



April 1, 2025

Victor Grandt DPM
104 Via Galicia
San Clemente, CA 92672

**ADMINISTRATIVE PERMIT
MINOR CONDITIONAL USE PERMIT CUP25-0001(M)**

PROJECT APPLICANT: Phillip Brown

PROPERTY OWNER: Eric Winkler

LOCATION: 24662 Del Prado, Unit 1A (APN: 682-192-04)

REQUEST: A request to establish Personal Service Use (REJUVEN8) within a vacant ground floor suite of an existing three-story mixed-use building located in the Town Center Mixed Use (TC-MU) Zoning District.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301(a) of the CEQA Guidelines (Class 1 – Existing Facilities) since the project consists of leasing an existing unit within an existing public or private structure and proposes minor alterations to the existing structure to accommodate the proposed use.

DETERMINATION: The Community Development Director hereby
_____ APPROVES
_____ DENIES
the requested ENTITLEMENT described herein subject to the attached findings and applicable conditions.

Brenda Wisneski, Director
Community Development Department

Supporting Document 1: Exhibit A – Letter of Intent
Supporting Document 2: Project Plans

BACKGROUND/DISCUSSION:

- The subject site, 24662 Del Prado, is located within the boundaries of Dana Point Town Center Plan (TCP) and is with the Town Center Mixed-Use (TC-MU) Zoning District, as designated by the City of Dana Point Zoning Map. The site is surrounded by Commercial uses to the north and east of the structure, a vacant lot to the west, and multi-family residential structures to the south across the alley.
- The subject suite, Suite 1A, is a vacant on the ground level of a three-story mixed-use structure. The structure is comprised of a mixture of administrative office uses on the first and second floors and residential units on the third floor.
- The subject suite was previously occupied by a Building Materials Sales and Service Use (Lantern Bay Interiors & Flooring) who occupied both suites 1A and 1B. Suite 1B is currently occupied by an Administrative Office/Retail Use (Engel & Voelkers).
- The applicant is requesting approval to establish a Personal Service Use (REJUVEN8) within Suite 1A located on the ground floor of the structure.
- Pursuant to the Land Use Matrix within the Dana Point TCP, Personal Service Uses are permitted, subject to review and approval of a minor Conditional Use Permit (CUP(M)).
- The proposed Personal Service Use will occupy the 720-square-foot vacant Suite 1A on the ground floor of a three-story mixed-use structure. The floorplan of the subject suite is comprised of two rooms. The room at the back of the suite will contain the personal service use where services such as facials, IV therapy, and holistic consultations will occur. The room fronting Del Prado Avenue will contain a retail use where skincare products, supplements, and clothing will be sold. Minor interior improvements include adding a barn door between the two rooms.
- The business will be open Monday through Friday from 8:30am – 5:30pm and Saturday through Sunday from 9:00am – 3:30pm.
- The parking rate for Personal Service uses is one (1) stall per 300 square feet of gross floor area, however, the retail use floor area compromises a majority of the suite and therefore the required parking rate for the subject suite will be based on the Retail Use demand which is one (1) stall per 220 square feet of gross floor area. The subject suite would require a total of three (3) parking spaces for the proposed use. The subject site has a parking lot behind the mixed-use structure with 18 parking stalls. The parking demand for all the existing uses, including administrative office uses (one (1) stall per 300 square feet of gross floor area) and residential uses (three (3) total stalls for the two (2) studios on-site), on-site is 12 parking stalls. The proposed use will bring the total parking demand for all on-site uses to 15 parking stalls, resulting in a surplus of three parking stalls.
- 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 CUP25-0001(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 Land Use Element Goal 6, Policy 6.1 of the City of 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.” With the implementation of the new Personal Service Use, the subject mixed-use building will offer a mixture of uses, including administrative office uses, and residential uses, that encourage pedestrians to visit the Dana Point Town Center, promoting Land Use Element Policy 6.1.
 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 Services Use is proposed within an existing commercial suite in an existing mixed-use building within the TC-MU District. All activities associated with the proposed Personal Services use will take place within the confines of the subject suite. The proposed use is 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 parking rate for Personal Service uses is one (1) stall per 300 square feet of gross floor area. However, the retail use floor area compromises a majority of the suite and therefore the required parking rate for the subject suite will be based on the Retail Use demand which is one (1) stall per 220 square feet of gross floor area. The subject suite would require a total of three (3) parking spaces for the proposed use. The proposed use will bring the total parking demand for all on-site uses (administrative and residential uses) to 15 parking stalls, thus not exhausting the existing parking conditions, which include a total of 18 on-site parking stalls. Additionally, the proposed Personal Service use is to be located within a vacant suite, which will require only minor interior tenant improvements and

no exterior site improvements and, therefore, is to accommodate the new use.

- B. The requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 1(a) (Section 15301 Existing Facilities) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) since the project consists of leasing an existing unit within an existing public or private structure and proposes minor alterations to the existing structure to accommodate the proposed use.

CONDITIONS OF APPROVAL:

The City of Dana Point hereby grants approval of Minor Conditional Use Permit CUP25-0001(M) for the referenced project. This permit is valid subject to the following conditions of approval:

A. General:

1. Approval of this application is a request to establish a Personal Service Use (REJUVEN8) within a vacant ground-floor suite of an existing three-story mixed-use building located at 24662 Del Prado, Unit 1A. Subsequent changes 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 and Zoning Codes. (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 expense in ensuring compliance with these conditions. (PLN)
8. The applicant shall obtain all applicable permits for the proposed improvements. (BLD) (ENG)

9. Any proposed exterior building signage shall be reviewed and approved under a separate permit. (PLN)
10. 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)
11. The applicant shall provide the proposed services as identified in the letter of intent (Exhibit A). The Community Development Director shall review any additional services) to ensure those services/uses can be defined within the limits of the Personal Service Use defined in DPZC 9.75.270. (PLN)
12. The proposed hours of operation are Monday through Friday from 8:30am to 5:30pm, Saturday through Sunday from 9:00am – 3:30pm.

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

13. The subject “Conditions of Approval” section of this permit shall be copied in its entirety, placed directly onto a separate plan sheet in both the City and job plan sets prior to the Planning Division signing off for building final. (PLN)
14. All approvals from outside Departments and Agencies are required. (PLN)(BLD)(PWE)

C. Prior to final approval/permit close-out from the Building Division for the project, the applicant shall meet the following conditions:

15. 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: Exhibit A – Letter of Intent

EXHIBIT A

Thank you for considering our proposal for the 24662 Del Prado Ave Location. We look forward to working with the City of Dana Point to ensure compliance with all relevant regulations and to provide valuable products services to the community.

- **Proposed Use:**
The proposed project will have retail with skincare/wellness products, offering services such as IV therapy, facials, and holistic consultations. The focus is on promoting health and wellness through a holistic approach.
- **Primary Use:** Retail for skincare, holistic supplements and holistic wellness including IV therapy, facials, and holistic consultations.
- **Square Footage:** Approximately 720 sq. ft. of retail, an accommodating treatment (IVs, Facials, consults) room, a reception area.
- **Square Footage of Sales/Treatment Areas:**
 - Retail (Skincare, Supplements, clothing/merch): ~455 sq. ft.
 - Treatment Room: ~265 sq. ft.
- **Products and services:**
 - Skincare products:
 - Aphrodite Skin care line combines the power of natural botanicals with the science of high quality formulations.
 - CBD+ (Alma skincare line) is shown to visibly reduce redness and calm the appearance of stressed skin, with clinically proven cosmetic ingredients to visibly rebalance the skin back to a natural, healthy state.
 - ZO skin health provides comprehensive solutions for maintaining skin at its healthiest – regardless of age, ethnicity, skin condition or skin type. ZO offers a wide spectrum of advanced skincare protocols and products designed to promote healthier skin day after day.
 - Other Skincare companies include: Klotho Skin, epionce.
 - Supplement products:
 - Quicksilver Scientific supplements. “Solving the bioavailability problem and delivering on the promise of natural health has been our mission from the beginning.”
 - Other supplement companies will include; Thorne, SensIQ, energybits, Cardio Miracle.
 - Merch and clothing
 - Services:
 - Facial treatments and Skincare consults
 - Vitamin IV therapy
 - Holistic approach wellness consults

If there are any additional requirements or documentation needed, please let us know.

Sincerely,

Phillip Brown

Eric Winkler

Greg Brown, M.D.

RECEIVED

JAN 23 2025

CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEVELOPMENT

SUPPORTING DOCUMENT 2: Project Plans

ATTACHMENT

DRAFT

↑ PARKING LOT ↑

UNIT
IB

SPA / TREATMENT
ROOM

265 sq. ft.

PROPOSED
BARN DOOR

RETAIL
455 sq. ft.

24662 DEL PRADO
UNIT 1A

ENTRY
↑

total square footage: 720 sq ft

DEL PRADO

GRID SHEET

2022 CBC
CODE CYCLE

B055 - GRID 2

CITY OF DANA POINT

COMMUNITY DEVELOPMENT, BUILDING AND SAFETY
DIVISION

33282 GOLDEN LANTERN SUITE 209 DANA POINT, CA 92629



PLAN GRID

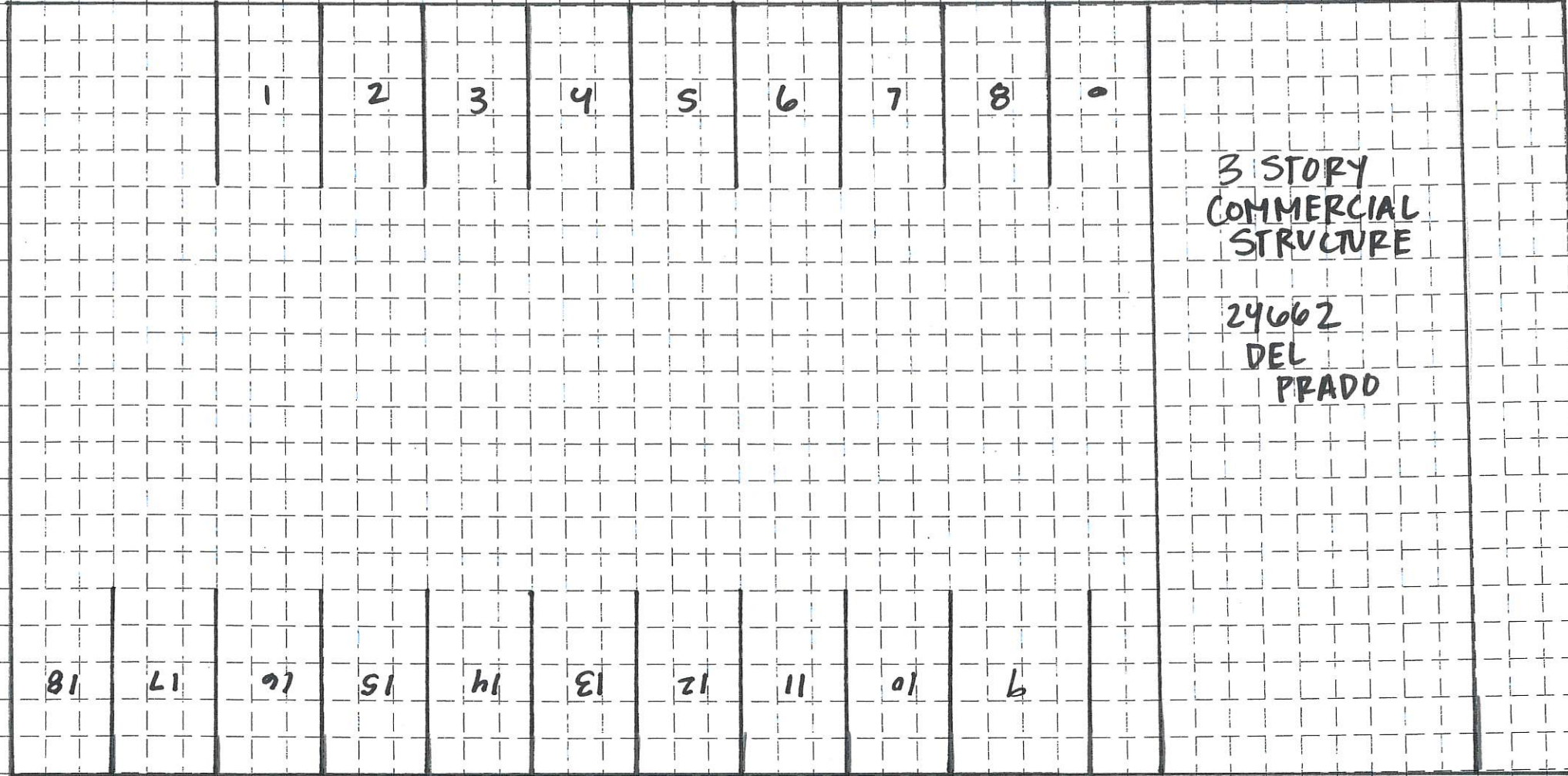
SHEET OF

PREPARED BY: _____

SIGNATURE: _____

ALLEY

SITE PLAN

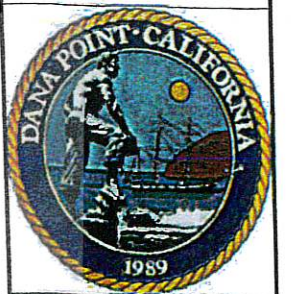


GRID SHEET

2022 CBC
CODE CYCLE

B055 - GRID 2

CITY OF DANA POINT
COMMUNITY DEVELOPMENT, BUILDING AND SAFETY
DIVISION



PLAN GRID

SHEET OF

33282 GOLDEN LANTERN SUITE 209 DANA POINT, CA 92629