



November 5, 2024

Saeed Ramenzani Kooshesh
28092 Klamath Court
Laguna Niguel, CA 92677

**CITY OF DANA POINT
ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP24-0006(M)**

PROJECT APPLICANT: Saeed Ramenzani Kooshesh

PROPERTY OWNER: Marjack LLC

LOCATION: 24843 Del Prado Avenue (APN: 682-301-26)

REQUEST: A request to establish a Personal Service Use ("Fade Style Barbershop") within an existing suite of a two-story commercial building located in the Town Center Mixed-Use (TC-MU) Zoning District. Pursuant to the Land Use Matrix within the Dana Point Town Center Plan, a Personal Service Use is permitted, subject to review and approval of a Minor Conditional Use Permit.

ENVIRONMENTAL: The project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of leasing a unit within an existing public or private structure and proposes minor alterations to the existing unit to accommodate the proposed use.

DETERMINATION: The Community Development Director hereby
____ APPROVES
____ DENIES
the requested Administrative Modification of Standards described herein subject to the attached findings and applicable conditions.

Brenda Wisneski, Director
Community Development Department

BACKGROUND & DISCUSSION:

- The subject site is located on a 5.4-acre lot at the northeast corner of Golden Lantern Street and Del Prado Avenue, referred to as the Lantern Bay Village shopping center. It is located within the Town Center Mixed Use (TC-MU) Zoning District and the Dana Point Town Center Plan.
- The site includes the primary structure containing 19 units and a freestanding structure occupied by an Administrative Office Use (bank) with 333 on-site parking stalls.
- The 1,338-square-foot subject unit is addressed as 24843 Del Prado Avenue and is on the first floor of the two-story, 72,675-square-foot commercial structure that is occupied by commercial and office uses.
- The subject unit was previously occupied by an Administrative Office Use.
- Under this Minor Conditional Use Permit, the applicant requests to establish a Personal Service Use ("Fade Style Barbershop") at the subject unit.
- Pursuant to the Land Use Matrix within the Dana Point Town Center Plan, a Personal Service Use is permitted, subject to review and approval of a Minor Conditional Use Permit.
- The proposed Personal Service Use is parked at a rate of 1 parking stall per 300 square feet, which would require 4.5 parking stalls. The total parking requirement for all uses at the site, including the proposed Personal Service Use, is 297 parking stalls, leaving a surplus of 36 parking stalls.
- The proposed business, Fade Style Barbershop, would perform hair cutting, styling, and cosmetic services and will offer related products for sale. The proposed floor plan includes six (6) barber stations, a supply room, and a seating area for customers. The business will operate seven (7) days a week, from 9:00 AM to 8:00 PM, and would have five (5) employees.
- Staff recommends approval subject to the attached findings and conditions of approval.

FINDINGS:

- A. Based on the evidence presented at the public hearing, the Director of Community Development makes the following findings and approves Minor Conditional Use Permit CUP24-0006(M), subject to conditions of approval:
1. The proposed conditional use is consistent with the City of Dana Point General Plan **in that, the proposed conditional use is consistent with Goal 6, Policy 6.1 of the Dana Point General Plan, which states that the use should "Provide a diversity of retail, office and residential land uses that establish the Town Center as a major center of social and economic activity in the community." The new Personal Service Use provides personal care services to nearby residential areas and within walking distance thereto, that would create additional pedestrian activity along Golden Lantern and Del Prado.**

2. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and that the proposed, conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures **in that, the requested Personal Service is proposed within a suite of an existing commercial building within the TC-MU Zoning District. All activities associated with the Personal Services Use will take place within the confines of the subject suite. Accordingly, the proposed uses are compatible with and complimentary to existing development within the project's vicinity as conditioned, and would not be materially detrimental to adjacent uses, buildings, or structures.**
 3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features prescribed in the Dana Point Zoning Code (DPZC) in order to integrate the use with existing and planned uses in the vicinity **in that, the proposed use is identified as a conditionally permitted use within the Land Use Matrix of the Town Center Plan. The Personal Service Use is parked at a rate of one (1) parking stall per 300 square feet. There are currently 333 on-site parking stalls for the site, which meet the required parking demand of 297 parking stalls for the existing and proposed uses at the site. Therefore, the proposed site can adequately accommodate the required parking and loading facilities for the existing and proposed uses. There are no proposed exterior site improvements that will impact landscaping and other land use development features.**
- B. Based on the foregoing, the Director of Community Development determines that this project is Categorically Exempt from the provisions set forth in the California Environmental Quality Act (CEQA) **pursuant to Section 15301(a) of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of leasing a unit within an existing public or private structure and proposes minor alterations to the existing unit to accommodate the proposed use.**

CONDITIONS OF APPROVAL:

The City of Dana Point hereby grants approval of Minor Conditional Use Permit CUP24-0006(M) for the referenced project. This permit is valid subject to the following conditions of approval:

A. General:

1. A request to establish a Personal Service Use ("Fade Style Barbershop") within an existing suite of a two-story commercial building located at 24843 Del Prado. Subsequent submittals to the approved scope-of-work shall be in substantial compliance with those plans presented to the Community Development Director and in compliance with applicable provisions of the City of Dana Point General Plan and Municipal Code. (PLN)

2. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing. (PLN)
3. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved, such work is not commenced with such two (2) year time period or; the Director of Community Development or the Planning Commission, as applicable grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions. (PLN)
4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit. (PLN)
5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions or proceedings against the City, its officers, employees, or agents arising out of or resulting from negligence of the applicant or the applicant's agents, employees or contractors. Applicant's duty to defend, indemnify and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation. (PLN)

6. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site. (PLN)
7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expenses in ensuring compliance with these conditions. (PLN)
8. The construction site shall be posted with signage indicating that construction not commence before 7:00 AM and must cease by 8:00 PM, Monday through Saturday. No construction activities shall be permitted on Sundays or Federal holidays. (BLD)
9. The applicant shall obtain all applicable permits for the proposed improvements. (PLN)(BLD)(PWE)
10. Any proposed exterior building signage shall be reviewed and approved under a separate permit. (PLN)
11. The City shall maintain the option to reconsider the Conditional Use Permit (and conditions contained herein), at any time if the Community Development Director finds it necessary to re-evaluate impacts of the use on the surrounding community. (PLN)
12. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements. (PWE)
13. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits. (PWE)
14. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits. (PWE)
15. Prior to the commencement of any work within the public right-of-way, the applicant shall apply and be approved for an encroachment permit. (PWE)

B. Prior to issuance of a building permit or release on certain related inspections, the applicant shall meet the following conditions:

16. The subject "Conditions of Approval" section of this permit shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check. (PLN)

17. An application for a Certificate of Occupancy shall be made to the Building Division. The scope of work for any proposed tenant improvements shall also be noted on the Certificate of Occupancy application so that the Building Division can determine the need for a building permit. (BLD)

C. Prior to issuance of a Certificate of Use and Occupancy, the applicant shall meet the following conditions:

18. The applicant shall contact the Planning Division to conduct an inspection of the completed project including compliance with all conditions prior to contacting the Building and Safety Division for final project sign-off. (PLN)

SUPPORTING DOCUMENT 1: Project Plans

September,12,2024

Fade style Barbershop Describe

Hello city of Dana point

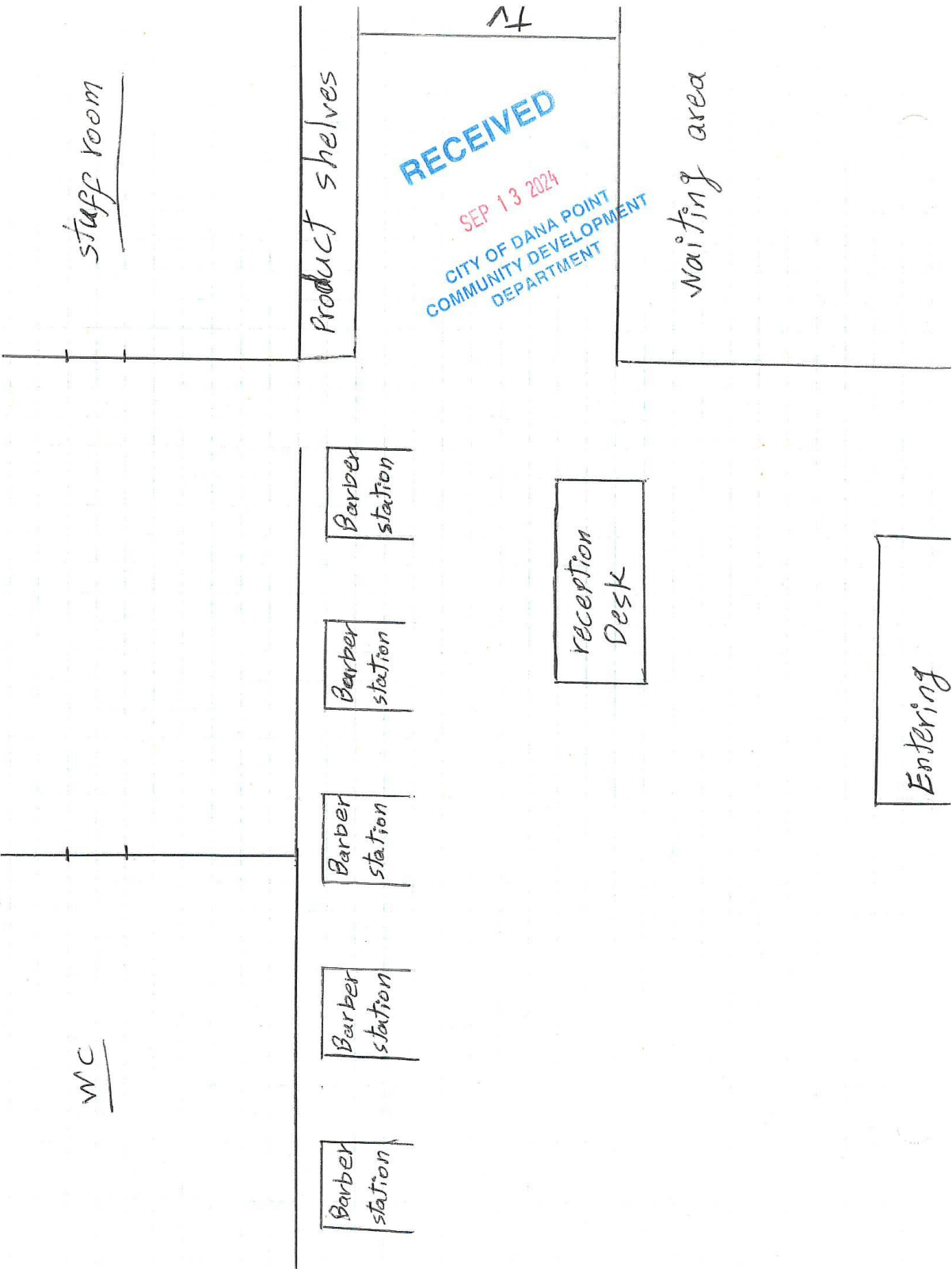
Barbers,sometimes called hairstylists or cosmetologists, cut and style hair and may perform Other beauty services. Their primary responsibilities are to enhance the cosmetic appeal and Health of their client's hair. This might include hair cutting and coloring, fitting hairpieces and Grooming and styling facial hair. This is to express interest in leasing retail space in Dana point To open my own shop. The shop has six barber stations, supply room, restroom and seating areas for customers who have to wait. I actively plan to offer products as part of my business model. I'm planning to hire five employers and opening hours will be seven days a week as a normal business hours as permitted by the shopping Center probably 9:00am to 7:00pm.

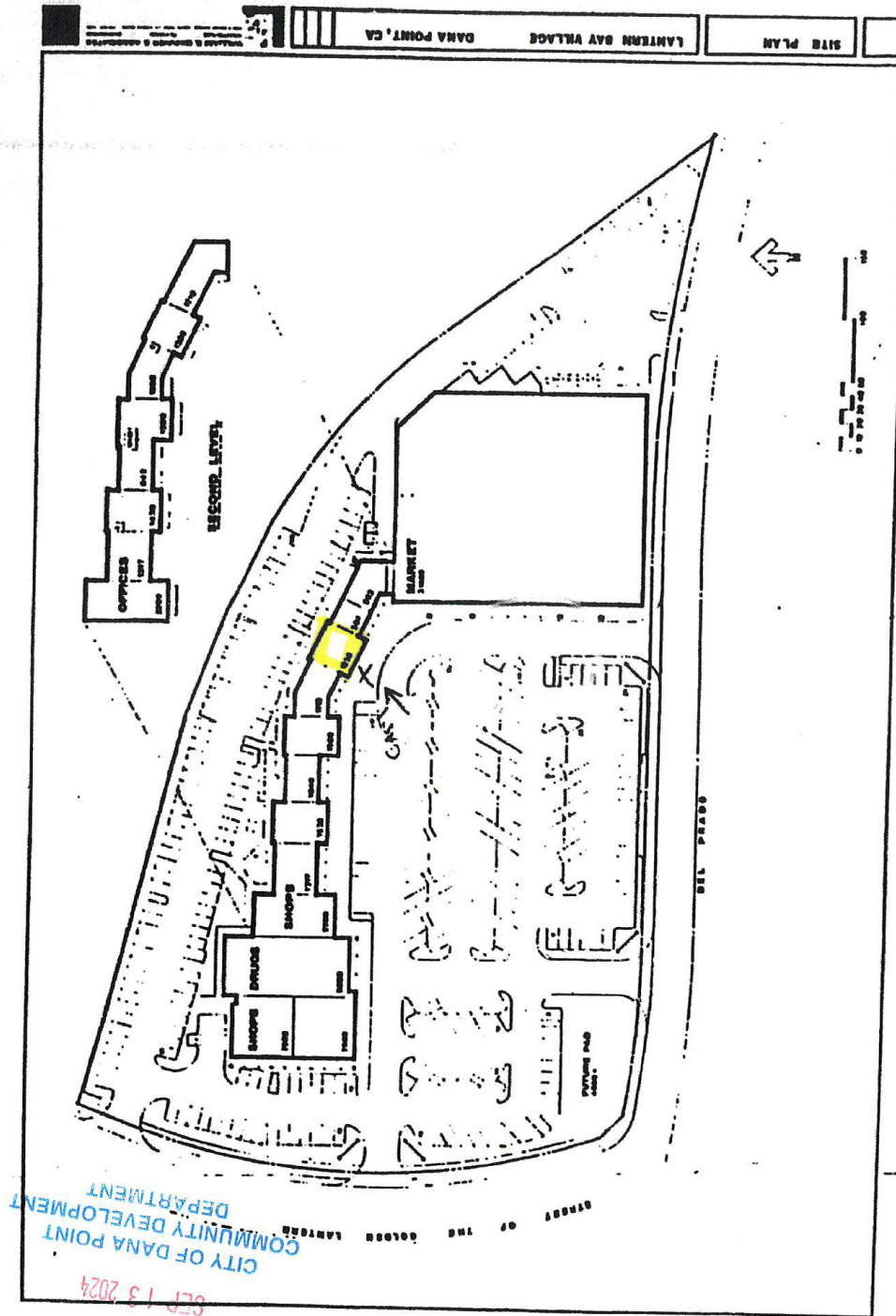
Kind regard

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SEP 13 2024

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT





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