

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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Th12a

LCPA-5-DPT-21-0059-5 (City of Dana Point)

FEBRUARY 9, 2023

EXHIBITS

Table of Contents

EXHIBIT NO. 1 – LOCATION MAP AND CITY OF DANA POINT POST – LCP CERTIFICATION PERMIT AND APPEAL JURISDICTION MAP2

EXHIBIT NO. 2 – CITY OF DANA POINT ORDINANCE 21-03 (GENERAL PLAN AMENDMENT GPA20-0001).....4

EXHIBIT NO. 3 – CITY OF DANA POINT ORDINANCE 21-04 (ZONE TEXT AMENDMENT ZTA20-0001 & ZONE CHANGE ZC20-0001) 14

EXHIBIT NO. 4 – LOCATION OF PROPOSED DOHENY VILLAGE LAND USE DESIGNATIONS33

EXHIBIT NO. 5 – LOCATION OF EXISTING DOHENY VILLAGE LAND USE DESIGNATIONS.....34

EXHIBIT NO. 6 – CLARIFICATIONS PERTAINING TO GENERAL PLAN AMENDMENT GPA20-000135

EXHIBIT NO. 7 – FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONES MAP FOR DOHENY VILLAGE AND SURROUNDING AREA.....39

EXHIBIT NO. 8 – VIEWS OF THE COAST FROM THE SOUTHBOUND LANES OF INTERSTATE 5 AND DOHENY PARK ROAD40

Exhibit No. 1 – Location Map and City of Dana Point Post – LCP Certification Permit and Appeal Jurisdiction Map

Location Map



Doheny Village

Capistrano School District Bus Yard

Source: Google Maps, Pro, 2020
Project Site

NOT TO SCALE



09/2021 (IN 1610)K

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
ENVIRONMENTAL IMPACT REPORT

Site Vicinity

Exhibit 3-2

City of Dana Point Post – LCP Certification Permit and Appeal Jurisdiction Map

Appeal Jurisdiction (P.R.C. §30613)

This area includes lands where the Commission has delegated original permit jurisdiction to the local government for areas potentially subject to the public trust but are filled, developed and committed to urban use.

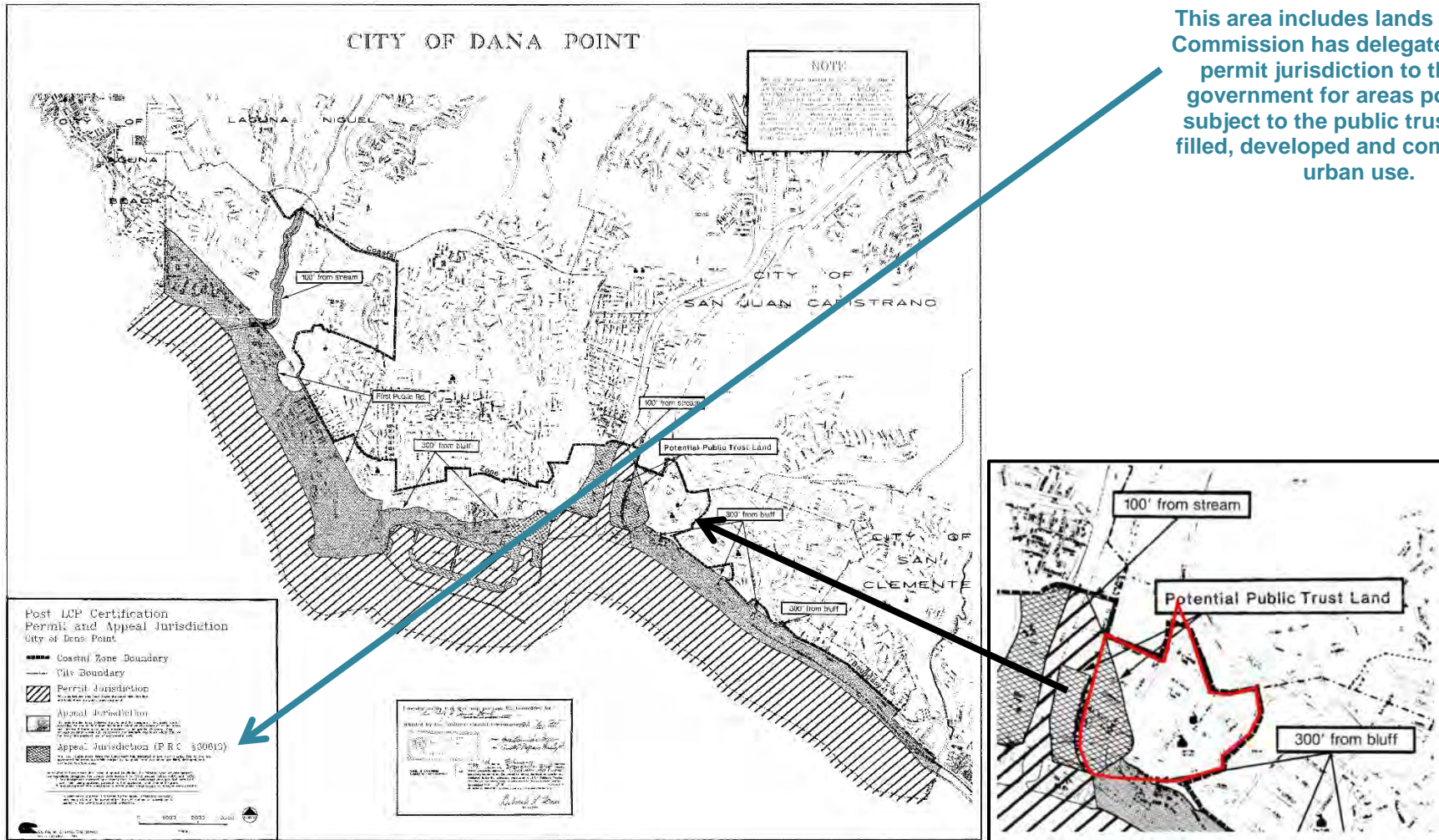


Exhibit No. 2 – City of Dana Point Ordinance 21-03 (General Plan Amendment GPA20-0001)

ORDINANCE 21-03

THE CITY COUNCIL OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING 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 City Council of 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 approved by the City Council; 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, 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

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

Ordinance 21-03
GPA20-0001
Page 2

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 12, 2021 hold a duly noticed public hearing as prescribed by law to consider said amendments and recommended the City Council approve the General Plan Amendment and Local Coastal Program Amendment; and

WHEREAS, the City Council did on July 20, 2021 hold a duly noticed public hearing as prescribed by law to consider the General Plan Amendment and Local Coastal Program 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 City Council considered all factors relating to GPA 20-0001 and LCPA 20-0001; and

NOW, THEREFORE, BE IT RESOLVED by the City Council 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 City Council adopts 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. 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 City Council include the following 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 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.

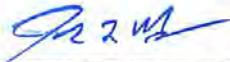
Ordinance 21-03
GPA20-0001
Page 4

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 City Council adopt the amendments to the City General Plan as shown in Exhibit "A" of this Ordinance, attached hereto and incorporated herein by this reference.
 - J. That the currently adopted 1996 Local Coastal Program (City of Dana Point General Plan) be amended as shown in Exhibit "A" of this Ordinance.
 - K. GPA20-0001, ZTA20-0001, and ZC20-0001 and other remaining applicable sections of the City's General Plan and Zoning Code constitute the Local Coastal Program for the project area.

Ordinance 21-03
GPA20-0001
Page 5

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

PASSED, APPROVED, AND ADOPTED this 9th day of August, 2021



JOSEPH L. MULLER, MAYOR PRO TEM

ATTEST:


SHAYNA SHARKE, CITY CLERK

Ordinance 21-03
GPA20-0001
Page 6

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF DANA POINT)

I, SHAYNA SHARKE, City Clerk of the City of Dana Point, California, do hereby certify that the foregoing Ordinance No. 21-03 was duly introduced at a regular meeting of the City Council on the 20th day of July, 2021, and was duly adopted and passed at an adjourned regular meeting of the City Council on the 9th day of August, 2021, by the following vote, to wit:

AYES: Council Member Mike Frost, Council Member Richard A. Viczorek, Council Member Michael Villar, Mayor Pro Tem Joseph L. Muller

NOES: None

RECUSAL: Mayor Jamey M. Federico



SHAYNA SHARKE, CITY CLERK

Ordinance 21-03
GPA20-0001
Page 7

ORDINANCE NO. 21-03

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF DANA POINT)

AFFIDAVIT OF POSTING
AND PUBLISHING

SHAYNA SHARKE, being first duly sworn, deposes, and says:

That she is the duly appointed and qualified City Clerk of the City of Dana Point;

That in compliance with State Laws of the State of California, ORDINANCE NO. 21-03, being:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING 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.

was published in summary in the Dana Point News on the 30th day of July, 2021, and in further compliance with City Resolution No. 91-10-08-01 on the 22nd day of July, 2021, was caused to be posted in four (4) public places in the City of Dana Point, to wit:

- Dana Point City Hall
- Capistrano Beach Post Office
- Dana Point Post Office
- Dana Point Library


SHAYNA SHARKE, CITY CLERK
Dana Point, California

Ordinance 21-03
GPA20-0001
Page 8

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 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

Ordinance 21-03
 GPA20-0001
 Page 9

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

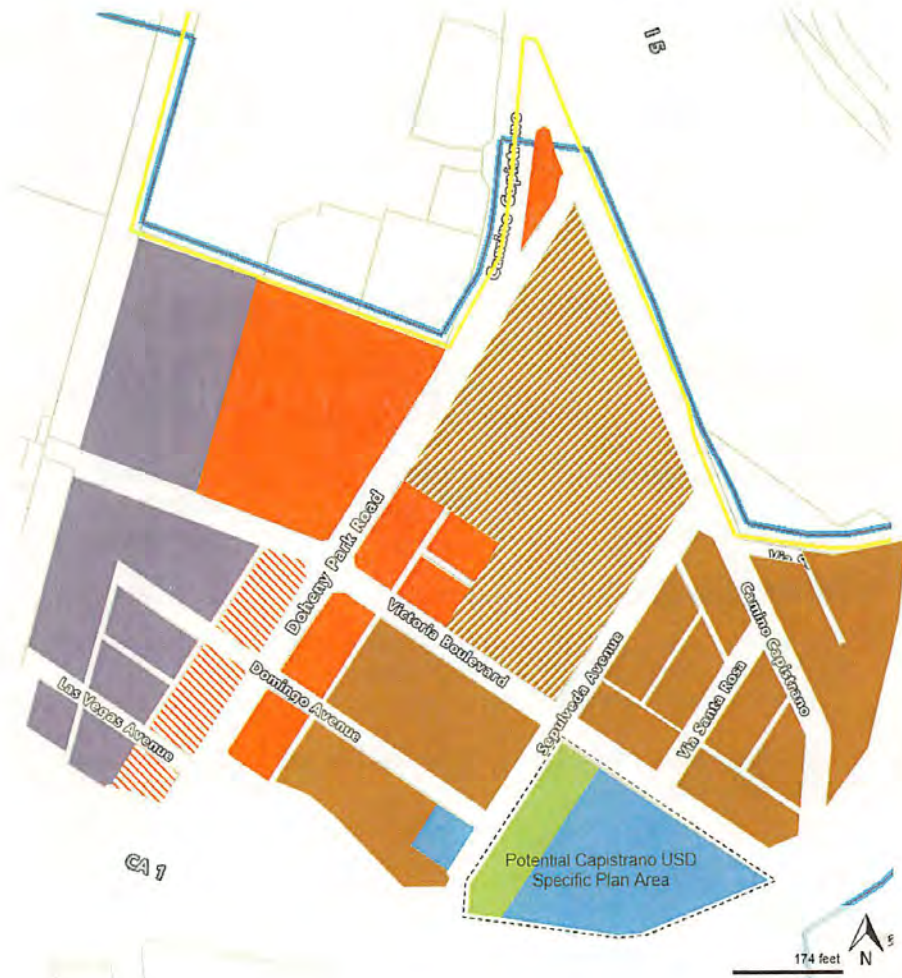
(c) See description of allowable mixes of residential and non-residential development under the Mixed Use Designation section of this element.

(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.

Ordinance 21-03
 GPA20-0001
 Page 10

Figure LU-5 : Land Use Policy Diagram



Land Use Designations	Floor Area Ratio	Density
● 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	

Exhibit No. 3 – City of Dana Point Ordinance 21-04 (Zone Text Amendment ZTA20-0001 & Zone Change ZC20-0001)

ORDINANCE NO. 21-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING 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 City Council 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 amendments and recommended that the City Council approve said Zone Text Amendment, Zone Change, and Local Coastal Plan Amendment; and

WHEREAS, the City Council held a duly noticed public hearing as prescribed by law on July 20, 2021, to consider the Environmental Impact Report and, specifically said Zone Text Amendment, Zone Change, and Local Coastal Plan Amendment; and

Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 2

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

NOW, THEREFORE, BE IT ORDAINED by the City Council 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 City Council has reviewed and adopted the Environmental Impact Report;
- 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 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 character and enhance vitality in Doheny Village for residents, visitors, and business community;

J. That the City Council 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.

K. 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

Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 4

- 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.
- L. 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."
- M. 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 City Council approves 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

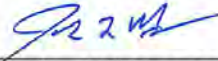
Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 5

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 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.

- N. GPA20-0001, ZTA20-0001, and ZC20-0001 and other remaining applicable sections of the City's General Plan and Zoning Code constitute the Local Coastal Program for the project area.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

PASSED, APPROVED, AND ADOPTED this 9th day of August, 2021



JOSEPH L. MULLER, MAYOR PRO TEM

ATTEST:


SHAYNA SHARKE, CITY CLERK

Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 6

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF DANA POINT)

I, SHAYNA SHARKE, City Clerk of the City of Dana Point, California, do hereby certify that the foregoing Ordinance No. 21-04 was duly introduced at a regular meeting of the City Council on the 20th day of July, 2021, and was duly adopted and passed at an adjourned regular meeting of the City Council on the 9th day of August, 2021, by the following vote, to wit:

AYES: Council Member Mike Frost, Council Member Richard A. Viczorek, Council Member Michael Villar, Mayor Pro Tem Joseph L. Muller

NOES: None

RECUSAL: Mayor Jamey M. Federico



SHAYNA SHARKE, CITY CLERK

Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 7

ORDINANCE NO. 21-04

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF DANA POINT)

AFFIDAVIT OF POSTING
AND PUBLISHING

SHAYNA SHARKE, being first duly sworn, deposes, and says:

That she is the duly appointed and qualified City Clerk of the
City of Dana Point;

That in compliance with State Laws of the State of California,
ORDINANCE NO. 21-04, being:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DANA
POINT, CALIFORNIA, APPROVING 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.**

was published in summary in the Dana Point News on the 30th day of July, 2021, and in
further compliance with City Resolution No. 91-10-08-01 on the 22nd day of July, 2021, was
caused to be posted in four (4) public places in the City of Dana Point, to wit:

- Dana Point City Hall
- Capistrano Beach Post Office
- Dana Point Post Office
- Dana Point Library


SHAYNA SHARKE, CITY CLERK
Dana Point, California

Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 8

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. This district provides a residential density of thirty (30) dwelling units per net

Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 9

acre, with the exception of properties located west of Doheny Park Road and south of Victoria Boulevard shall be limited to a maximum density of ten (10) dwelling units per acre.

9.14.020 Permitted Uses, Accessory Uses, Temporary Uses and Conditional Uses.

(a) Several classes of uses are allowed in Doheny Village Districts. Each of these classes must promote the mixed use character of the districts. These classes of uses are:

- (1) Permitted Use — allowed by right if no discretionary review is required. Certain permitted uses, indicated by P*, are also regulated by provisions contained in Section 9.14.050 or Chapter 9.07.
- (2) Accessory Use — allowed by right if accessory to a permitted or conditional use.
- (3) Temporary Use — allowed on a temporary basis in accordance with the provisions of Chapter 9.39.
- (4) Conditional Use — allowed subject to the approval of a Conditional Use Permit in accordance with the provisions of Chapter 9.65. Certain conditional uses, indicated by a C*, are also regulated by provisions contained in Section 9.14.050 or Chapter 9.07.
- (5) Prohibited Use — not allowed in the subject district.

(b) Certain uses other than permitted uses may not be suitable or desirable in every location within Doheny Village Districts and, therefore require a Temporary Use Permit as described in Chapter 9.39, or discretionary review through the Conditional Use Permit process described in Chapter 9.65.

(c) Definitions of Use. The following definitions shall apply to the provisions contained in this Chapter. Manufacturing uses, including artisan, marine, and metal fabrication, specifically located within the Doheny Village Districts shall be defined as follows:

- (1) Artisan Manufacturing Uses. Artisan manufacturing shall mean the shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products, as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products, beverages, printmaking, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass or ceramic production, and paper manufacturing.
- (2) Marine Manufacturing Uses. Marine manufacturing shall include marine-oriented, light industrial uses including surfboard shaping and manufacturing, boat and watercraft assembly.
- (3) Metal Fabrication Uses. Metal fabrication shall mean establishments which provide creation of metal structures by cutting, bending, and

Ordinance 21-04
 ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
 Page 10

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)
Dwelling Unit, Single Family	X(4)	P	C(3)
Educational Uses	P	P	P
Emergency Shelter	X	X	C

Ordinance 21-04
 ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
 Page 11

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 Elderly	C	C	C
Restaurant	P	P	P
Restaurant, Drive-Through	C	X	C
Restaurant, Take-Out	P	P	P

Ordinance 21-04
 ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
 Page 12

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

LEGEND:

- P = Permitted Use P* = Permitted Use subject to special use standards
 (see Section 9.14.050 or Chapter 9.07)
- C = Conditional Use C* = Conditional Use subject to special use standards
 (see Section 9.14.050 or Chapter 9.07)
- T = Temporary Use T* = Temporary Use subject to special use standards
 (see Section 9.14.050 or Chapter 9.39)
- X = Prohibited Use A = Accessory Use

Footnotes for Section 9.14.020(d):

- (1) Accessory Dwelling Units shall be developed in accordance with State law.
- (2) Drive-through uses shall be permitted with a Conditional Use Permit which shall be reviewed and approved by the Planning Commission. Precludes restaurant/food uses and liquor establishments. Permits such uses, but not limited to, dry cleaners, banks, and pharmacies. (See Section 9.07.240)
- (3) Residential uses shall not be permitted on the ground floor of all buildings within the first 130 feet measured from the property line fronting Doheny Park Road.
- (4) Only those residential uses in existence as of November 23, 1993 shall be permitted.
- (5) Only those mobilehome parks in existence as of November 23, 1993 shall be permitted.

9.14.030 Development Standards.

The following Table provides the minimum acceptable standards for development within the Doheny 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.
- (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).

Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 14

- (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:
 - (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.

Ordinance 21-04
 ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
 Page 15

(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) of 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
Commercial Uses	
- General Retail	1 stall/500 SF-GFA
- Restaurant	1 stall/250 SF-GFA
- Assembly	1 stall/100 SF-GFA
Residential Uses	Stalls per unit (may be covered in a garage or carport, or uncovered):
- Single-family, duplex, triplex	Studio, 1 bed: 1 stall 2-5 bed: 2 stalls 6+ bed: 3 stalls

- Multiple-family	DPMC 9.35.080(e)(8)
-------------------	---------------------

(3) Nonconforming Parking.

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

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

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

(f) Design Compatibility for Mixed-Use Projects. All new multi-tenant mixed use developments shall be subject to the special development standards pursuant to Section 9.13.040(c).

(g) "Art-in-Public-Places" Program. All new development projects located within the districts of this Chapter are subject to the provisions of the "Art-in-Public-Places" Program as described in Section 9.05.240.

9.14.050 Special Use Standards.

Certain uses, although permitted in specific districts, require additional development standards beyond those specified for the applicable zone contained within this Chapter. Additional standards are required to ensure that such uses are operated in a manner that do not adversely impact surrounding uses. The purpose of this Section is to provide additional development standards and conditions for certain uses to ensure their compatibility with surrounding uses.

(a) Manufacturing Uses. Manufacturing uses, including artisan manufacturing, marine manufacturing, and metal fabrication, shall be permitted, provided that:

- (1) Uses shall be restricted from operation between the hours of 10:00 p.m. and 7:00 a.m.

Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 17

(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.

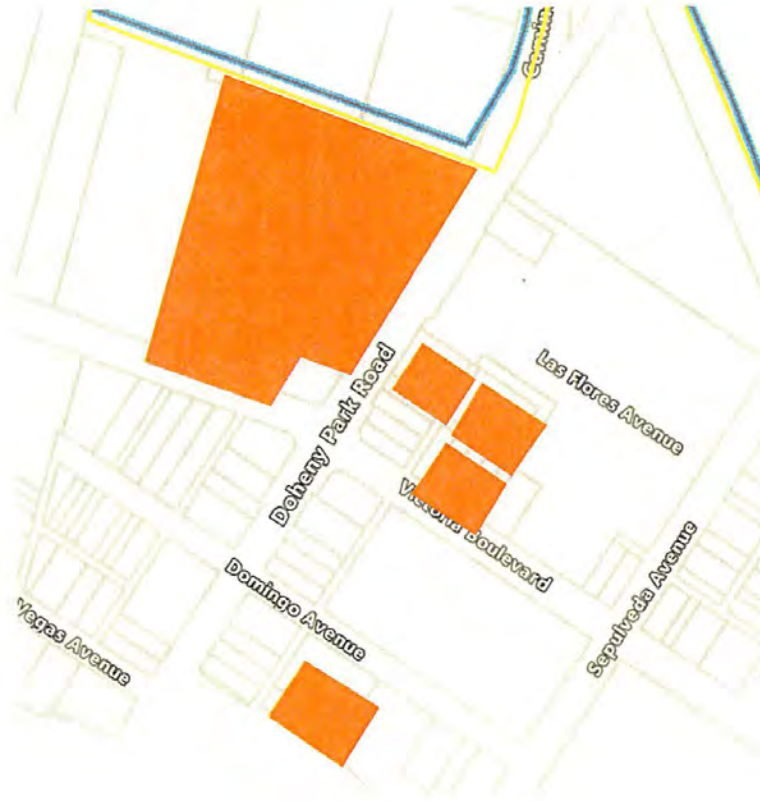
(d) Temporary Uses. Temporary uses and structures may be permitted with a Temporary Site Development Permit subject to approval of the Director of Community Development as described in Chapter 9.71, Site Development Permits.

(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

Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 18

changes to allowable uses and development standards as specified in Chapter 9.19 and Chapter 9.21.

**EXHIBIT A
HOUSING INCENTIVE OVERLAY**



Ordinance 21-04
ZTA 20-0001 AND ZONE CHANGE ZC 20-0001
Page 19

EXHIBIT "C"

Zone Change ZC 20-0001

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



- | | |
|-----------------------------|---|
| <u>Mixed-Use</u> | |
| ● | Village Commercial/Industrial District (V-C/I) |
| ● | Village Main Street District (V-MS) |
| ● | Village Commercial/Residential District (V-C/R) |
| <u>Community/Open Space</u> | |
| ● | Community Facilities District (CF) |
| ● | Recreation District (REC) |

Exhibit No. 4 – Location of Proposed Doheny Village Land Use Designations

Attachment 5 – Draft EIR: Page 64:

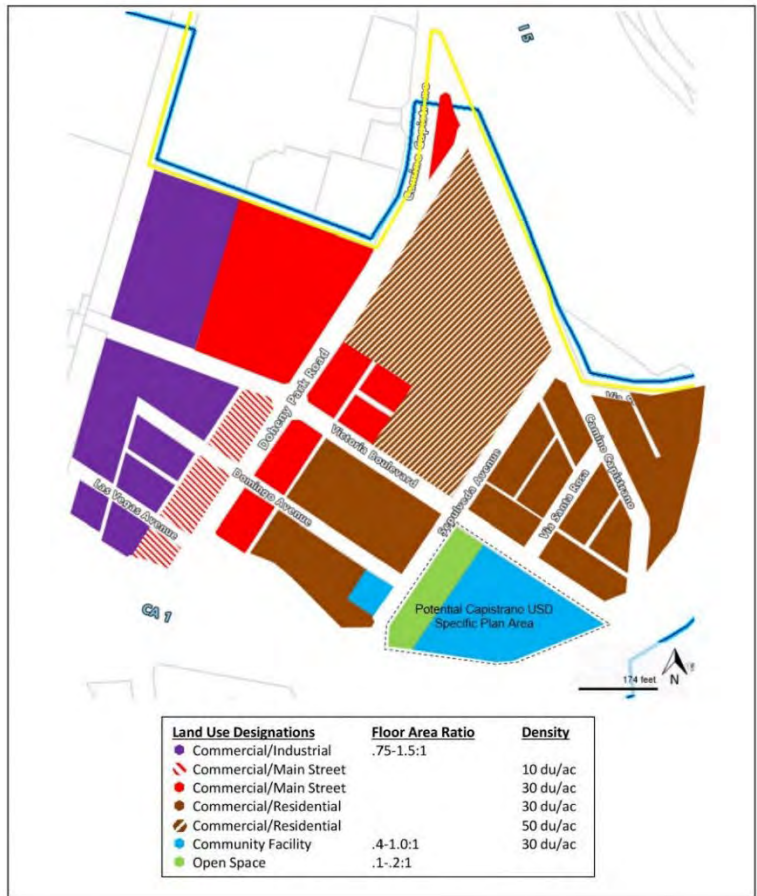
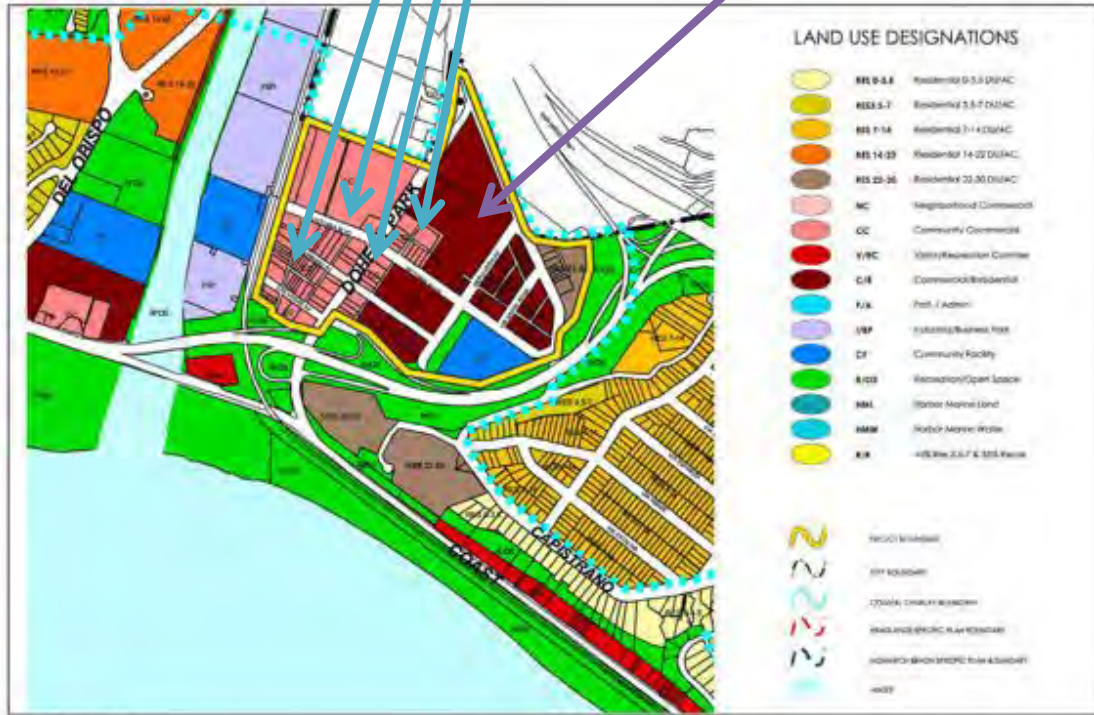


Exhibit No. 5 – Location of Existing Doheny Village Land Use Designations

Community Commercial

Community/Residential



Source: City of Dana Point, 1991



DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
ENVIRONMENTAL IMPACT REPORT
Existing General Plan Land Use Map

Exhibit 3-3

Exhibit No. 6 – Clarifications pertaining to General Plan Amendment GPA20-0001

GPA 20-0001/ZTA 20-0001/ZC 20-0001/LCPA 20-0001
PAGE 1

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 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

GPA 20-0001/ZTA 20-0001/ZC 20-0001/LCPA 20-0001
PAGE 2

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
<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>

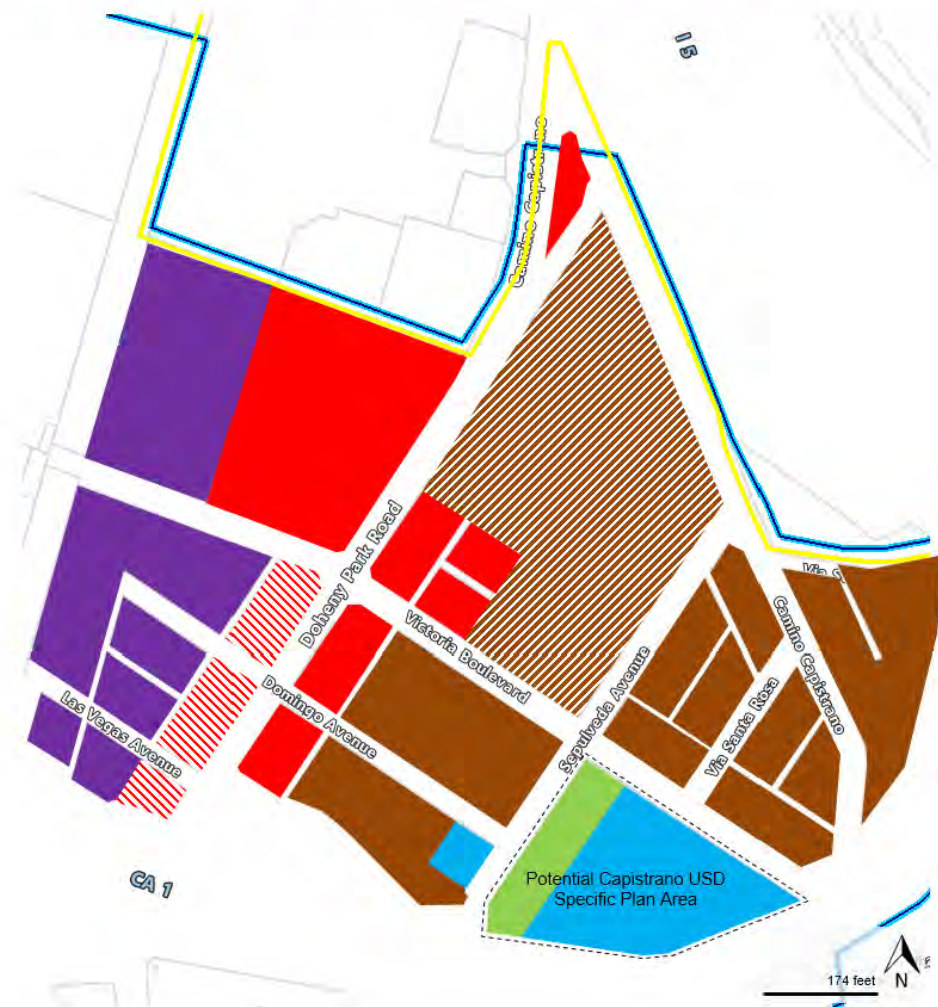
(c) See description of allowable mixes of residential and non-residential development under the Mixed Use Designation section of this element.

(d) Maximum 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.

Figure LU-8a: Doheny Village

Figure LU-8a identifies land use designations to supersede Figure LU-8 within the project area.



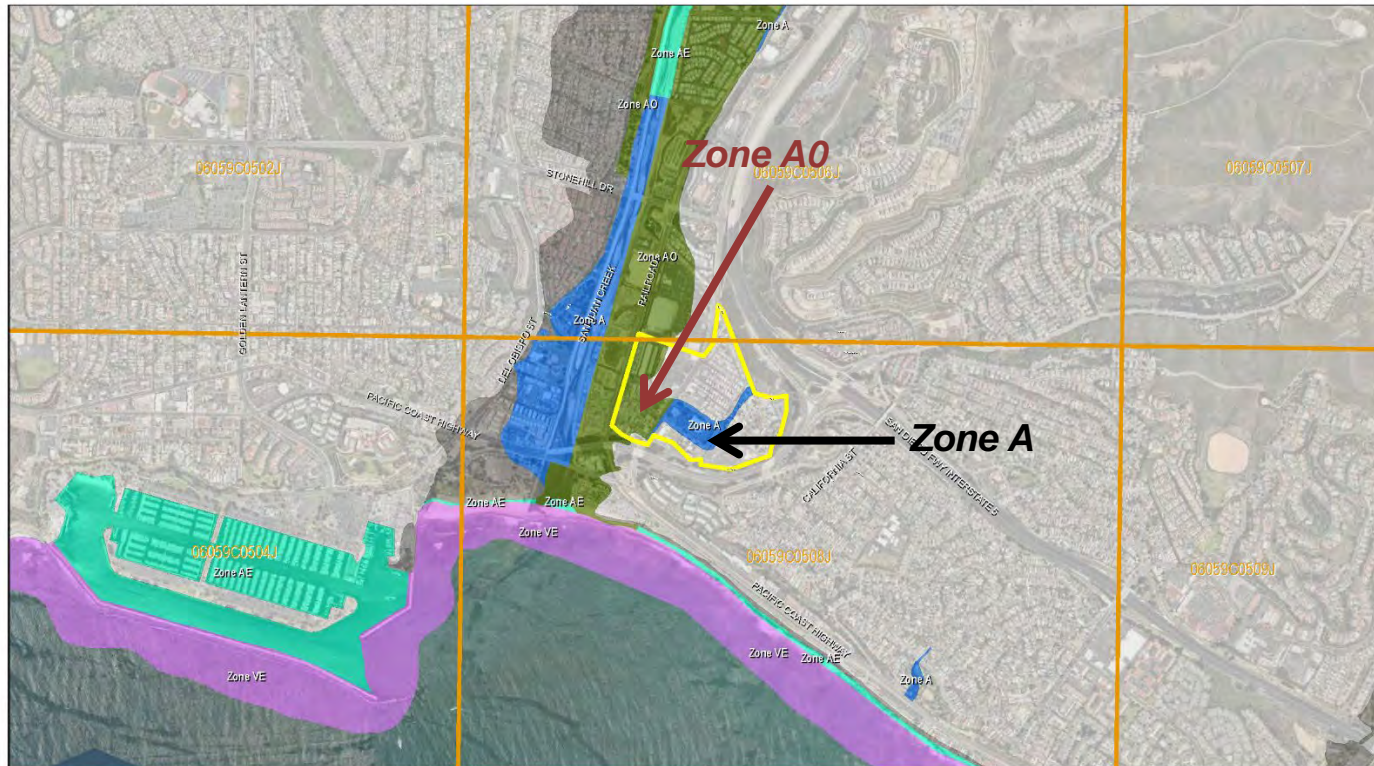
<u>Land Use Designations</u>	<u>Floor Area Ratio</u>	<u>Density</u>
Commercial/Industrial	.75-1.5:1	
Commercial/Main Street		10 du/ac
Commercial/Main Street		30 du/ac
Commercial/Residential		30 du/ac
Commercial/Residential		50 du/ac
Community Facility	.4-1.0:1	30 du/ac
Open Space	.1-.2:1	

GPA 20-0001/ZTA 20-0001/ZC 20-0001/LCPA 20-0001
PAGE 4

Table LU-8: Dohenv Village – Land Use Composition

LAND USE DESIGNATION	GROSS ACRES (a)
Residential	
Residential 22-30	4.9
Commercial	
Community Commercial	29.1
Visitor/Recreation/Commercial	2.1
Commercial/Residential	29.7 <u>31.6</u>
<u>Commercial/Main Street</u>	<u>18.1</u>
<u>Commercial/Industrial</u>	<u>11.0</u>
Industrial	
Industrial/Business Park	19.7
Community and Other	
Community Facility	8.3
Open Space	24.1
Transport. Corridor	34.6
TOTAL	149.5

Exhibit No. 7 – Federal Emergency Management Agency (FEMA) Flood Zones Map for Doheny Village and Surrounding Area



Source: Pacifi Engineering, June 2020



- Doheny Village Project Site
- FEMA Map Panel
- FEMA Flood Zones**
- Zone A
- Zone AE
- Zone AO
- Zone VE
- Zone X (0.2% Annual Chance Flood Hazard)
- Zone X (Area of Minimal Flood Hazard)

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
ENVIRONMENTAL IMPACT REPORT
FEMA Flood Zones

Exhibit 5.5-2

Exhibit No. 8 – Views of the coast from the Southbound lanes of Interstate 5 and Doheny Park Road



NOT TO SCALE
Michael Baker INTERNATIONAL
09/22/21 IN-19036

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
ENVIRONMENTAL IMPACT REPORT
Key View Locations Map

Exhibit 5.2-2



Existing



Proposed

Michael Baker
INTERNATIONAL

35 Feet
03/20/21 JUN 15/2026

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT | ENVIRONMENTAL IMPACT REPORT

Key View 3 – Existing and Proposed Condition

Exhibit 5.2-5



Existing



Proposed

Michael Baker
INTERNATIONAL

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03/20/21 | JN150136

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT | ENVIRONMENTAL IMPACT REPORT

Key View 4 – Existing and Proposed Condition

Exhibit 5.2-6