



The Dana Point Harbor Revitalization Plan and District Regulations dated September 2006

This document is being made available by the County of Orange – Dana Point Harbor Department and the City of Dana Point to help facilitate communication regarding proposed future improvements to Dana Point Harbor. The document reflects approvals by each of these agencies as described in their respective actions (provided following the Table of Contents). Prior to the issuance of any permits for the implementation of the improvements shown on the Dana Point Harbor Revitalization Plan, a Local Coastal Program Amendment must be certified by the California Coastal Commission, a process that is currently underway.

Dana Point Harbor Revitalization Plan & District Regulations



City of Dana Point
Community Development Department

September 2006

6.1 Purpose and Intent

The purpose of these provisions is to regulate the design and development of the Visitor-Serving Commercial uses in Planning Area 3 of Dana Point Harbor. It is an objective of this Section to permit a variety of compatible uses and facilities supportive of the general community and serve the regional recreational needs of residents and guests of the County of Orange and City of Dana Point. These regulations permit visitor-serving accommodations (i.e., hotel and motel) uses in addition to commercial retail, entertainment and recreation uses that are consistent with the Coastal Act Policies that provide for a range of uses supportive of the public's enjoyment of the coast. The visitor-serving facilities will be developed in accordance with the maximum sizes and intensities of development shown on the Dana Point Harbor Revitalization Plan and Statistical Table in Chapter II-17, *Revitalization Plan and Statistical Table Regulations and Procedures*.

6.2 Principal and Other Permitted Uses

The following principal and other permitted uses in Planning Area 3 are subject to the approval of a Coastal Development Permit as provided in Chapter II-16, *Discretionary Permits and Procedures*.

- a) Overnight visitor accommodations not to exceed 220 rooms.
- b) Retail sales, including books, clothing, personal accessories, gifts, jewelry, collectables and crafts (includes outdoor retail, food and beverage sales carts).
- c) Administrative, professional and business offices (including yacht brokers and management offices).
- d) Boat docks.
- e) Parking areas and structures, underground and above ground structures (including paid parking).
- f) Cafes, restaurants, food and refreshment bars, vending machine food and beverage centers, bars, indoor and outdoor cocktail lounges.
- g) Banquet facilities.
- h) Professional service shops.
- i) Other uses and professional services or facilities customarily found in a hotel.
- j) Travel and commercial recreation services and uses.

- k) Commercial recreation facilities.
- l) Florists, including indoor and outdoor displays.
- m) Seasonal water taxi services including waiting areas and dock facilities.
- n) Facility information offices and centers, information kiosks.
- o) Public works structures and uses including the maintenance of pedestrian walkways, drainage improvements, flood control improvements and other infrastructure and/or utilities necessary for the permitted development.
- p) Communication transmitting, reception and relay facilities.
- q) Restrooms.

6.3 Accessory Permitted Uses

Accessory uses and structures are permitted subject to approval of a Coastal Development Permit when customarily associated with and subordinate to a Permitted Use on the same building site and include:

- a) Ancillary uses that are directly related to Visitor-Serving Commercial uses or facilities are permitted when constructed in a manner that is consistent with the main structure in materials, color palette, roof pitch and form.
- b) Directional and identification signs per Chapter II-15, *Sign Standards and Regulations*.

6.4 Prohibited Uses

Uses not provided for by this Section shall be prohibited; however, certain permitted uses may be generally defined and may require interpretation by the Director, County of Orange – Dana Point Harbor Department in consultation with the City of Dana Point Director of Community Development or by the City of Dana Point Planning Commission with approval of a Coastal Development Permit.

6.5 Development Standards and Requirements

The following standards shall apply except as otherwise established by an approved Coastal Development Permit per Chapter II-16, *Discretionary Permits and Procedures*.

VISITOR-SERVING COMMERCIAL
PLANNING AREA 3 REGULATIONS

- a) Building site area: No minimum.
- b) Building site width and depth: No minimum.
- c) Building height limit: Fifty (50) feet maximum. Elevators, appropriately screened mechanical units and chimneys that do not exceed ten percent (10%) of the total roof area for all new and existing, remodeled structures not in excess of thirty-five (35) feet, nor exceed the height limit by more than five (5) feet shall be permitted.
- d) Building setbacks: Ten (10) feet minimum from any street (surface parking and landscaping areas may be included as part of setback area).
- e) Architectural elements: Architectural design elements (including roof overhangs, awnings, dormers, etc.) will be integrated into the building design to shield windows from the sun and reduce the effects of glare. All windows in new construction will be of a type that uses minimally reflective glass.
- f) Off-Street parking requirements: Off-street parking shall be provided as required by the provisions in Chapter II-14, *Off-Street Parking Standards and Regulations*.
- g) Signs: Signs shall be permitted in accordance with Chapter II-15, *Sign Standards and Regulations*.
- h) Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets and adjoining residential views.
- i) Trash, recyclables and storage areas: All storage, including cartons, containers or trash bins, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height and covered with a roof or other structure. No such area shall be located within fifty (50) feet of any outdoor food service area unless fully enclosed. All public and commercial trash and recyclable containers/bins shall be conveniently located to encourage cleanliness and recycling.
- j) Mechanical equipment: All roof-mounted mechanical equipment and communication devices that are visible from the Harbor will be hidden behind building parapets or screening materials from both ground level and elevated areas to the extent feasible. Ground-level mechanical equipment, storage tanks and other similar facilities shall be screened from view with dense landscaping and/or solid walls of materials and finishes compatible with the adjacent structures.
- k) Fences, Walls: All fences and walls will be designed to have a minimum impact on coastal and scenic views from public areas. Maximum height provided that site distances for vehicular safety purposes are not obstructed shall be eight (8) feet.

VISITOR-SERVING COMMERCIAL
PLANNING AREA 3 REGULATIONS

- l) Shelters: All enclosures used to shelter outside eating areas will be designed using clear materials with awnings or covers that are integrated into the architectural design of the buildings.
- m) Lighting: Street and parking lot lighting shall be concentrated on intersections and pedestrian crosswalks to enhance vehicular and pedestrian safety. All exterior lighting will be designed and located to avoid intrusive effects on the adjacent land uses, atop the bluffs and shall be designed and located so that light rays are aimed at the site.
- n) Landscaping: Drought-tolerant native or non-intrusive, naturalized low-maintenance species are encouraged. Landscaping consisting of evergreen or deciduous trees, shrubs, ground cover and/or hardscape will be installed and maintained subject to the following standards:
 - 1. Landscape abutting public streets or other roadways are required and shall be an average depth of ten (10) feet with a minimum depth of five (5) feet.
 - 2. Textured paving may be used to identify lookouts, pathway crossings and edge treatments. All landscape areas will be planted consistent with the Revitalization Landscape Plan design parameters to preserve and enhance distant ocean views and screen or soften building architecture.
 - 3. All landscaped areas will be separated from adjacent vehicular areas by a wall or curb at least four (4) inches higher than the adjacent vehicular area or with some other barrier to be protected from vehicular damage.
 - 4. All areas disturbed by grading operations shall be hydro-seeded or planted with native or non-intrusive naturalized plants to control erosion.
 - 5. Trees that are removed during construction will be replanted on at least a 1:1 ratio in the Harbor.
 - 6. Irrigation facilities will be provided for all landscaped areas except where drought-tolerant species have been installed.
- o) Standards for Roads: All roads shall be constructed to County of Orange specifications, including gradients, width, radius of curvature, striping/stenciling and lighting and shall insure that standard sight distance requirements are achieved.

7.1 Purpose and Intent

The purpose of these provisions is to regulate the design and development of Marine Commercial uses in Planning Area 4 of Dana Point Harbor. It is an objective of this Section to permit a variety of compatible uses and facilities supportive of the general boating public and serve the regional recreational needs of residents and guests of the County of Orange and City of Dana Point. These regulations permit marine services, public facilities, private and public clubs that are consistent with the Coastal Act Policies and shall be in accordance with the maximum sizes and intensities of development shown on the Dana Point Harbor Revitalization Plan and Statistical Table in Chapter II-17, *Revitalization Plan and Statistical Table Regulations and Procedures*.

7.2 Principal and Other Permitted Uses

The following principal and other permitted uses in Planning Area 4 are subject to the approval of a Coastal Development Permit as provided in Chapter II-16, *Discretionary Permits and Procedures*.

- a) Marine retail sales, including boat maintenance supplies, navigational and communication equipment, chandlery, clothing and accessories.
- b) Administrative, professional and business offices (including yacht brokers, lease agents and management offices).
- c) Yacht clubs.
- d) Retail sales, including clothing, personal accessories, gifts, jewelry, collectables and crafts (includes outdoor retail, food and beverage sales carts).
- e) Boat docks.
- f) Dry boat storage and maintenance facilities.
- g) Small boat and watercraft storage facilities.
- h) Facilities and equipment associated with the launching or landing of motor and non-motorized boats, personal water craft (i.e., jet-skis, etc.) or other similar types of motorized marine vehicles, except as may be determined necessary by the Director, County of Orange – Dana Point Harbor Department for recreational or public health and safety reasons.
- i) Boat maintenance facilities and operation of small craft and kayak dry storage facilities.

- j) Boat wash down facilities.
- k) Commercial and recreational fishing; gathering, collecting or harvesting of fin fish, invertebrates or other marine wildlife.
- l) Private and public parking areas (including paid parking).
- m) Cafes, restaurants, food and refreshment bars, vending machine food and beverage centers, bars, indoor and outdoor cocktail lounges.
- n) Banquet facilities.
- o) Travel and commercial recreation services and uses.
- p) Public and private recreation facilities.
- q) Law enforcement and Harbor Patrol structures and uses including docks, communication facilities, storage areas, prisoner detention facilities, meeting and administrative office facilities.
- r) Scenic viewpoints, visual outlooks and picnic areas.
- s) Seasonal water taxi services including waiting areas and dock facilities.
- t) Public works structures and uses including the maintenance of pedestrian walkways, drainage improvements, flood control improvements and other infrastructure and / or utilities necessary for the permitted development.
- u) Communication transmitting, reception and relay facilities.
- v) Restrooms.

7.3 Accessory Permitted Uses

Accessory uses and structures are permitted subject to approval of a Coastal Development Permit when customarily associated with and subordinate to a Permitted Use on the same building site and include:

- a) Ancillary uses that are directly related to Marine Commercial uses or facilities are permitted when constructed in a manner that is consistent with the main structure in materials, color palette, roof pitch and form.
- b) Directional and identification signs per Chapter II-15, *Sign Standards and Regulations*.

7.4 Prohibited Uses

Uses not provided for by this Section shall be prohibited; however, certain permitted uses may be generally defined and may require interpretation by the Director, County of Orange – Dana Point Harbor Department in consultation with the City of Dana Point Director of Community Development or by the City of Dana Point Planning Commission with approval of a Coastal Development Permit.

7.5 Development Standards and Requirements

The following standards shall apply except as otherwise established by an approved Coastal Development Permit per Chapter II-16, *Discretionary Permits and Procedures*.

- a) Building site area: No minimum.
- b) Building site width and dept: No minimum.
- c) Building height limit: Thirty-five (35) feet maximum. Elevators, appropriately screened mechanical units and chimneys that do not exceed ten percent (10%) of the total roof area, nor exceed the height limit by more than five (5) feet shall be permitted for any structure.
- d) Building setbacks: Ten (10) feet minimum from any street (surface parking and landscaping areas may be included as part of setback area).
- e) Architectural elements: Architectural design elements (including roof overhangs, awnings, dormers, etc.) will be integrated into the building design to shield windows from the sun and reduce the effects of glare. All windows in new construction will be of a type that uses minimally reflective glass.
- f) Off-Street parking requirements: Off-street parking shall be provided as required by the provisions in Chapter II-14, *Off-Street Parking Standards and Regulations*.
- g) Signs: Signs shall be permitted in accordance with Chapter II-15, *Sign Standards and Regulations*.
- h) Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets and adjoining residential views.
- i) Trash, recyclables and storage areas: All storage, including cartons, containers or trash bins, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height and covered with a roof or other structure. No such area shall be located within fifty (50) feet of any outdoor food service area unless fully enclosed. All public and commercial trash and recyclable

containers/bins shall be conveniently located to encourage cleanliness and recycling.

- j) Mechanical equipment: All roof-mounted mechanical equipment and communication devices that are visible from the Harbor will be hidden behind building parapets or screening materials from both ground level and elevated areas to the extent feasible. Ground-level mechanical equipment, storage tanks and other similar facilities shall be screened from view with dense landscaping and/or solid walls of materials and finishes compatible with the adjacent structures.
- k) Fences, Walls: All fences and walls will be designed to have a minimum impact on coastal and scenic views from public areas. Maximum height provided that site distances for vehicular safety purposes are not obstructed shall be eight (8) feet.
- l) Shelters: All enclosures used to shelter outside eating areas will be designed using clear materials with awnings or covers that are integrated into the architectural design of the buildings.
- m) Lighting: Street and parking lot lighting shall be concentrated on intersections and pedestrian crosswalks to enhance vehicular and pedestrian safety. All exterior lighting will be designed and located to avoid intrusive effects on the adjacent land uses, atop the bluffs, Doheny State Beach and shall be designed and located so that light rays are aimed at the site.
- n) Landscaping: Drought-tolerant native or non-intrusive, naturalized low-maintenance species are encouraged. Landscaping consisting of evergreen or deciduous trees, shrubs, ground cover and/or hardscape will be installed and maintained subject to the following standards:
 - 1. Landscape abutting public streets or other roadways are required and shall have a minimum depth of five (5) feet.
 - 2. Textured paving may be used to identify lookouts, pathway crossings and edge treatments. All landscape areas will be planted consistent with the Revitalization Landscape Plan design parameters to preserve and enhance distant ocean views and screen or soften building architecture.
 - 3. All landscaped areas will be separated from adjacent vehicular areas by a wall or curb at least four (4) inches higher than the adjacent vehicular area or with some other barrier to be protected from vehicular damage.

4. All areas disturbed by grading operations shall be hydro-seeded or planted with native or non-intrusive naturalized plants to control erosion.
 5. Trees that are removed during construction will be replanted on at least a 1:1 ratio in the Harbor.
 6. Irrigation facilities will be provided for all landscaped areas except where drought-tolerant species have been installed.
- o) Standards for Roads: All roads shall be constructed to County of Orange specifications, including gradients, width, radius of curvature, striping/stenciling and lighting and shall insure that standard sight distance requirements are achieved.

8.1 Purpose and Intent

The purpose of these provisions is to regulate all Open Space/Recreation uses in Planning Area 5 of Dana Point Harbor. It is an objective of this Section to permit a variety of compatible uses and facilities supportive of the general boating public and serve the regional recreational needs of residents and guests of the County of Orange and City of Dana Point. These regulations permit the expansion and ongoing operation of all recreation and public facilities in accordance with the maximum sizes and intensities of development shown on the Dana Point Harbor Revitalization Plan and Statistical Table in Chapter II-17, *Revitalization Plan and Statistical Table Regulations and Procedures*.

8.2 Principal and Other Permitted Uses

The following principal and other permitted uses in Planning Area 5 are subject to the approval of a Coastal Development Permit as provided in Chapter II-16, *Discretionary Permits and Procedures*.

- a) Open space (natural and modified) active and passive recreation areas.
- b) Scenic viewpoints, visual outlooks and picnic areas.
- c) Community or youth oriented recreational structures and facilities or uses meeting the public's needs for recreational programs, boating and seamanship lessons, organized recreational activities and related equipment storage.
- d) Administrative, professional and business offices (including yacht brokers, lease agents and management offices).
- e) Boat docks.
- f) Small boat and watercraft storage facilities.
- g) Facilities and equipment associated with the launching or landing of non-motorized boats, except as may be determined necessary by the Director, County of Orange – Dana Point Harbor Department for recreational or public health and safety reasons.
- h) Boat facilities for the maintenance and operation of small craft and kayak dry storage facilities.
- i) Boat wash down facilities.
- j) Cafes, restaurants, food and refreshment bars, vending machine food and beverage centers.

- k) Commercial and recreational fishing; gathering, collecting or harvesting of fin fish, invertebrates or other marine wildlife.
- l) Public and private recreation facilities.
- m) Seasonal water taxi services including waiting areas and dock facilities.
- n) Public works, maintenance of pedestrian walkways, drainage improvements, flood control improvements and other infrastructure and / or utilities necessary for the permitted development.
- o) Communication transmitting, reception and relay facilities.
- p) Restrooms.

8.3 Accessory Permitted Uses

Accessory uses and structures are permitted subject to approval of a Coastal Development Permit when customarily associated with and subordinate to a Permitted Use on the same building site and include:

- a) Ancillary uses that are directly related to Day-Use Recreation uses or facilities are permitted when constructed in a manner that is consistent with the main structure in materials, color palette, roof pitch and form.
- b) Directional and identification signs per Chapter II-15, *Sign Standards and Regulations*.

8.4 Prohibited Uses

Uses not provided for by this Section shall be prohibited; however, certain permitted uses may be generally defined and may require interpretation by the Director, County of Orange – Dana Point Harbor Department in consultation with the City of Dana Point Director of Community Development or by the City of Dana Point Planning Commission with approval of a Coastal Development Permit.

8.5 Development Standards and Requirements

The following standards shall apply except as otherwise established by an approved Coastal Development Permit per Chapter II-16, *Discretionary Permits and Procedures*.

- a) Building site area: No minimum.

- b) Building site width and dept: No minimum.
- c) Building height limit: Thirty-five (35) feet maximum. Elevators, appropriately screened mechanical units and chimneys that do not exceed ten percent (10%) of the total roof area, nor exceed the height limit by more than five (5) feet shall be permitted for any structure.
- d) Building setbacks: Ten (10) feet minimum from any street (surface parking and landscaping areas may be included as part of setback area).
- e) Architectural elements: Architectural design elements (including roof overhangs, awnings, dormers, etc.) will be integrated into the building design to shield windows from the sun and reduce the effects of glare. All windows in new construction will be of a type that uses minimally reflective glass.
- f) Off-Street parking requirements: Off-street parking shall be provided as required by the provisions in Chapter II-14, *Off-Street Parking Standards and Regulations*.
- g) Signs: Signs shall be permitted in accordance with Chapter II-15, *Sign Standards and Regulations*.
- h) Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets and adjoining residential views.
- i) Trash, recyclables and storage areas: All storage, including cartons, containers or trash bins, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height and covered with a roof or other structure. No such area shall be located within fifty (50) feet of any outdoor food service area unless fully enclosed. All public and commercial trash and recyclable containers/bins shall be conveniently located to encourage cleanliness and recycling.
- j) Mechanical equipment: All roof-mounted mechanical equipment and communication devices that are visible from the Harbor will be hidden behind building parapets or screening materials from both ground level and elevated areas to the extent feasible. Ground-level mechanical equipment, storage tanks and other similar facilities shall be screened from view with dense landscaping and/or solid walls of materials and finishes compatible with the adjacent structures.
- k) Fences, Walls: All fences and walls will be designed to have a minimum impact on coastal and scenic views from public areas. Maximum height provided that site distances for vehicular safety purposes are not obstructed shall be eight (8) feet.

DAY-USE RECREATION
PLANNING AREA 5 REGULATIONS

- l) Shelters: All enclosures used to shelter outside eating areas will be designed using clear materials with awnings or covers that are integrated into the architectural design of the buildings.
- m) Lighting: Street and parking lot lighting shall be concentrated on intersections and pedestrian crosswalks to enhance vehicular and pedestrian safety. All exterior lighting will be designed and located to avoid intrusive effects on the adjacent land uses, atop the bluffs and shall be designed and located so that light rays are aimed at the site.
- n) Landscaping: Drought-tolerant native or non-intrusive, naturalized low-maintenance species are encouraged. Landscaping consisting of evergreen or deciduous trees, shrubs, ground cover and/or hardscape will be installed and maintained subject to the following standards:
 - 1. Landscape abutting public streets or other roadways are required and shall have a minimum depth of five (5) feet.
 - 2. Textured paving may be used to identify lookouts, pathway crossings and edge treatments. All landscape areas will be planted consistent with the Revitalization Landscape Plan design parameters to preserve and enhance distant ocean views and screen or soften building architecture.
 - 3. All landscaped areas will be separated from adjacent vehicular areas by a wall or curb at least four (4) inches higher than the adjacent vehicular area or with some other barrier to be protected from vehicular damage.
 - 4. All areas disturbed by grading operations shall be hydro-seeded or planted with native or non-intrusive naturalized plants to control erosion.
 - 5. Trees that are removed during construction will be replanted on at least a 1:1 ratio in the Harbor.
 - 6. Irrigation facilities will be provided for all landscaped areas except where drought-tolerant species have been installed.
- o) Standards for Roads: All roads shall be constructed to County of Orange specifications, including gradients, width, radius of curvature, striping/stenciling and lighting and shall insure that standard sight distance requirements are achieved.

9.1 Purpose and Intent

The purpose of these provisions is to regulate all Education/Institutional uses in Planning Area 6 of Dana Point Harbor. It is an objective of this Section to permit a variety of compatible uses and facilities supportive of educational programs and serve the regional recreational needs of residents and guests of the County of Orange and City of Dana Point. These regulations permit the expansion and ongoing operation of all recreation and education/institutional facilities in accordance with the maximum sizes and intensities of development shown on the Dana Point Harbor Revitalization Plan and Statistical Table in Chapter II-17, *Revitalization Plan and Statistical Table Regulations and Procedures*.

9.2 Principal and Other Permitted Uses

The following principal and other permitted uses in Planning Area 6 are subject to the approval of a Coastal Development Permit as provided in Chapter II-16, *Discretionary Permits and Procedures*.

- a) Educational institutions, lecture halls and marine research facilities.
- b) Educational exhibit areas and museums.
- c) Scenic viewpoints, visual outlooks and picnic areas.
- d) Administrative offices.
- e) Community or youth oriented recreational structures and facilities or uses meeting the public's needs for recreational programs, boating and seamanship lessons, organized recreational activities and related equipment storage.
- f) Boat docks.
- g) Small boat and watercraft storage facilities.
- h) Facilities and equipment associated with the launching or landing of motorized and non-motorized boats, except as may be determined necessary by the Director, County of Orange – Dana Point Harbor Department for recreational or public health and safety reasons.
- i) Boat facilities for the maintenance and operation of small craft and kayak dry storage facilities.
- j) Boat wash down facilities.

- k) Cafes, restaurants or food and refreshment bars, vending machine food and beverage centers.
- l) Commercial and recreational fishing; gathering, collecting or harvesting of fin fish, invertebrates or other marine wildlife.
- m) Public and private recreation facilities.
- n) Seasonal water taxi services including waiting areas and dock facilities.
- o) Public works, maintenance of pedestrian walkways, drainage improvements, flood control improvements and other infrastructure and / or utilities necessary for the permitted development.
- p) Communication transmitting, reception and relay facilities.
- q) Restrooms.

9.3 Accessory Permitted Uses

Accessory uses and structures are permitted subject to approval of a Coastal Development Permit when customarily associated with and subordinate to a Permitted Use on the same building site and include:

- a) Ancillary uses that are directly related to Educational/Institutional uses or facilities are permitted when constructed in a manner that is consistent with the main structure in materials, color palette, roof pitch and form.
- b) Directional and identification signs per Chapter II-15, *Sign Standards and Regulations*.

9.4 Prohibited Uses

Uses not provided for by this Section shall be prohibited; however, certain permitted uses may be generally defined and may require interpretation by the Director, County of Orange – Dana Point Harbor Department in consultation with the City of Dana Point Director of Community Development or by the City of Dana Point Planning Commission with approval of a Coastal Development Permit.

9.5 Development Standards and Requirements

The following standards shall apply except as otherwise established by an approved Coastal Development Permit per Chapter II-16, *Discretionary Permits and Procedures*.

- a) Building site area: No minimum.
- b) Building site width and dept: No minimum.
- c) Building height limit: Thirty-five (35) feet maximum. Elevators, appropriately screened mechanical units and chimneys that do not exceed ten percent (10%) of the total roof area, nor exceed the height limit by more than five (5) feet shall be permitted for any structure.
- d) Building setbacks: Ten (10) feet minimum from any street (surface parking and landscaping areas may be included as part of setback area).
- e) Architectural elements: Architectural design elements (including roof overhangs, awnings, dormers, etc.) will be integrated into the building design to shield windows from the sun and reduce the effects of glare. All windows in new construction will be of a type that uses minimally reflective glass.
- f) Off-Street parking requirements: Off-street parking shall be provided as required by the provisions in Chapter II-14, *Off-Street Parking Standards and Regulations*.
- g) Signs: Signs shall be permitted in accordance with Chapter II-15, *Sign Standards and Regulations*.
- h) Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets and adjoining residential views.
- i) Trash, recyclables and storage areas: All storage, including cartons, containers or trash bins, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height and covered with a roof or other structure. No such area shall be located within fifty (50) feet of any outdoor food service area unless fully enclosed. All public and commercial trash and recyclable containers/bins shall be conveniently located to encourage cleanliness and recycling.
- j) Mechanical equipment: All roof-mounted mechanical equipment and communication devices that are visible from the Harbor will be hidden behind building parapets or screening materials from both ground level and elevated areas to the extent feasible. Ground-level mechanical equipment, storage tanks and other similar facilities shall be screened from view with dense landscaping and/or solid walls of materials and finishes compatible with the adjacent structures.
- k) Fences, Walls: All fences and walls will be designed to have a minimum impact on coastal and scenic views from public areas. Maximum height provided that site distances for vehicular safety purposes are not obstructed shall be eight (8) feet.

EDUCATIONAL / INSTITUTIONAL
PLANNING AREA 6 REGULATIONS

- l) Shelters: All enclosures used to shelter outside eating areas will be designed using clear materials with awnings or covers that are integrated into the architectural design of the buildings.
- m) Lighting: Street and parking lot lighting shall be concentrated on intersections and pedestrian crosswalks to enhance vehicular and pedestrian safety. All exterior lighting will be designed and located to avoid intrusive effects on the adjacent land uses, atop the bluffs and shall be designed and located so that light rays are aimed at the site.
- n) Landscaping: Drought-tolerant native or non-intrusive, naturalized low-maintenance species are encouraged. Landscaping consisting of evergreen or deciduous trees, shrubs, ground cover and/or hardscape will be installed and maintained subject to the following standards:
 - 1. Landscape abutting public streets or other roadways are required and shall have a minimum depth of five (5) feet.
 - 2. Textured paving may be used to identify lookouts, pathway crossings and edge treatments. All landscape areas will be planted consistent with the Revitalization Landscape Plan design parameters to preserve and enhance distant ocean views and screen or soften building architecture.
 - 3. All landscaped areas will be separated from adjacent vehicular areas by a wall or curb at least four (4) inches higher than the adjacent vehicular area or with some other barrier to be protected from vehicular damage.
 - 4. All areas disturbed by grading operations shall be hydro-seeded or planted with native or non-intrusive naturalized plants to control erosion.
 - 5. Trees that are removed during construction will be replanted on at least a 1:1 ratio in the Harbor.
 - 6. Irrigation facilities will be provided for all landscaped areas except where drought-tolerant species have been installed.
- o) Standards for Roads: All roads shall be constructed to County of Orange specifications, including gradients, width, radius of curvature, striping/stenciling and lighting and shall insure that standard sight distance requirements are achieved.

10.1 Purpose and Intent

The purpose of these provisions is to preserve the Conservation Bluff areas and maintain Open Space/passive recreation areas in Planning Area 7 of the Dana Point Harbor. It is the objective of this section to permit compatible uses and facilities supportive of the conservation of regionally significant scenic resources and retention of open space that are consistent with the Coastal Act Policies that provide for a range of uses supportive of the public's enjoyment of the coast.

10.2 Principal and Other Permitted Uses

The following principal and other permitted uses in Planning Area 7 are subject to the approval of a Coastal Development Permit as provided in Chapter II-16, *Discretionary Permits and Procedures*.

- a) Pubic accessways, walking paths and interpretive trails, including handicap-related facilities (access may be limited due to topographic constraints).
- b) Public works, maintenance of pedestrian walkways, drainage improvements, flood control improvements and other infrastructure and / or utilities necessary for the permitted development.
- c) Scenic viewpoints and visual outlooks.
- d) Picnic and lawn areas (adjacent to Dana Point Harbor Drive).
- e) Restrooms.

10.3 Accessory Permitted Uses

Accessory uses and structures are permitted subject to approval of a Coastal Development Permit when customarily associated with and subordinate to a Permitted Use on the same building site and include:

- a) Ancillary uses that are directly related to permitted Conservation and open space enhancement uses or facilities.
- b) Directional and identification signs per Chapter II-15, *Sign Standards and Regulations*.

10.4 Prohibited Uses

Uses not provided for by this Section shall be prohibited; however, certain permitted uses may be generally defined and may require interpretation by the Director, County of Orange – Dana Point Harbor Department in consultation with the City of Dana Point Director of Community Development or by the City of Dana Point Planning Commission with approval of a Coastal Development Permit.

11.1 Purpose and Intent

The purpose of these provisions is to regulate all Education Basin waterside uses in Planning Area 8 of Dana Point Harbor. It is an objective of this Section to permit a variety of compatible uses and facilities supportive of educational programs and serve the regional recreational needs of residents and guests of the County of Orange and City of Dana Point. These regulations permit the expansion and ongoing operation of all recreation and waterside facilities in accordance with the maximum sizes and intensities of development shown on the Dana Point Harbor Revitalization Plan and Statistical Table in Chapter II-17, *Revitalization Plan and Statistical Table Regulations and Procedures*.

11.2 Principal and Other Permitted Uses

The following principal and other permitted uses in Planning Area 8 are subject to the approval of a Coastal Development Permit as provided in Chapter II-16, *Discretionary Permits and Procedures*.

- a) Educational and marine research facilities.
- b) Community or youth oriented recreational facilities or uses meeting the public's needs for recreational programs, boating and seamanship lessons, organized recreational activities and related equipment storage.
- c) Boat docks, slips and end/side tie facilities.
- d) Boat mooring and anchoring facilities.
- e) Fishing pier.
- f) Small boat and watercraft storage facilities.
- g) Facilities and equipment associated with the launching or landing of motorized and non-motorized boats, except as may be determined necessary or desirable by the Director, County of Orange – Dana Point Harbor Department for recreational or public health and safety reasons.
- h) Boat facilities for the maintenance and operation of small craft and kayak waterside storage facilities.
- i) Commercial and recreational fishing; gathering, collecting or harvesting of fin fish, invertebrates or other marine wildlife.
- j) Public and private marine or educational recreation facilities.

- k) Public sandy beach (Baby Beach) recreational area.
- l) Buoys, floating or anchored marine navigational aids and facilities.
- m) Harbor breakwater structures and shore protection devices.
- n) Seasonal water taxi services including waiting areas and dock facilities.
- o) Public works, maintenance of docks, drainage improvements, flood control improvements and other infrastructure and / or utilities necessary for the permitted development.
- p) Communication transmitting, reception and relay facilities.

11.3 Accessory Permitted Uses

Accessory uses and structures are permitted subject to approval of a Coastal Development Permit when customarily associated with and subordinate to a Permitted Use on the same building site and include:

- a) Ancillary uses that are directly related to operation of the Education Basin or facilities are permitted when constructed in a manner that is consistent with the main structure in materials, color palette, roof pitch and form.
- b) Directional and identification signs per Chapter II-15, *Sign Standards and Regulations*.

11.4 Prohibited Uses

Uses not provided for by this Section shall be prohibited; however, certain permitted uses may be generally defined and may require interpretation by the Director, County of Orange – Dana Point Harbor Department in consultation with the City of Dana Point Director of Community Development or by the City of Dana Point Planning Commission with approval of a Coastal Development Permit.

11.5 Development Standards and Requirements

The following standards shall apply except as otherwise established by an approved Coastal Development Permit per Chapter II-16, *Discretionary Permits and Procedures*.

- a) Off-Street parking requirements: Off-street parking shall be provided as required by the provisions in Chapter II-14, *Off-Street Parking Standards and Regulations*.

- b) Signs: Signs shall be permitted in accordance with Chapter II-15, *Sign Standards and Regulations*.
- c) Loading: All loading shall be performed on loading platforms and areas designated for such use.
- d) Trash, recyclables and storage areas: All storage, including cartons, containers or trash bins, shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height and covered with a roof or other structure. No such area shall be located within fifty (50) feet of any outdoor food service area unless fully enclosed. All public and commercial trash and recyclable containers/bins shall be conveniently located to encourage cleanliness and recycling.
- e) Mechanical equipment: All dock-mounted mechanical equipment, storage tanks and other similar facilities, including communication devices that are visible from landside areas of the Harbor will be hidden behind screening materials from ground level to the extent feasible.
- f) Fences, Walls: All fences and walls will be designed to have a minimum impact on coastal and scenic views from public areas. Maximum height shall be eight (8) feet.
- g) Docks, slips and water oriented facilities: All docks, slips, wharfs, piers and end/side tie facilities will be designed by a licensed professional engineer using standards and requirements for County grading and building permits and any other requirements as deemed necessary by the County of Orange – Dana Point Harbor Department.
- h) Lighting: Dock lighting shall be concentrated on pedestrian accessways to enhance pedestrian safety. All lights shall be designed and located so that light rays are aimed at the docks and slip areas and not directed at the water to the maximum extent feasible.
- i) Standards for Public Accessways: All accessways shall be constructed to County of Orange Specifications, including gradients, widths, radius of curvature and handicap access requirements.