

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

DATE: AUGUST 24, 2015

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PLANNING COMMISSION WORKSHOP ON BUILDING HEIGHT REGULATIONS OF THE CITY

RECOMMENDATION: That the Planning Commission review Staff's presentation on the City's various regulations governing building height.

BACKGROUND: The Planning Commission recently directed Staff to prepare a workshop on the City's regulations governing building height.

DISCUSSION: Upon incorporation, probably in the interest of convenience and expediency, the City of Dana Point used the OC Zoning Code to regulate new development. Some areas of the City continue to have development regulated by the OC Zoning Code. In 1996 the City adopted its own Zoning Code. These sets of regulations apply to the majority of land area within the City. In addition to the Zoning Code, the City has adopted several Land Use/Implementation Plans that apply to specific areas of the City. The planning areas/neighborhoods in the City have development within those area boundaries regulated by the Land Use Plans listed below:

- Majority of City - Dana Point Zoning Code (adopted 1996)
- Dana Point Specific Plan (adopted 1986)
- Monarch Beach Specific Plan (adopted 1996)
- Headlands Development/Conservation Plan (adopted 2004)
- Dana Point Town Center Plan adopted (adopted 2008)
- Dana Point Harbor Revitalization Plan (adopted 2011)

Each of these Land Use Plans contains methods for measuring building height for that particular planning area.

CONCLUSION: Staff will present a detailed overview of and answer any questions regarding the City's regulations that govern building heights.



John Tilton, AIA
City Architect/Planning Manager



Ursula Luna-Reynosa
Director of Community Development