

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

DATE: JULY 12, 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 GENERAL PLAN
AMENDMENT GPA20-0001, ZONE TEXT AMENDMENT ZTA20-0001,
ZONE CHANGE ZC20-0001, LOCAL COASTAL PLAN AMENDMENT
LCPA20-0001, AND FINAL ENVIRONMENTAL IMPACT REPORT SCH#
2020030428

RECOMMENDATION: That the Planning Commission approve the attached draft resolutions recommending to the City Council approval of General Plan Amendment GPA 20-0001, Zone Text Amendment ZTA20-0001, Zone Change ZC20-0001, Local Coastal Plan Amendment LCPA 20-0001, and certification of Final Environmental Impact Report SCH# 2020030428 as the supporting environmental documentation for the Doheny Village Zoning District Update (Action Documents 1-3).

APPLICANT: City of Dana Point

REQUEST: Request for GPA 20-0001 and LCPA 20-0001 to amend the land use designation of "Commercial/Residential" and create new land use designations of "Commercial/Industrial" and "Commercial/Main Street" with changes to development intensity and residential density standards in the General Plan Land Use Element; ZTA20-0001, ZC20-0001, and LCPA 20-0001 to establish "Chapter 9.14 Doheny Village Districts" in the Dana Point Zoning Code; and certification of Final Environmental Impact Report SCH# 2020030428.

LOCATION: Doheny Village

NOTICE: Notices of the Public Hearing were mailed to all property owners and occupants within the project area on July 2, 2021, published within a newspaper of general circulation on July 2, 2021, and posted on July 8, 2021, at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, Dana Point Library, as well as on the City of Dana Point website.

ENVIRONMENTAL: Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report (SCH# 2020030428) was prepared for the proposed project.

ISSUES:

1. Is the proposal consistent with the goals and policies of the Dana Point General Plan?
2. Is the proposal consistent with the Dana Point Zoning Code (DPZC)?
3. Is the proposal consistent with the California Coastal Act as described by the DPZC Section 9.27 - Coastal Overlay District?
4. Is the proposal consistent with the Local Coastal Program Amendment (LCPA) procedures as set forth in DPZC Section 9.61.080?

BACKGROUND:

The project area is commonly referred as Doheny Village and consists of approximately 80 acres bounded by the City of San Juan Capistrano and Interstate 5 (I-5) on the north, the I-5 off-ramp to Pacific Coast Highway on the east, Pacific Coast Highway on the south, and the Southern California Regional Rail Authority (SCRRA)/Orange County Transportation Authority (OCTA) railroad right-of-way on the west (Supporting Document 4).

The purpose and intent of the proposed Doheny Village Zoning District Update is to preserve and enhance the eclectic combination of commercial, light industrial, and residential mixed uses in Doheny Village. The project area began to be developed in the 1930s as the original downtown of Capistrano Beach. Prior to City incorporation, Doheny Village was subject to County of Orange jurisdiction under the Orange County Zoning Code and the Capistrano Beach Specific Plan (1988).

The City adopted its first Citywide General Plan in 1991 and its first Citywide Zoning Ordinance in 1993, both of which are the current governing land use documents for this area. It became evident that the City's land use regulations created nonconforming conditions for existing uses and structures throughout the project area, which made it difficult for redevelopment especially for small lots. In 1996, portions of the General Plan and the Zoning Code were certified by the California Coastal Commission as the City's Local Coastal Program.

Since 1994, the City of Dana Point has attempted to develop various specific plans for guiding future development Doheny Village. Past efforts include the Doheny Village Specific Plan (1995) by Urban Design Studio, Doheny Village Plan (2010) by ROMA Design Studio, and Doheny Village Form-Based Code (2016) by Opticos Design. None of these draft plans were adopted by the City. In March 2016, the draft form-based 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.

In October 2017, City staff re-initiated a public engagement process to inform, consult, and involve DVMA with a series of 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 Doheny Village, as well as identifying areas of consensus to move forward with the project by developing Guiding Principles. 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.

On March 20, 2018, the City Council adopted the Guiding Principles for the Doheny Village Plan and directed 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.

Beginning in July 2018, City staff hosted regular monthly meetings with the Doheny Village Working Group comprised of select community representatives who assisted in the development of the Doheny Village Plan. Monthly stakeholder meetings were held, which were open to the public, noticed on the City calendar, and promoted on social media. Together, City staff and the Working Group drafted the Zoning District Update and Capital Improvement Plan.

On December 2, 2019, the City Council directed staff to initiate the General Plan Amendment, Zone Text Amendment, Zone Change, and Local Coastal Program Amendment for the Doheny Village Zoning District Update and approved the contract to continue work on the project's EIR.

DISCUSSION:

After several years of extensive public input and policy development, the City of Dana Point seeks to amend the General Plan Land Use Element, Zoning Code, and Zoning Map for the Doheny Village area. A Local Coastal Program Amendment is required because the project area is located within the Coastal Overlay District and partially located within the Appeals Jurisdiction of the California Coastal Commission. Furthermore, amendments and additions are proposed to the General Plan Land Use Element and the Zoning Code, which are components of the 1996 Local Coastal Program. An Environmental Impact Report was prepared in compliance with CEQA guidelines.

General Plan Amendment 20-0001

Land Use Element

The City's General Plan Land Use Element states that Goal 7 is to "achieve the revitalization of the Doheny Village as a primary business district in the City." No changes are proposed to Goal 7 and Policies 7.1-7.7 (Supporting Document 5). In accordance with the policies identified in the General Plan for Doheny Village, modifications to the Land Use Element include amending land use designations, development intensity, and residential density (Action Document 1).

The existing land use designations for the project area are Community Commercial, Commercial/Residential, Community Facility, and Recreation/Open Space. The area currently identified as Community Commercial will be modified to establish two new land use designations for Commercial/Industrial and Commercial/Main Street under the Mixed Use Designation. All other existing land use designations will remain, except for changes to the description of Commercial/Residential. The proposed development intensity and density would be amended in the Land Use Element as follows:

Table LU-3: Development Intensity/Density Standards

LAND USE DESIGNATION	MAXIMUM DEVELOPMENT INTENSITY/DENSITY (a)	STANDARD INTENSITY/DENSITY (b)
MIXED-USE		
Commercial/Residential (c)	1.51:1 and 10 50 du/net ac (d)	.5:1 and 10 30 du/net ac
<u>Commercial/Main Street (c)</u>	<u>30 du/net ac</u>	<u>10 (e)-30 du/net ac</u>
<u>Commercial/Industrial (c)</u>	<u>1.5:1</u>	<u>.75:1</u>

(c) See description of allowable mixes of residential and non-residential development under the Mixed Use Designation section of this element.

(d) Maximum allowable residential density for properties greater than 10 acres in lot size.

(e) Standard residential density for properties located south of Victoria Boulevard and west of Doheny Park Road.

Housing Element

Early in the visioning process, community stakeholders highlighted that Doheny Village is home to existing residents and a variety of housing types, including multi-family, mobile homes, affordable housing, and live/work units, which is unique to the project area and should be preserved and enhanced. In keeping with the City's adopted housing goals and policies, City staff and the Working Group identified zoning code incentives and opportunity sites for potential residential development.

If adopted, the Doheny Village Zoning District Update is a critical component in the development of the City's 2021-2029 Housing Element Update which is required to be certified by October 15, 2021. In anticipation of the 6th Cycle Regional Housing Needs Assessment (RHNA), a Housing Incentive Overlay is proposed for select sites to qualify toward RHNA, including requirements for a minimum of 50% residential floor area, minimum density of 20 du/ac, and maximum density of 35 du/ac. Due to the project's nexus to the facilitation of housing production, the City received \$160,000 in grant funds from the Senate Bill 2 Planning Grant Program to offset costs for the Doheny Village Zoning District Update EIR.

Circulation Element

The project does not involve any changes to the City's General Plan Circulation Element. However, the State of California passed Senate Bill (SB) 743 in 2013, which mandates jurisdictions can no longer use traffic delay, commonly measured by Level of Service (LOS), in transportation analysis under CEQA effective January 1, 2020. SB 743 requires that a new metric, Vehicle Miles Traveled (VMT), be adopted when evaluating environmental impacts to better align with state climate policy and sustainability goals.

The City's Circulation Element, which has not been updated since 1995, establishes Performance Criteria using the LOS metric for evaluating the ability of the circulation system to serve the desired future land uses. For purposes of the project's consistency with the General Plan and compliance with CEQA, the Doheny Village Zoning District Update was analyzed for both LOS and VMT metrics.

A Traffic Impact Analysis (TIA) was prepared for the project (Supporting Document 6), specifically to inform existing and proposed trip generation data and LOS analyses. Twenty-two (22) study intersections and fourteen (14) roadway segments were selected in the TIA, all of which provide local and/or regional access within the project area, located in City of Dana Point, City of San Juan Capistrano, and Caltrans jurisdictions. LOS analyses of these intersections and roadway sections were completed in conformance with the City of Dana Point General Plan Circulation Element Performance Criteria and LOS standards/thresholds, as well as in consideration of the City of San Juan Capistrano guidelines to evaluate potential traffic implications and circulation needs associated with area growth, cumulative projects, and the proposed project.

The following scenarios are intended to forecast potential future traffic conditions:

"Existing Plus Project" refers to existing traffic conditions plus the project's development potential at buildout. Upon evaluation of Existing Plus Project scenario, all key study intersections and roadway segments will continue to operate at acceptable LOS except for the following which would exceed LOS thresholds:

- Proposed Ganahl Lumber Driveway/Stonehill Drive intersection
- Stonehill Drive, between Camino Capistrano and Del Obispo Street

However, there are planned improvements at these locations as part of the proposed Ganahl Lumber development in the City of San Juan Capistrano and the City of Dana Point, which have been included as part of the Year 2045 buildout traffic conditions. Therefore, the TIA concludes that additional improvements at this intersection and segment are not necessary.

“Year 2045 Buildout Plus Project” analyzes a combination of known cumulative projects, as well as population and development factors in the County, in addition to the project’s development potential at buildout. The Year 2045 traffic volume forecasts for this traffic study were developed via the utilization of the OCTAM 5.0 Year 2045 traffic model, which defaults to the year 2045. Three of the twenty-two key study intersections could potentially exceed LOS under the Year 2045 Buildout scenario. On pages xiii-xvi of the Executive Summary, the TIA outlines recommended improvements under the Buildout scenario at the following intersections:

- Camino Capistrano at Stonehill Drive/I-5 NB On-Ramp (in the City of San Juan Capistrano)
- Camino Capistrano at Camino Capistrano
- Doheny Park Road at Las Vegas Avenue/PCH Ramps (in Caltrans Right-of-Way)

Circulation Element Policy 1.11 states to “develop a program to identify, monitor and make recommendations for improving roadways and intersections that are approaching, or have approached, unacceptable levels of service or are experiencing higher than expected accident rates.” As development applications are received and reviewed, City staff will continue to evaluate projects within the project area for traffic impacts. The City will utilize this TIA, future development traffic analyses, and the existing traffic program to monitor the need for these identified potential improvements. The City will include all stakeholders in the planning and implementation for any of the recommended improvements.

Zone Text Amendment 20-0001

The new Chapter 9.14, Doheny Village Districts, is proposed to be included in the DPZC (Action Document 2). This chapter was drafted to achieve an integrated neighborhood-serving business and residential environment. Doheny 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. Key land use changes include legalizing existing, nonconforming uses which had been established prior to the adoption of the DPZC. Chapter 9.14, Doheny Village Districts, proposes three new zoning districts which are only applicable within the project area:

- **Village Commercial/Industrial (V-C/I):** mixed-use commercial and light industrial district to legalize nonconforming uses including marine-related businesses, automotive services, light manufacturing, and construction services.
- **Village Commercial/Residential (V-C/R):** mixed-use commercial and residential

district in keeping with historical pattern of development with live/work units, artisan manufacturing, and small-scale resident serving businesses.

- **Village Main Street (V-MS):** mixed-use commercial and residential district encouraging pedestrian-oriented environment with storefront-style frontages along Doheny Park Road. Commercial or residential uses permitted on upper floors.

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 Doheny Village.

SECTION 9.14.030 DOHENY 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 Blvd; 35-40 ft south of Victoria Blvd (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 Blvd; 30 du/ac
(g) Minimum Front Yard Setback			
From Ultimate Public Street R/W Line	0 ft	5 ft	0 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 ft	0 ft
Street Side	0 ft	0 ft	0 ft
(i) Minimum Rear Yard Setback			
Standard Lot	0 ft	0 ft	5 ft

Adjacent to Alley or Street	0 ft	0 ft	0 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) 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.

Section 9.14.040, Special Development Standards, outlines unique conditions for residential density, Housing Incentive Overlay, building height greater than 35 feet, accessory uses and structures, exemptions from Site Development Permit, access and parking, design compatibility, and “Art-in-Public-Places” Program.

Section 9.14.050, Special Use Standards, defines conditions for manufacturing uses, caretaker’s residences, storage yard uses, temporary uses, and concurrent processing of the Specific Plan at 26126 Victoria Boulevard.

Zone Change 20-0001

The project area is currently subject to the following zoning districts identified in the DPZC: Community Commercial/Vehicular (CC/V), Community Commercial/Pedestrian (CC/P), Commercial/Residential (C/R), Residential Multiple Family 30 (RMF 30), Community Facilities (CF), and Recreation (REC).

The Zone Change proposes modifications to the 1993 Zoning Map within the project area which will partially supersede the existing zoning and identify three new zoning districts: Village Commercial/Industrial (V-C/I), Village Main Street (V-MS), and Village Commercial/Residential (V-C/R) as depicted on Exhibit C in Action Document 2. Properties currently zoned as Community Facilities (CF) and Recreation (REC) are proposed to remain as-is.

Local Coastal Plan Amendment 20-0001

Pursuant to DPZC Section 9.61.080, amendments may be proposed to change zoning districts, modify district boundaries, or revise the provisions of the DPZC to add, remove, or modify regulations pursuant to the provisions of the Government Code. Amendments to the Land Use Element of the General Plan and the DPZC shall not be effective in the Coastal Overlay District for Local Coastal Program purposes unless and until effectively certified by the California Coastal Commission as an amendment to the 1996 Local Coastal Program.

A LCPA is required for modifications to the text contained in the General Plan Land Use Element and the DPZC, and for modifications to the land use designations as contained in the Land Use Map and the Zoning Map for any property located within the Coastal Overlay District. After the City Council's final decision on this project, City staff will submit the LCPA request to the California Coastal Commission for their decision.

Final Environmental Impact Report 20-0001

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 City's third-party environmental consultant, Michael Baker International, worked with City staff to prepare the document.

A Notice of Preparation (NOP) was prepared and distributed for a 30-day public review period from March 13, 2020 through April 13, 2020. A public scoping meeting was scheduled on March 25, 2020. However, due to Governor Gavin Newsom's Executive Order related to the COVID-19 pandemic, all City facilities were closed and the public scoping meeting was rescheduled to May 20, 2020. With COVID-19 restrictions in place, the scoping meeting was recorded and made available on the City's YouTube page. The public comment period for the NOP was also extended to allow submittal of comments from April 13, 2020 to May 28, 2020.

Furthermore, in accordance with Senate Bill 18 and Government Code 69352.3, and Assembly Bill 52 and Government Code 21000, the City sent notification letters to the appropriate tribal organizations in April 2020 in compliance with the requirements for tribal consultation.

The Draft EIR was completed in April 2021, which evaluates 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 was 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, and Noise.

A Notice of Availability (NOA) for the Draft EIR was distributed for a 45-day public review period from April 26, 2021 to June 9, 2021. On May 10, 2021, the Planning Commission held a community workshop to receive public comments on the Draft EIR. A total of 15 comment letters were received during the public review period for the Draft EIR. Responses to those comments resulted in minor changes to the EIR which are documented in the Final EIR (Supporting Document 8). The Final EIR consists of the Response to Comments, Errata, and Mitigation Monitoring and Reporting Program (MMRP). The MMRP checklist provides verification that all applicable mitigation measures relative to environmental impacts are monitored and reported to ensure compliance during project implementation.

Community Outreach Strategy

The purpose of the Doheny Village Plan Community Outreach Strategy was 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 9.

Key elements of the Community Outreach Strategy include:

- **Project Webpage Updates:** www.danapoint.org/businesses/doheny-village
 - 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
- **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**


- Pre-recorded presentations and short video clips about the Doheny Village Plan on the City's YouTube channel
- **Public Workshops and Hearings**
 - Planning Commission Community Workshop on Draft EIR
 - Pop-Up Community Workshop in Doheny Village

These outreach efforts occurred simultaneously with the public release of the Draft EIR and required 45-day public comment period. Participants' feedback of the City's recent outreach efforts has been favorable and positive.

CORRESPONDENCE: On June 22, 2021, City staff met with staff representatives from the City of San Juan Capistrano to discuss and clarify items identified in their Draft EIR comment letter.

CONCLUSION: Staff finds that the proposed project is consistent with the policies and provisions of the Dana Point General Plan, Dana Point Municipal Code, and Local Coastal Program. The inclusion of new land use designations and modifications to development intensity/density in the Land Use Element of the General plan and a new chapter, Doheny Village Districts, in the Zoning Ordinance are also consistent with the City's amended General Plan, Municipal Code, and Local Coastal Program.

Staff recommends that the Planning Commission recommend to the City Council adoption and approval of the proposed General Plan Amendment, Zone Text Amendment, Zone Change, Local Coastal Program Amendment, and the Environmental Impact Report and approve the attached draft resolutions.



Belinda Deines, Principal Planner



Brenda Wisneski, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 21-07-12-XX for GPA
2. Draft Planning Commission Resolution No. 21-07-12-XX for ZTA/ZC
3. Draft Planning Commission Resolution No. 21-07-12-XX for FEIR

Supporting Documents

4. Vicinity Map
5. General Plan Land Use Element: Development of Doheny Village
6. Doheny Village Zoning District Update Traffic Impact Analysis, April 29, 2021
(Available Online: <https://www.danapoint.org/Home/Components/Calendar/Event/13582/68>)
7. Draft EIR (Available Online: <http://www.danapoint.org/index.aspx?page=281>)
8. Final EIR (Available Online: <https://www.danapoint.org/home/showdocument?id=32864&t=637613299744822975>)
9. Community Outreach Strategy

ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 21-07-12-XX for GPA

RESOLUTION NO. 21-07-12-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT GPA 20-0001, WHICH AMENDS THE GENERAL PLAN LAND USE ELEMENT BY MODIFYING THE LAND USE DESIGNATION OF "COMMERCIAL/RESIDENTIAL" AND CREATING NEW LAND USE DESIGNATIONS OF "COMMERCIAL/MAIN STREET" AND "COMMERCIAL/INDUSTRIAL" WITH CHANGES TO LAND USE DESIGNATIONS, DEVELOPMENT INTENSITY, AND RESIDENTIAL DENSITY STANDARDS, AND SUBMISSION OF GPA 20-0001 AS LOCAL COASTAL PROGRAM AMENDMENT LCPA 20-0001 FOR APPROVAL AND CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION.

Applicant: City of Dana Point

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

WHEREAS, on July 9, 1991, the City of Dana Point adopted its General Plan; and

WHEREAS, the City of Dana Point has prepared an Environmental Impact Report which has been reviewed and considered by the Planning Commission; and

WHEREAS, the City may amend all or part of an adopted General Plan to promote the public interest up to four times during any calendar year pursuant to Government Code Section 65358; and

WHEREAS, on June 27, 1995, the City of Dana Point adopted a Local Coastal Program, which was certified by the California Coastal Commission and may be amended in whole or in part; and

WHEREAS, the General Plan Amendment GPA 20-0001 is the second General Plan Amendment processed for 2021; and

WHEREAS, the proposed amendment would make changes to the Land Use Element of the General Plan by amending the land use designation of "Commercial/Residential" and creating new land use designations of "Commercial/Main Street" and "Commercial/Industrial" under the category of Mixed-Use; and

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WHEREAS, the proposed amendment would modify and create development intensity and residential density standards specific to development contained within the project area; and

WHEREAS, the amendment is internally consistent with the other elements of the General Plan; and

WHEREAS, the preparation and adoption of the Local Coastal Program Amendment has been evaluated in compliance with the California Environmental Quality Act pursuant to Section 21080.9 of the Public Resources Code; and

WHEREAS, the Planning Commission did on July 12th, 2021 hold a duly noticed public hearing as prescribed by law to consider said General Plan Amendment and Local Coastal Plan Amendment; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Planning Commission considered all factors relating to GPA 20-0001 and LCPA 20-0001; and

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

- A. That the above recitations are true and correct;
- B. That the proposed action complies with all other applicable requirements of State law and local Ordinances;
- C. That the General Plan Amendment under GPA 21-0001 is in the public interest;
- D. That the Local Coastal Program Amendment LCPA 21-0001 is consistent with, and will be implemented in full conformity with the Coastal Act;
- E. That the Planning Commission has reviewed and considered the Environmental Impact Report;
- F. That the Environmental Impact Report for the proposed project is complete and adequate for the consideration of the General Plan Amendment;
- G. That the Planning Commission adopts the following findings:
 - 1. That the public and affected agencies have had ample opportunity to participate in the LCPA process. Proper

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notice in accordance with the LCP Amendment procedures has been followed.

2. That all policies, objectives, and standards of the LCPA conform to the requirements of the Coastal Act. The amendments to the General Plan are consistent with the Coastal Act policies that encourage coastal access and preservation of coastal and marine resources. That the Land Use Plan as amended is in conformance with and adequate to carry out the Chapter Three policies of the Coastal Act and that the Implementation Program Amendment is in conformance with and adequate to implement the Land Use Plan.
 3. That Coastal Act policies concerning specific coastal resources, hazard areas, coastal access concerns, and land use priorities have been applied to determine the kind, locations, and intensity of land and water uses. As a General Plan Amendment and Local Coastal Program Amendment, no specific development is proposed. Any proposed development will be reviewed for compliance with the City's Local Coastal Program and (in addition) for proposed development located within the Commission's appeal area, the public access policies of the Coastal Act.
 4. That the level and pattern of development proposed is reflected in the Land Use Plan, Zoning Code, and Zoning Map. The applicable sections are being amended accordingly to be consistent with state law.
 5. That a procedure has been established to ensure adequate notice of interested persons and agencies of impending development proposed after the certification of the LCPA. Proper notice in accordance with the LCP Amendment procedures has been followed.
 6. That zoning measures are in place which are in conformance with and adequate to carry out the coastal policies of the Land Use Plan. The City's Zoning Code is being amended concurrently with the LCP amendment.
- H. That the Planning Commission recommends that the City Council include the following in the City Council resolution:
1. The City certifies that with the adoption of these amendments, the City will carry out the Local Coastal

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Program in a manner fully in conformity with Division 20 of the Public Resources Code as amended, the California Coastal Act of 1976.

2. The City certifies that the Land Use Plan, as amended, is in conformity with and adequate to carry out the Chapter Three policies of the Coastal Act.
 3. The City certifies the implementing actions as amended, are in conformity with and adequate to carry out the provisions of the certified Land Use Plan.
 4. The Resolution of the City Council specifies that Local Coastal Program Amendment LCPA 20-0001 be submitted to the Coastal Commission for certification.
- I. That the Planning Commission recommends to the City Council adoption of the amendments to the City General Plan as shown in Exhibit "A" of this Resolution, attached hereto and incorporated herein by this reference.
 - J. That the Planning Commission recommends to the City Council that the currently adopted 1996 Local Coastal Program be amended as shown in Exhibit "A".

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 12th day of July, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Eric A. Nelson, Chair
Planning Commission

Brenda Wisneski, Director
Community Development Department

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EXHIBIT “A”

General Plan Amendment GPA 20-0001

Modifications to Land Use Element of the General Plan: The “Mixed Use Designation” category shall be amended to modify “Commercial/Residential” and add new Land Use Designations of “Commercial/Main Street” and “Commercial/Industrial” as follows (deletions are shown as strikeout and inserts are underlined):

Commercial/Residential: The Commercial/Residential designation includes mixtures of commercial, office and residential uses in the same building, on the same parcel, or within the same area. ~~The primary uses within this designation are commercial; and residential is only allowable when developed in conjunction with commercial development. Allowable activities include those identified in the Community and Neighborhood Commercial designations, the Professional/Administrative designation and, when developed in conjunction with commercial users, the Residential 7-14, Residential 14-22, and Residential 22-30 designation.~~ Compatible uses include, but are not limited to, live/work units, artisan manufacturing, and small scale business activities which serve the needs of residents and visitors. When mixtures of uses occur in the same building, retail uses or offices are usually located on the ground floor with residential or office uses above. The mixed uses are usually located in areas where multiple activities and pedestrian orientation are considered to be desirable objectives. ~~All existing residential~~ Residential uses are allowable activities within this designation; however, the residential density cannot be increased, and any changes of use shall include commercial use as the primary use. ~~The standard intensity of non-residential development is a floor area ratio of .5:1 and the maximum intensity of development is a floor area of 1.5:1. The standard of 40 30 dwelling units per net acre of land (equivalent to an FAR of .25:1) is allowed when for residential development is combined in the same building or on the same parcel as commercial retail or office uses. The standard of 50 dwelling units per net acre of land is allowed for residential development on parcels greater than 10 acres in lot size.~~

Commercial/Main Street: The Commercial/Main Street designation provides for a mixture of residential, retail, and service uses in the same building, or on the same parcel, and commercial or residential uses above nonresidential space. Residential uses in this designation provide housing near sources of employment or commercial and professional services, which shall be sited in a manner that minimizes vehicle miles traveled (VMT). This alternative housing adds to the

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City's supply of housing opportunities, reduces commute time between home and work, and promotes a strong, stable, and desirable pedestrian-oriented business environment. When mixture of uses occur in the same building, retail or service uses are usually located on the ground floor with commercial or residential uses above. The mixed uses are usually located in areas along a "main street" where multiple activities and pedestrian orientation are desirable objectives. The standard intensity of non-residential development for floor area ratio shall not be required. The standard density of 10 dwelling units per net acre of land is allowed for properties located south of Victoria Boulevard and west of Doheny Park Road. The standard density of 30 dwelling units per net acre of land is allowed when residential development is combined in the same building or on the same parcel as commercial retail or office uses.

Commercial/Industrial: The Commercial/Industrial designation 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 designation encourages the development of mixed commercial and industrial areas. The standard intensity of development is a floor area ratio of .75:1 and the maximum intensity of development is a floor area ratio of 1.5:1.

TABLE LU-3
DEVELOPMENT INTENSITY/DENSITY STANDARDS

LAND USE DESIGNATION	MAXIMUM DEVELOPMENT INTENSITY/DENSITY (a)	STANDARD INTENSITY/DENSITY (b)
MIXED-USE		
Commercial/Residential (c)	1.5:1 and 10 50 du/net ac (d)	.5:1 and 10 30 du/net ac
Commercial/Main Street (c)	30 du/net ac	10(e)-30 du/net ac
Commercial/Industrial (c)	1.5:1	.75:1

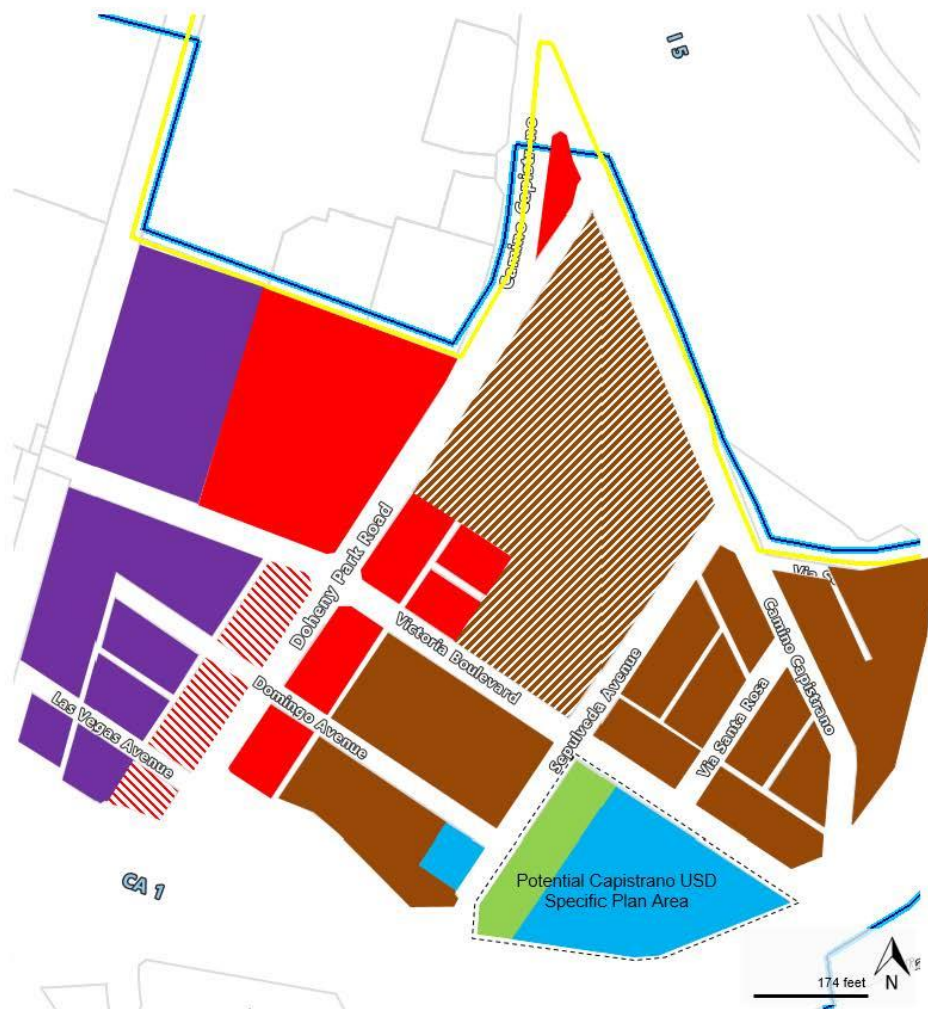
(c) See description of allowable mixes of residential and non-residential development under the Mixed Use Designation section of this element.

(d) Maximum allowable residential density for properties greater than 10 acres in lot size.

(e) Standard residential density for properties located south of Victoria Boulevard and west of Doheny Park Road.

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Figure LU-5 : Land Use Policy Diagram



<u>Land Use Designations</u>	<u>Floor Area Ratio</u>	<u>Density</u>
Commercial/Industrial	.75-1.5:1	
Commercial/Main Street		10 du/ac
Commercial/Main Street		30 du/ac
Commercial/Residential		30 du/ac
Commercial/Residential		50 du/ac
Community Facility	.4-1.0:1	30 du/ac
Open Space	.1-.2:1	

ACTION DOCUMENT 2: Draft Planning Commission Resolution No. 21-07-12-XX for ZTA/ZC

RESOLUTION NO. 21-07-12-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT ZTA 20-0001 AND ZONE CHANGE ZC 20-0001 TO ESTABLISH CHAPTER 9.14 DOHENY VILLAGE DISTRICTS OF THE ZONING ORDINANCE AND TO CHANGE THE ZONING DISTRICT DESIGNATIONS OF THE PROJECT AREA, AND SUBMISSION AS PART OF LOCAL COASTAL PROGRAM AMENDMENT LCPA 20-0001 FOR APPROVAL AND CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION.

Applicant: City of Dana Point

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

WHEREAS, in January 1994, the City of Dana Point adopted its Zoning Code and Zoning Map; and

WHEREAS, the City seeks to amend the Zoning Code and Zoning Map, affecting the project area identified as Doheny Village; and

WHEREAS, the proposal is for a Zone Text Amendment, Zone Change, and Local Coastal Program Amendment to amend the Dana Point Zoning Code by adding a new Chapter 9.14 Doheny Village Districts, and to amend the Dana Point Zoning Map to designate three new zoning districts as "Village Commercial/Industrial (V-C/I)", "Village Main Street (V-MS)," and Village Commercial/Residential (V-C/R)" within the project area; and

WHEREAS, the Zone Text Amendment and Zone Change will be consistent with and will provide for the orderly, systematic and specific implementation of the General Plan, as such General Plan would be amended pursuant to the recommendations of the Planning Commission; and

WHEREAS, the new zoning district designations of the project area will be harmonious with the zoning of the surrounding properties; and

WHEREAS, the Planning Commission held a duly noticed public hearing as prescribed by law on July 12, 2021, to consider said Zone Text Amendment, Zone Change, and Local Coastal Plan Amendment; and

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WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Planning Commission considered all factors relating to ZTA 20-0001, ZC 20-0001, and LCPA 20-0001; and

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

- A. That the above recitations are true and correct;
- B. The zone text amendment to add "Chapter 9.14 Doheny Village Districts" is attached hereto as Exhibit "B" and incorporated herein by reference;
- C. The zone change to modify zoning district designations to include "Village Commercial/Industrial (V-C/I)," "Village Main Street (V-MS)," and "Village Commercial/Residential (V-C/R)" within the project area is attached hereto as Exhibit "C" and incorporated herein by reference;
- D. That the proposed action complies with all other applicable requirements of State law and local Ordinances;
- E. That the Zone Text Amendment (ZTA 20-0001), and Zone Change (ZTA 20-0001) are in the public interest;
- F. The Planning Commission has reviewed the Environmental Impact Report and forwarded it to the City Council for review and adoption;
- G. The preparation and adoption of the Local Coastal Program Amendment is statutorily exempt from the California Environmental Quality Act, pursuant to Section 21080.9 of the Public Resources Code;
- H. The proposed amendment to the Zoning Code and Zoning Map will be consistent with the amended General Plan;
- I. The Planning Commission recommends that the City Council adopt Zone Text Amendment ZTA 20-0001 and Zone Change ZC 20-0001 for the reasons outlined herein including but not limited to: adoption of land use regulations which legalize nonconforming uses, including existing light industrial, commercial, and residential uses; provision of development standards which offer incentives for rehabilitation and allow opportunities for new development, especially for smaller-scale properties; provision of additional housing opportunities and residential density within the Coastal Overlay District near sources of employment or commercial and professional services, which shall be sited in a manner that minimizes vehicle miles traveled (VMT); increasing pedestrian-oriented retail and commercial business environment with residential uses to preserve

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character and enhance vitality in Doheny Village for residents, visitors, and business community;

J. That the Planning Commission adopt the following findings:

1. That the public and affected agencies have had ample opportunity to participate in the LCPA process. Proper notice in accordance with the LCP Amendment procedures has been followed.
2. That all policies, objectives, and standards of the LCPA conform to the requirements of the Coastal Act, including that the Land Use Plan as amended is in conformance with and adequate to carry out policies of Chapter Three of the Coastal Act. The amendments to the Zoning Code and Zoning Map are consistent with the Coastal Act policies that encourage coastal access and preservation of coastal and marine resources.
3. That Coastal Act policies concerning specific coastal resources, hazard areas, coastal access concerns, and land use priorities have been applied to determine the kind, locations, and intensity of land and water uses. As a Zone Text Amendment and Zone Change, no specific development is proposed. Any development will be reviewed for compliance with the Coastal Act provisions and other applicable state law.
4. That the level and pattern of development proposed is reflected in the Zoning Code and Zoning Map. The applicable sections are being amended accordingly to be consistent with state law.
5. That a procedure has been established to ensure adequate notice of interested persons and agencies of impending development proposed after the certification of the LCPA. Proper notice in accordance with the LCP Amendment procedures has been followed.
6. That zoning measures are in place which are in conformance with and adequate to carry out the coastal policies of the Land Use Plan. The City's Zoning Code and Zoning Map are being amended concurrently with the LCP amendment.

J. That the Planning Commission recommends that the City Council include the following findings in the City Council resolution submitting the LCPA to the Coastal Commission:

1. The City certifies that with the adoption of these amendments, the City will carry out the Local Coastal Program in a manner fully in

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conformity with Division 20 of the Public Resources Code as amended, the California Coastal Act of 1976.

2. The City include the proposed zoning districts of "V-C/I," "V-MS," and "V-C/R" in its submittal to the Coastal Commission and state that the amendment to the Local Coastal Plan is to both the land use plan and implementing actions.
 3. The City certifies that the Land Use Plan, as amended, is in conformity with and adequate to carry out the Chapter Three policies of the Coastal Act.
 4. The City certifies that the implementing actions as amended, are in conformity with and adequate to carry out the provisions of the certified Land Use Plan.
 5. The Ordinance of the City Council include the Zone Text Amendment, Zone Change and Local Coastal Program Amendment numbers ZTA 20-0001, ZC 20-0001 and LCPA 20-0001 when submitted to the Coastal Commission.
 6. The City certifies that the amendments will be submitted to the Coastal Commission for review and approval as an Amendment to the Local Coastal Program.
- K. That the Planning Commission recommends that the City Council adopt the amendments to the City Zoning Code and Zoning Map as follows:
1. The new "V-C/I," "V-MS," and "V-C/R" zoning designations shall be added in Chapter 9.14 of the Zoning Ordinance, as shown in the attached Exhibit "B."
 2. The Zoning Map shall be amended to designate the project as "V-C/I," "V-MS," and "V-C/R" as shown in the attached Exhibit "C."
- L. That the Planning Commission recommends that the City Council adopt Zone Text Amendment ZTA 20-0001 and Zone Change ZC 20-0001, which would amend the Dana Point Local Coastal Program pursuant to LCPA 20-0001. The Planning Commission recommends the amendment for the reasons outlined herein and in the new "V-C/I," "V-MS," and "V-C/R" zoning districts, including but not limited to: adoption of land use regulations which legalize nonconforming uses, including existing light industrial, commercial, and residential uses; provision of development standards which offer incentives for rehabilitation and allow opportunities for new development, especially for smaller-scale properties; provision of additional housing opportunities and residential density within the Coastal

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Overlay District near sources of employment or commercial and professional services which shall be sited in a manner that minimizes vehicle miles traveled (VMT); increasing pedestrian-oriented retail and commercial business environment with residential uses to preserve character and enhance vitality in Doheny Village for residents, visitors, and business community. The amendment of the City's General Plan, Zoning Ordinance, and Zoning for the project area create the consistent regulatory framework to jointly modify the City's Local Coastal Plan for the project area to help facilitate the above goals.

- M. GPA 20-0001, ZTA 20-001, and ZC 20-0001 shall constitute the LCP for the project area.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 12th day of July, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Eric A. Nelson, Chair
Planning Commission

Brenda Wisneski, Director
Community Development Department

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EXHIBIT "B"

Zone Text Amendment ZTA 20-0001

Modifications to Zoning Code: The following chapter shall be inserted into the Dana Point Zoning Code as follows:

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.

- (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.

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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.

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(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

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

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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
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	C	C	C

Elderly			
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	C
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

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

- (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.

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9.14.030 Development Standards.

The following Table provides the minimum acceptable standards for development within the Doheny 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

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 Blvd; 35-40 ft south of Victoria Blvd (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 Blvd; 30 du/ac
(g) Minimum Front Yard Setback			
From Ultimate Public Street R/W Line	0 ft	5 ft	0 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 ft	0 ft
Street Side	0 ft	0 ft	0 ft
(i) Minimum Rear Yard Setback			
Standard Lot	0 ft	0 ft	5 ft
Adjacent to Alley or Street	0 ft	0 ft	0 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.

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- (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 (California Government Code Section 65590). 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 A 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:

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- (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.
- (e) 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)).
- (f) 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:

SECTION 9.14.040(f)(2)
MINIMUM NUMBER OF REQUIRED PARKING STALLS BY USE

Use	Required Number of Stalls
Industrial Uses	1 stall/500 SF-GFA or subject to 9.35.080(e) Industrial Uses, whichever is least restrictive

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Commercial Uses	
- General Retail	1 stall/500 SF-GFA
- Restaurant	1 stall/250 SF-GFA
- Assembly	1 stall/100 SF-GFA
Residential Uses	
- Single-family, duplex, triplex	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
- Multiple-family	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.

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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.
- (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.

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(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.

(e) 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
HOUSING INCENTIVE OVERLAY**

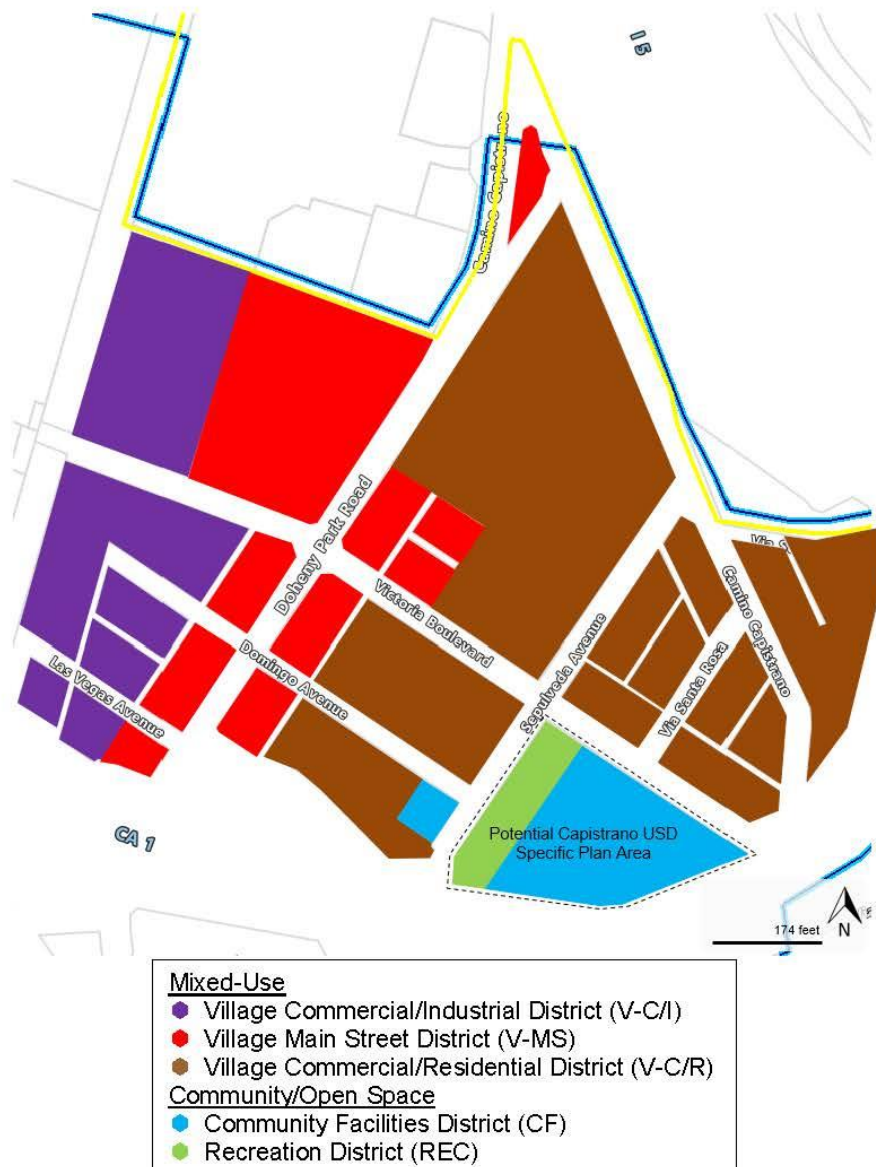


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EXHIBIT "C"

Zone Change ZC 20-0001

Modifications to Zoning Map: The Dana Point Zoning Map shall be modified as follows:



ACTION DOCUMENT 3: Draft Planning Commission Resolution No. 21-07-12-XX for FEIR

RESOLUTION NO. 21-07-12-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ENVIRONMENTAL IMPACT REPORT (SCH# 2020030428) FOR THE GENERAL PLAN AMENDMENT GPA 20-0001, ZONE TEXT AMENDMENT ZTA 20-0001, ZONE CHANGE ZC 20-0001, AND LOCAL COASTAL PROGRAM AMENDMENT LCPA 20-0001 FOR THE DOHENY VILLAGE ZONING DISTRICT UPDATE.

Applicant: City of Dana Point

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

WHEREAS, on December 2, 2019, the City Council initiated the General Plan Amendment, Zone Text Amendment, Zone Change, Local Coastal Program Amendment, and preparation of the Environmental Impact Report for the Doheny Village Zoning District Update; and

WHEREAS, said initiation constitutes legislative actions subject to the provisions of the California Environmental Quality Act (CEQA) as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, a Notice of Preparation (NOP) was distributed for a 30-day public review period from March 13, 2020 through April 13, 2020 and a public scoping meeting was scheduled on March 25, 2020. However, due to Governor Gavin Newsom's Executive Order related to the COVID-19 pandemic, all City facilities were closed and the public scoping meeting was rescheduled to May 20, 2020. With COVID-19 restrictions in place, the scoping meeting was recorded and made available online for viewing on the City's YouTube page. The public comment period was also extended to allow parties to provide comments from April 13, 2020 to May 28, 2020; and

WHEREAS, in accordance with Senate Bill 18 and Government Code 69352.3, and Assembly Bill 52 and Government Code 21000, the City sent notification letters to the appropriate tribal organizations in April 2020 in compliance with the requirements for tribal consultation; and

WHEREAS, a Notice of Availability (NOA) for the Doheny Village Zoning District Update Draft Environmental Impact Report (Draft EIR) was distributed for a 45-day public review period from April 26, 2021 to June 9, 2021. On May 10, 2021, the Planning Commission held a community workshop to receive public comments on the Draft EIR; and

WHEREAS, the City of Dana Point, as the lead agency, has evaluated the comments received on the Draft EIR; and

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WHEREAS, the City of Dana Point, as the lead agency, has prepared the Doheny Village Zoning District Update Final Environmental Impact Report SCH# 2020030428 (Final EIR) in accordance with the requirements of CEQA, the CEQA guidelines, and the City's local CEQA Guidelines. The attached Final EIR consists of the NOP, NOA, Draft EIR including technical appendices, Response to Comments, Errata, and Mitigation Monitoring and Reporting Program; and

WHEREAS, the Planning Commission did, on the 12th day of July, 2021, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, examining the attached Environmental Impact Report, analyzing the information submitted by staff, and considering any written comments received, said Commission considered all factors relating to the Environmental Impact Report.

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

- A) That the above recitations are true and correct.
- B) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends that City Council adopt an Environmental Impact Report for the proposed project and finds that:
 - 1) The Commission has reviewed and considered the information contained in the Final EIR, and finds that the Final EIR was prepared in compliance with CEQA;
 - 2) The City complied with procedural and substantive requirements of CEQA;
 - 3) The Commission has independently reviewed and analyzed the Final EIR, which constitutes an accurate and complete statement of the environmental impacts of the proposed project in accordance with CEQA Section 21082;
 - 4) The proposed project would not have a potential adverse affect that cannot otherwise be mitigated. Appropriate mitigation measures in the Mitigation Monitoring and Reporting Program have been identified to adequately address potential impacts to the environment.

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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 12th day of July, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Eric A. Nelson, Chair
Planning Commission

Brenda Wisneski, Director
Community Development Department

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ENVIRONMENTAL IMPACT REPORT AND APPENDICES

**ARE ON FILE IN THE COMMUNITY
DEVELOPMENT DEPARTMENT**

**(GPA 20-0001/ ZTA 20-0001/ ZC 20-
0001/ LCPA 20-0001 ET AL)**

SUPPORTING DOCUMENT 4: Vicinity Map

VICINITY MAP: DOHENY VILLAGE (PROJECT AREA)



SUPPORTING DOCUMENT 5: General Plan Land Use Element: Development of Doheny Village

~~**Policy 6.5:** Develop land use and parking regulations to assure that adequate and reasonable standards are provided.~~

~~**Policy 6.6:** Provide opportunities for shared parking facilities in the Town Center, such as through the establishment of an off-street parking district.~~

DEVELOPMENT OF DOHENY VILLAGE

The Doheny Village represents an important gateway to the City from the Interstate 5 Freeway. The Village needs improvements to infrastructure and general upgrading of development within the area. Planned land uses are expected to include a mix of new commercial, office, multi-family residential, community facilities, and industrial/business development. Revitalization efforts could include pedestrian-oriented streetscape and landscaping improvements designed to unify and connect the Village's various areas. These improvements may also provide a means of establishing greater connection between the Village the beach and San Juan Creek.

GOAL 7: Achieve the revitalization of the Doheny Village area as a primary business district in the City.

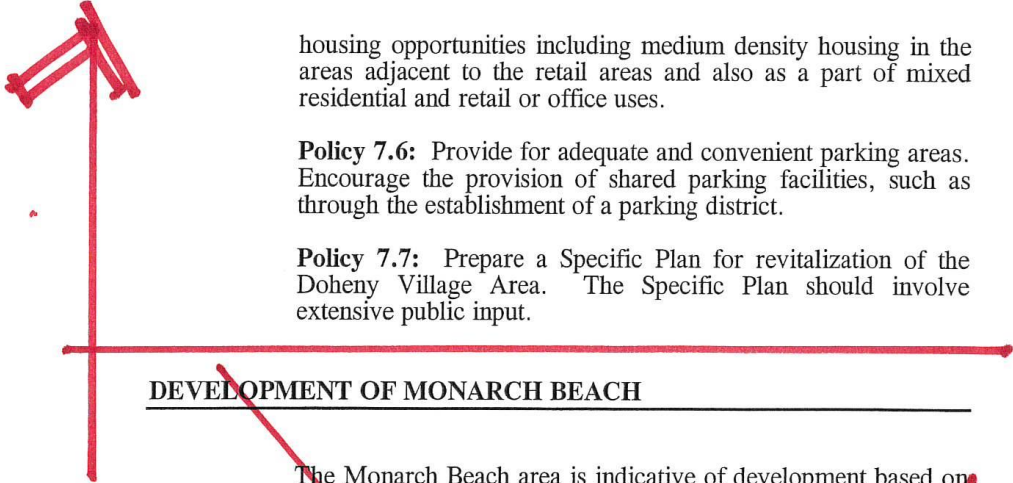
Policy 7.1: Promote the Doheny Village area as a major shopping and business center in the community.

Policy 7.2: Improve the appearance of the area through revitalization activities such as landscape design and pedestrian amenities.

Policy 7.3: Develop design guidelines that assure that development will be consistent in terms of scale and character. (Coastal Act/30251)

Policy 7.4: Promote the development of land uses in the Doheny Village area that provide employment opportunities for the community including offices, marine-oriented industrial uses, and other commercial or light industrial business activities or community facilities.

Policy 7.5: Encourage the development of a diversity of



housing opportunities including medium density housing in the areas adjacent to the retail areas and also as a part of mixed residential and retail or office uses.

Policy 7.6: Provide for adequate and convenient parking areas. Encourage the provision of shared parking facilities, such as through the establishment of a parking district.

Policy 7.7: Prepare a Specific Plan for revitalization of the Doheny Village Area. The Specific Plan should involve extensive public input.

DEVELOPMENT OF MONARCH BEACH

The Monarch Beach area is indicative of development based on master planning efforts and high quality development standards. The Ritz Carlton Resort Hotel and an additional resort hotel site north of Pacific Coast Highway provide focal uses in a community which includes extensive outdoor activities such as golf (The Links at Monarch Beach) and coastal recreation (Salt Creek Beach Park and Dana Strand Beach). Monarch Beach has dramatic public view corridors within the coastal Salt Creek Basin.

GOAL 8: Provide for the development of the Monarch Beach area in a manner that enhances the character of the City and encourages the protection of the natural resources of that area.

Policy 8.1: Preserve the opportunity of public view corridors from Monarch Beach area to the coast. (Coastal Act/30251)

Policy 8.2: Assure that adequate public recreational areas and public open space are provided and maintained by the developer as part of a new development. (Coastal Act/30210, 30213, 30240, 30251)

Policy 8.3: Assure that the height and scale of new development is compatible with the existing areas.

Policy 8.4: Promote the development of a mixture of residential, visitor-serving, and open space land uses; with an ultimate residential density cap of 238 dwellings, which shall

SUPPORTING DOCUMENT 6: Doheny Village Zoning District Update Traffic Impact Analysis, April 29, 2021

LINK TO DOCUMENT ON CITY WEBSITE

<https://www.danapoint.org/Home/Components/Calendar/Event/13582/68>

SUPPORTING DOCUMENT 7: Draft EIR

LINK TO DOCUMENT ON CITY WEBSITE

<http://www.danapoint.org/index.aspx?page=281>

SUPPORTING DOCUMENT 8: Final EIR

LINK TO DOCUMENT ON CITY WEBSITE

<https://www.danapoint.org/home/showdocument?id=32864&t=637613299744822975>

SUPPORTING DOCUMENT 9: Community Outreach Strategy



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

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	Arts and Culture Commission	Directed by Council to facilitate Doheny Village Public Art Program



Environmental Impact Report

Date	Topic	Objectives
March 13-May 28, 2020	Notice of Preparation	Receive public comments
April 2020	SB 18/AB 52 Tribal Consultation	Distribute notification letters and tribal consult
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
April 26-June 9, 2021	Close of 45-day public comment period	Receive public comments on 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
April 28, 2021	Virtual Office Hours "Crafting Concepts into Code"	Opportunity for general public to ask questions and provide feedback to City staff; review recent edits to zoning code
May 6, 2021	Virtual Office Hours "Opportunities and Constraints"	Discussion on potential resources, challenges, and requirements for future development
May 12, 2021	Virtual Office Hours "To Doheny Village and Beyond"	Updates on progress for Capital Improvement Plan projects
April-June 2021	Social Media/Marketing: CR&R Mailer DP Times ads and articles Facebook, Instagram	Ad included in trash bill mailer; digital ads for links to draft documents, meeting dates, and pop-up workshop; Dana Point Times front page articles on February 19, 2021, May 7, 2021
May 2021	YouTube Clips	Pre-recorded presentations on Doheny Village playlist; over 700 views
June 5, 2021	Pop-Up Community Workshop	Provide information and obtain input on Doheny Village Plan; outdoor booths on Saturday at Doheny Village Public Parking Lot, across from Dana Point Summer Trolley Stop; over 100 attendees



Public Meetings/Hearings

Date	Topic	Objectives
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
July 12, 2021	Planning Commission Recommendation	
July 20, 2021	City Council Approval	