than Significant Impact; or
- Less than Significant Impact with the Incorporation of Mitigation Measures.

No significant unavoidable impacts would occur as a result of the project.

A summary of the environmental issues and mitigation summary can be found in Section 1.4 of the Draft EIR. Mitigation measures would be required for the following:

- Tribal and Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Transportation
- Air Quality
- Noise

As of the publish date of this agenda report on May 5, 2021, City staff has not received public comments on the Draft EIR.

### 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. A summary of meetings since 2017 to date is attached as Supporting Document 2.

Key elements of the Community Outreach Strategy include:

- **Project Webpage Updates:** [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

- **Virtual Office Hours**
  - Three, one-hour sessions held online via Zoom for the public to ask questions and provide feedback 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
- **YouTube Clips**
  - Learn about the Doheny Village Plan on the City's YouTube page through pre-recorded presentations and short video clips
- **Public Workshops and Hearings**
  - Pop-Up Community Workshop on Saturday, June 6, 2021
  - Planning Commission and City Council

These outreach efforts are occurring simultaneously with the public release of the Draft EIR and required 45-day public comment period. A flyer with outreach meeting dates and information is attached as Supporting Document 3.

#### Next Steps

The nexus between the Doheny Village Plan and the City's 2021-2029 Housing Element Update requires that the Zoning Code, General Plan, and Local Coastal Plan Amendments be approved by the City Council by October 2021.

The following dates and milestones are proposed to achieve that deadline:

Date	Milestone
May 12, 2021	Virtual Office Hours @ 5-6 PM Online via Zoom (link on project webpage)
June 6, 2021	Pop-Up Community Workshop @ 11 AM-1 PM Capo Beach Church/Public Parking Lot Corner of Doheny Park Road and Domingo Ave.
June 9, 2021	Close of 45-day Public Comment Period
July 12, 2021 (tentative)	Planning Commission – Public Hearing
July 20, 2021 (tentative)	City Council – Public Hearing

**NOTIFICATION/FOLLOW-UP:**

The Doheny Village Working Group, Doheny Village Merchants' Association, and interested parties were notified in advance of the Planning Commission Community Workshop. The City also placed an advertisement in the Dana Point Times, published a press release, and posted notices on the City's website and social media.

**CONCLUSION:**

Completion of a Zoning Code, General Plan, and Local Coastal Plan Amendments for Doheny Village has been identified as a high priority and necessary to enable neighborhood enhancement and revitalization. Staff recommends that the Planning Commission receive public comments and provide feedback for consideration.



Belinda Deines, Principal Planner



Brenda Wisneski, Director  
Community Development Department

**ATTACHMENTS:**

**Supporting Documents**

1. Draft Doheny Village Zoning Overlay District
2. Community Outreach Strategy – Meetings and Timeline
3. Doheny Village Plan Community Outreach Flyer

## SUPPORTING DOCUMENT 1: Draft Doheny Village Zoning Overlay District

DRAFT Doheny Village Zoning District – Updated 4/5/2021

### 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(1)	P(1)
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

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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(2)	C(2)	C(2)
Duplex	X	P	C(3)
Dwelling Unit, Multiple Family	X	P	C(3)
Dwelling Unit, Single Family	X(4)	P	C(3)
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



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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(5)	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) Accessory Dwelling Units shall be developed in accordance with State law.
- (2) 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)
- (3) 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.
- (4) Only those residential uses in existence as of November 23, 1993 shall be permitted.
- (5) 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) Structures greater than 35 feet shall be subject to Planning Commission approval of a Site Development Permit and special development standards pursuant to Section 9.14.040(c).
- (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 except when an applicant seeks a density bonus for a housing development in compliance with provisions under State law (California Government Code Section 65915).

(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) Building Height Greater than 35 Feet. The intent and purpose of establishing criteria for building height greater than 35 feet is to allow expansion of existing structures and construction of new architectural elements and open ceiling height. Maximum height greater than 35 feet is subject to approval of a Site Development Permit (pursuant to Chapter 9.71) provided that:

- (1) The structures shall be limited to a maximum of 35 feet within the first 50 feet from any exterior lot line.
- (2) The Planning Commission makes the following additional findings:

- (A) That the proposed additional building height results in a project which is of superior design quality and functionality as compared to the project which could have been built under the required building height; and
- (B) That any portions of the building which exceed 35 feet shall be limited to architectural elements that provide visual interest and does not create conditions which may be incompatible, objectionable or detrimental to the surrounding land uses.

(d) 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 <ul style="list-style-type: none"> <li>- Commercial/Retail</li> <li>- Restaurant</li> <li>- Assembly</li> </ul>	1 stall/500 SF-GFA 1 stall/250 SF-GFA 1 stall/100 SF-GFA
Residential Uses <ul style="list-style-type: none"> <li>- Single-family, duplex, triplex</li> <li>- Multiple-family</li> </ul>	Stalls per unit (may be covered in a garage or carport, or uncovered): Studio, 1 bed: 1 stall 2-5 bed: 2 stalls 6+ bed: 3 stalls  DPMC 9.35.080(e){8}

(3) Nonconforming Parking.

A. Change of Use. A nonconforming use may be changed to a new use allowed in that zoning district without providing additional parking, provided no intensification or enlargement (e.g., increase in floor area or lot area) occurs and the new use requires a parking rate of no more than one space per two hundred and fifty (250) square feet of gross building area.

B. Addition to Structure or Intensification of Use. A nonconforming structure or use may be enlarged by up to ten (10) percent of its existing gross floor area, or a nonconforming use may be changed to a new use that requires additional parking under the following conditions:

1. Required parking for the additional floor area is provided; or
2. If the new use requires more parking than the nonconforming use, then the new use shall only be required to provide additional parking equal to the difference between the two; or
3. A reduction in the number of required parking spaces is approved in compliance with the provisions of this Zoning Code.

(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.

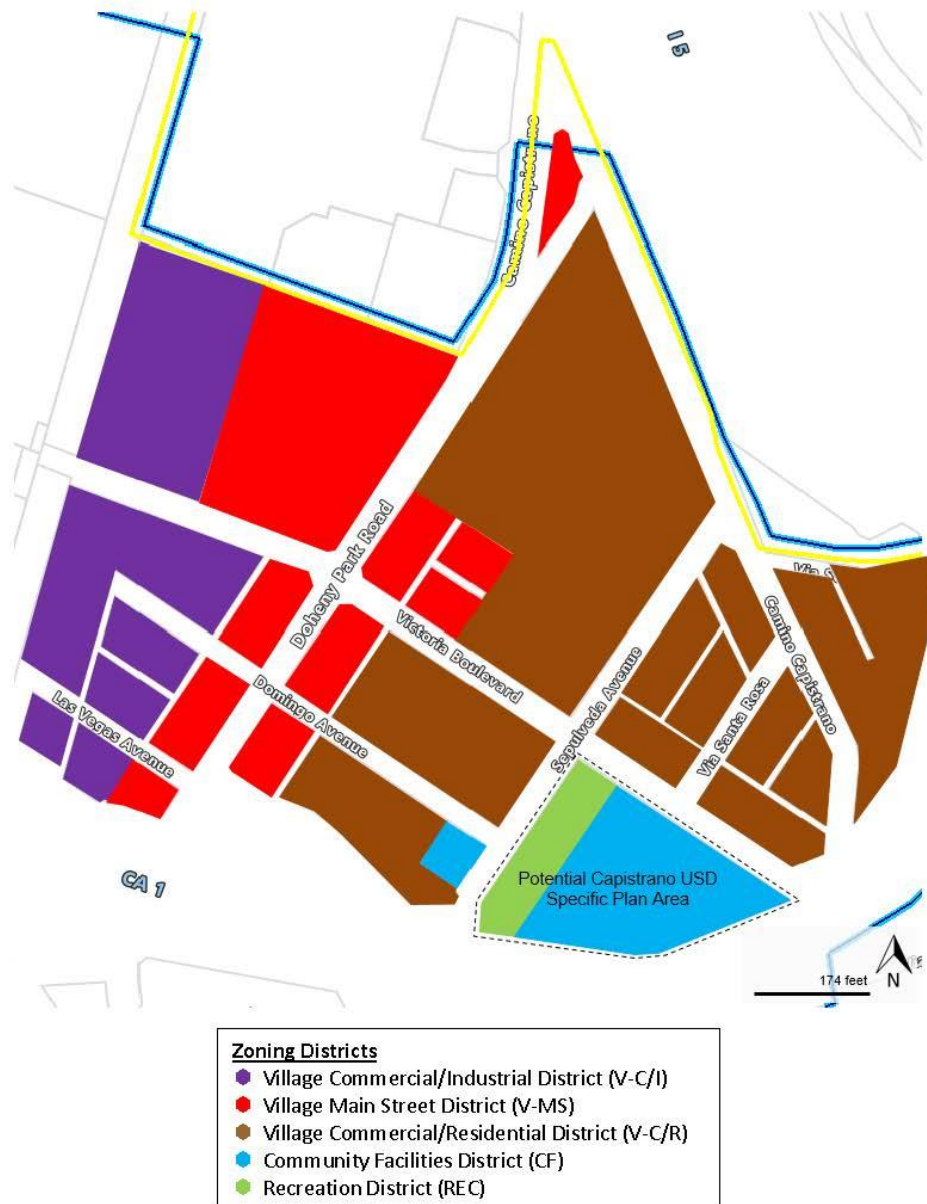
(2) Any outdoor storage of materials shall be adequately screened with solid fencing or walls.

(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 B**

**DOHENY VILLAGE LAND USE DESIGNATIONS**

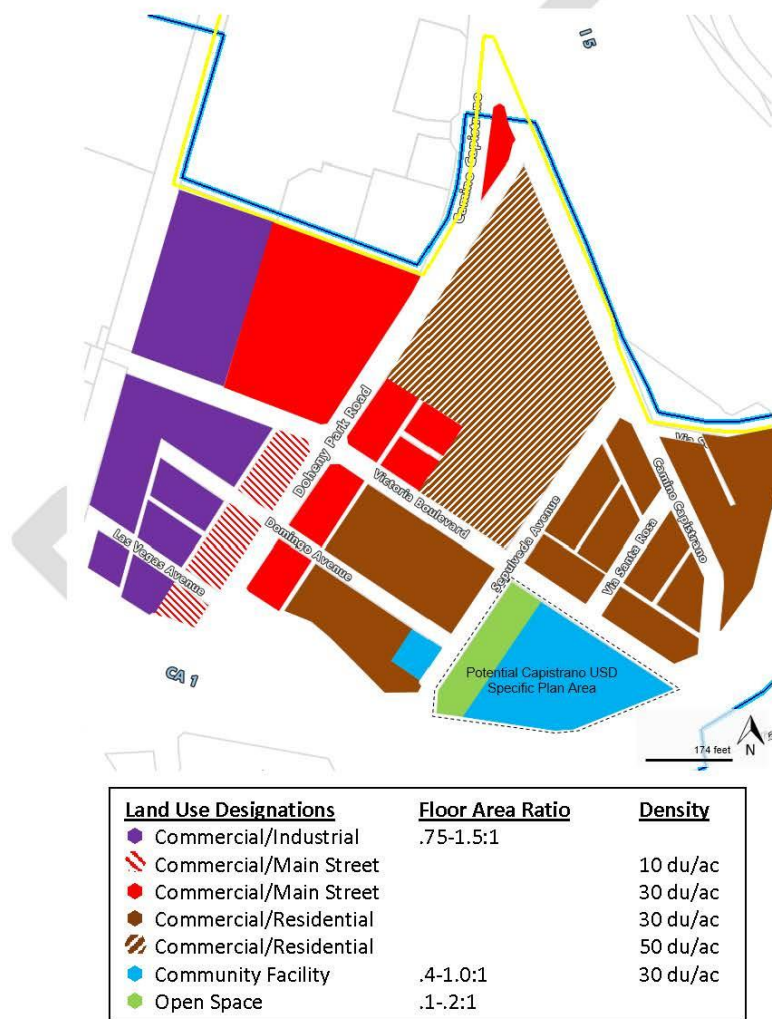




EXHIBIT C  
HOUSING INCENTIVE OVERLAY



**SUPPORTING DOCUMENT 2: 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
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

**Village Beautification Committee**

<b>Date</b>	<b>Topic</b>	<b>Objectives</b>
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	Arts and Culture Commission	Directed by Council to facilitate Doheny Village Public Art Program



**Environmental Impact Report**

<b>Date</b>	<b>Topic</b>	<b>Objectives</b>
March 13-May 28, 2020	Notice of Preparation	Receive public comments
May 20, 2020	Scoping Meeting	Overview of EIR process, video recorded on YouTube
April 26, 2021	Notice of Availability	Public Draft EIR posted for public review; begin 45-day period
June 10, 2021	Close of 45-day public comment period	Receive public comments

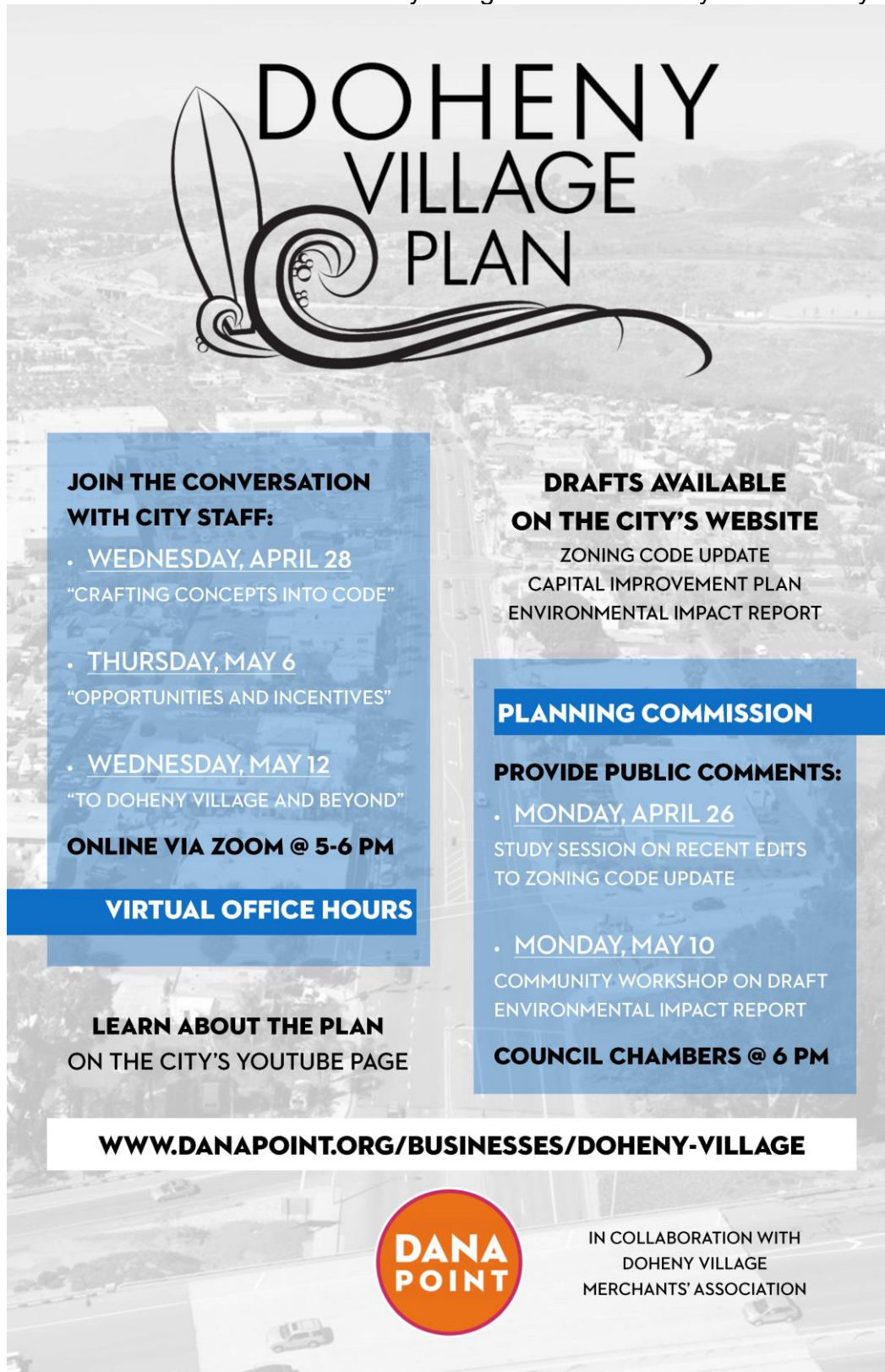
**Community Outreach**

<b>Date</b>	<b>Topic</b>	<b>Objectives</b>
January 29, 2020	Dana Point Historical Society Installation Dinner	Presentation on revised project and nexus to historic preservation
April-May 2021	Virtual Office Hours	Opportunity for general public to ask questions and provide feedback to City staff
April-September 2021	Social Media/Marketing campaign: Facebook, Instagram, CR&R Mailer, DP Times ads and articles	
May 2021	YouTube Clips	

**Public Meetings/Hearings**

<b>Date</b>	<b>Topic</b>	<b>Objectives</b>
November 25, 2019	Planning Commission Preliminary Review	Obtain feedback from Planning Commission and general public on draft zoning code
December 2, 2019	City Council Update	GPA and ZTA initiation, EIR contract approved
February 16, 2021	City Council Update	EIR status, CIP progress
April 26, 2021	Planning Commission Study Session	Discussion of recent changes to zoning code update
May 10, 2021	Planning Commission Community Workshop	Receive public comments on Draft EIR
August 2021 - TBD	Planning Commission Recommendation	
September 2021 - TBD	City Council	

**SUPPORTING DOCUMENT 3:** Doheny Village Plan Community Outreach Flyer

The flyer features a background image of a coastal town with a large, stylized graphic of a leaf and a swirl on the left side. The title "DOHENY VILLAGE PLAN" is prominently displayed in the upper center. The flyer is divided into several sections with blue and white backgrounds, providing information about community meetings, draft availability, and where to learn more.

# DOHENY VILLAGE PLAN

**JOIN THE CONVERSATION WITH CITY STAFF:**

- WEDNESDAY, APRIL 28  
"CRAFTING CONCEPTS INTO CODE"
- THURSDAY, MAY 6  
"OPPORTUNITIES AND INCENTIVES"
- WEDNESDAY, MAY 12  
"TO DOHENY VILLAGE AND BEYOND"

**ONLINE VIA ZOOM @ 5-6 PM**

**VIRTUAL OFFICE HOURS**

**LEARN ABOUT THE PLAN**  
ON THE CITY'S YOUTUBE PAGE

**DRAFTS AVAILABLE ON THE CITY'S WEBSITE**

- ZONING CODE UPDATE
- CAPITAL IMPROVEMENT PLAN
- ENVIRONMENTAL IMPACT REPORT

**PLANNING COMMISSION**

**PROVIDE PUBLIC COMMENTS:**

- MONDAY, APRIL 26  
STUDY SESSION ON RECENT EDITS TO ZONING CODE UPDATE
- MONDAY, MAY 10  
COMMUNITY WORKSHOP ON DRAFT ENVIRONMENTAL IMPACT REPORT

**COUNCIL CHAMBERS @ 6 PM**

**[WWW.DANAPOINT.ORG/BUSINESSES/DOHENY-VILLAGE](http://WWW.DANAPOINT.ORG/BUSINESSES/DOHENY-VILLAGE)**

**DANA POINT**

IN COLLABORATION WITH  
DOHENY VILLAGE  
MERCHANTS' ASSOCIATION