

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

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**DATE: JUNE 14, 2021**

**TO: DANA POINT PLANNING COMMISSION**

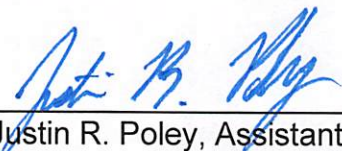
**FROM: COMMUNITY DEVELOPMENT DEPARTMENT  
BRENDA WISNESKI, DIRECTOR  
JUSTIN POLEY, ASSISTANT PLANNER**

**SUBJECT: COASTAL DEVELOPMENT PERMIT CDP20-0026 TO DEMOLISH AN  
EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW  
TWO-STORY SINGLE FAMILY DWELLING LOCATED AT  
198 MONARCH BAY DRIVE**

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**RECOMMENDATION:** That the Planning Commission take no action on this item until it can be re-noticed as necessitated by the need to include entitlements related to over height retaining walls.

**DISCUSSION:** Since this application includes retaining walls to create vehicular access to the proposed subterranean level exceeding the height maximums in the Dana Point Zoning Code for such walls, a Minor Site Development Permit is required in conjunction with the proposed project. The Minor Site Development Permit was not included in the public hearing notice for June 14, 2021, Planning Commission meeting. Since the retaining walls are integral to the site design, it is necessary to re-notice the project until a later hearing date after the retaining wall heights are confirmed, and the project plans accurately reflect the retaining walls heights so that necessary entitlements can be included, and a comprehensive project including all requisite entitlements can be presented to the Planning Commission.

  
Justin R. Poley, Assistant Planner

  
Brenda Wisneski, Director  
Community Development Department