

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
*January 31, 2023*

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*Old Business*

## ITEM 9b

### Suggested RV/Boat Storage on Beach Road

Homeowner Jeff Lurner had asked for this item to be placed on the agenda for discussion in the December 2022 Board meeting.

The discussion was primarily related to the possibility of converting a section of the District overflow parking area for RV and boat storage.

As a follow up to the December discussion, a review of the language in the Coastal Development Permit issued for the community entrance improvement project, which included the parking area, indicates the permit was specifically to add guest parking (*see CDP Notice of Final Action on the following page*). Nothing in the permit conditions allows for RV or boat storage.

The District would have to apply to the City for a new CDP specifically requesting a conversion of a portion of the current guest parking to RV/boat storage, which creates the potential problem:

Assuming the City grants the applicant's request, we know that the CCC will appeal the permit and we also know that the CCC is currently attempting to condition CDP's for homeowners to allow Beach Road to become a publicly accessible roadway with access to the beach. While a homeowner, fortunately, has no authority to grant such an onerous condition, if the District were the permit applicant then the CCC would have a direct nexus to apply the condition.

For this reason, the District cannot be a Coastal Development Permit applicant during these times and attempting to seek a CDP for the purpose of creating RV/boat storage should be carefully considered.

**DATE:** January 26, 2007

**TO:** South California District Office  
California Coastal Commission  
200 Oceangate, Suite 1000  
Long Beach, California 90802

**FROM:** City of Dana Point  
Community Development Department  
33282 Golden Lantern, Suite 212  
Dana Point, California 92629

**COASTAL DEVELOPMENT PERMIT APPLICATION  
NOTICE OF FINAL ACTION**

The following project is located within the City of Dana Point's Coastal Zone. A Coastal Development Permit application for the project has been acted upon.

**Applicant:** David Gutierrez  
**Address:** 35691 Beach Road, Capistrano Beach, CA 92624  
**Telephone:** (949) 498-2324

**Project Address:** 35000 Beach Road  
**Assessor's Parcel No.:** 123-060-16

**Application File No.:** Coastal Development Permit CDP06-20

**Project Description:** The project consists of modifying the existing Capistrano Bay District Community entryway by adding an new exiting lane and converting the existing exiting lane and common entry lane to a resident entry lane and guest entry lane respectively and adding approximately 80 guest parking spaces and associated landscape and hardscape improvements in and around the entryway and adjacent railroad right-of-way located in the Residential Beach Road 18 (RBR 18) Zoning District.

**Filing Date:** October 10, 2006 – Application Deemed Complete December 8, 2006

**Action Date:** December 20, 2006

**Action became final on:** January 4, 2007

**Action:** ☐ Approved  
☒ Approved with conditions  
☐ Denied

Draft Findings and Conditions are attached.

☒ Appealable to the Coastal Commission.  
Reason: Appeals Jurisdiction per the Post LCP Certification Map 2/6/91

**City of Dana Point Contact:** Kurth B. Nelson III, Consultant – Project Manager  
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