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**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING AGENDA**

February 18, 2004  
7:00 p.m.

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Vice-Chairman Norman Denton, Commissioner April O'Connor, Commissioner Greg Powers, Chairman J. Scott Schoeffel, and Commissioner Steven Weinberg

**A. APPROVAL OF MINUTES**

**ITEM 1: Minutes of the regular Planning Commission Meeting of February 18, 2004.** (FF# 0120-10/PC Minutes/PC Secretary Binder) [BO]

**B. PUBLIC COMMENTS**

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

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**C. CONSENT CALENDAR**

There are no items on the Consent Calendar.

**D. PUBLIC HEARINGS**

**ITEM 2: Site Development Permit SDP91-05(III) a request to amend a previously approved project entry design for the Pointe Monarch residential development currently under construction. To allow revisions to the height of the gates and pilasters from seven feet two inches (7'-2") to a range between eight (8) feet and 16 feet, also design and material revisions to the entry gates and fountain. (FF# 0600-30/SDP91-05(III)/Pointe Monarch) [SP]**

Applicant: Capital Pacific Holdings, Inc.

Owner: Capital Pacific Holdings, Inc.

Location: East of the intersection of Pacific Coast Highway and Via Subida

Request: A request to amend a previously approved project entry design for the Pointe Monarch residential development currently under construction. The request is to allow a revision in the height of the entry gates and pilasters from seven feet, two inches (7'-2") to a range between eight (8) feet and 16 feet, also design and material revisions to the entry gate and fountain.

Environmental: This construction is determined to be a Categorically Exempt, Class 11 construction, pursuant to section 15311 of the California Environmental Quality Act (CEQA) in that it involves minor construction, or replacement of minor structures.

Recommendation: That the Planning Commission adopt the attached draft Resolution approving Site Development Permit SDP91-05(III).

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**ITEM 4:**     **A Coastal Development Permit CDP03-06 to allow the demolition of an existing residence, and the construction of a new two-story, 3,273 square foot residence with a 462 square foot detached garage with a Minor Site Development Permit SDP04-07M to allow retaining walls over six (6) feet in height. Variances V03-13 are requested to exceed the maximum height limit by two (2) feet, two (2) inches, and for the requirements for development adjacent to coastal bluffs.** (FF# 0610-70/CDP03-06/V03-13/SDP04-07M/Camino Capistrano, 35051) [KN]

Applicant:     Paul Douglas  
Owner:       Christopher Underwood  
Location:     35051 Camino Capistrano

Request:       A Coastal Development Permit to allow the demolition of an existing residence, and the construction of a new two-story, 3,273 square foot residence with a 462 square foot detached garage with a Minor Site Development Permit to allow retaining walls over six (6) feet in height and Variances to exceed the maximum height limit by two (2) feet, two (2) inches, and for the requirements for development adjacent to coastal bluffs.

Environmental:     The proposed project qualifies as a Class 3 (Section 15303) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) in that the project involves the construction of a new single-family residence not in conjunction with the construction of two or more of such dwelling units.

Recommendation:     That the Planning Commission deny Coastal Development Permit CDP03-06, Variance V03-13, and Minor Site Development Permit SDP04-07M.

**E.     PUBLIC MEETINGS**

There are no Public Meetings.

**F.     OLD BUSINESS**

There is no Old Business.

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**G.     NEW BUSINESS**

There is no New Business.

**H.     STAFF REPORTS**

**I.     COMMISSIONER COMMENTS**

**J.     ADJOURNMENT**

The *next* regular meeting of the Planning Commission will be held on Wednesday, March 3, 2004, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

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

**AFFIDAVIT OF POSTING**

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, February 13, 2004, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office and the Dana Point Library.

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Kyle Butterwick, Director  
Community Development Department

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (949) 248-3500 (telephone) or (949) 248-9920 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.