

Item 3 Public Comments

From: Scott R <scottonthebay@gmail.com>

Sent: Sunday, September 25, 2022 1:19 PM

To: Justin Poley <JPoley@DanaPoint.org>

Cc: Brenda Wisneski <BWisneski@DanaPoint.org>

Subject: Neighbor Comment re 199 Monarch Bay Drive: Hearing 9/26/22 (Monday) 6pm

To : Planning Commission of the City of Dana Point

Re: COASTAL DEVELOPMENT PERMIT CDP22-0021 TO DEMOLISH A SINGLE-FAMILY DWELLING AND CONSTRUCT A SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE AND MINOR SITE DEVELOPMENT PERMIT SDP 22-0028(M) TO ALLOW RETAINING WALLS UP TO A MAXIMUM OF SEVEN (7) FEET IN HEIGHT, LOCATED AT 199 MONARCH BAY DRIVE.

Dear Sir(s):

We are in receipt of the Notice of Public Hearing for the above-referenced proposed project and are writing to express our concerns. As long-time residents of adjacent Three Arch Bay, we are extremely concerned with maintaining the structural integrity of the open, natural hillside between Monarch Bay & Three Arch Bay. The proposed project encroaches into the hillside slope between our communities and greatly increases slope failure risk.

There has always been an open space natural area between homes within our community and those of Monarch Bay. The encroachment into the open space natural slope of this proposed build would negatively impact one of the last natural open space areas left along our coastline. Allowing development would diminish open space and travel corridors for native plants, coastal birds, and other native animals. Further, the proposed project would negatively impact the privacy and quiet enjoyment of both neighborhoods and would increase both density and disharmony.

We ask that this project be scaled back. The structural integrity of the slope must not be diminished. The

natural open space slope between our communities must be preserved. Further, allowing slope encroachment would set a poor precedent for other potential builds into this rare remaining natural open space.

We thank you for your consideration.

Scott and Susan Runyon

13 Bay Drive

Laguna Beach, CA. 92651

From: buckytps@aol.com <buckytps@aol.com>

Sent: Saturday, September 24, 2022 1:40 PM

To: Justin Poley <JPoley@DanaPoint.org>; Brenda Wisneski <BWisneski@DanaPoint.org>

Subject: Opposition to the Proposed Build at 199 Monarch Bay Drive

Hi Justin & Brenda,

Please find attached our Letter to the Planning Commission illustrating our concerns about the project at 199 Monarch Bay Drive.

We and our neighbors will be present at the meeting on Monday evening, September 26, but we are hoping this document can be included in the materials the Planning Commission will review.

If you would be so kind, please confirm receipt.

We also want to thank you for all of your help in this process. Justin has been very generous with his time and we are grateful.

We will see you on Monday night.

John & Mindy Buckingham

949.228.0509

ATTACHMENT

September 24, 2022

To: Planning Commission of the City of Dana Point:

From: John & Mindy Buckingham, 65 South La Senda Drive, Laguna Beach

Re: COASTAL DEVELOPMENT PERMIT CDP22-0021 TO DEMOLISH A SINGLE-FAMILY DWELLING AND CONSTRUCT A SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE AND MINOR SITE DEVELOPMENT PERMIT SDP22-0028(M) TO ALLOW RETAINING WALLS UP TO A MAXIMUM OF SEVEN (7) FEET IN HEIGHT, LOCATED AT 199 MONARCH BAY DRIVE.

We are writing in advance of the Public Hearing to express our significant concern regarding the proposed home and swimming pool construction at 199 Monarch Bay Drive.

We respect that the plans may tick most of the boxes and we realize that other builds have been approved on Monarch Bay properties bordering Three Arch Bay. However, none towered over the properties down below in such close proximity, nor did they have a steep slope between the houses that had long been a green belt.



In response to our concerns and those of our neighbors at 63 and 67 South La Senda Drive (our three houses and the existing home at 199 Monarch Bay Drive are shown in the picture above) based on the original staking that was done (see photo below), the applicant modestly scaled back the initial plans of the project. We are appreciative of that effort and are grateful that there is a desire to be neighborly.

However, we continue to think the revised build will jeopardize our privacy, severely damage the value of our home, and impact the quiet enjoyment of our property, not to mention potentially compromise the integrity of the hillside and the storm drain below.



We are not arguing that nothing should be built, but homes along the top of the slope have long had a setback with pools on the side of the house and not built into the slope. This is the case with 203 Monarch Bay Drive and 205 Monarch Bay Drive, while 201 Monarch Bay Drive as depicted below has a large patio area also set back from the slope and on the side of the house. The picture also shows the close proximity of the slope to our property.



Further, Monarch Bay has architectural guidelines that call for a rear-yard setback of no less than 20% of the lot depth for lots greater than 125 feet, with the depth calculated at the deepest portion of the lot, not the average depth (Item 4.1.1.c. of the Monarch Bay Design Guidelines Amendments October 20, 2020). The deepest portion of the 199 Monarch Bay lot is 140.36 feet, with 20% being 28.072 feet. The proposed rear setback is 26 feet 2.25 inches, or nearly two feet less than the Monarch requirement.

We respectfully ask the Planning Commission to reduce the scale of the project. At the very least, the house should be pushed back closer to the existing footprint and away from the top of the slope, which would allow for the pool to not come as far into the slope. This would move the retaining and pool walls further from our homes, lower the impact of the noise of the pool, mitigate some of the concerns about the integrity of the slope and lessen the loss of privacy.

We also have concerns about lighting, pool accompaniments and some of the proposed plantings. Yes, these are relatively minor items, and we believe that the applicant will be willing to work with us, but we wanted it noted for the record. By way of example, cape honeysuckle is listed on the plans for the rear border of the property. This plant is invasive and the lower branches are not attractive for those of us down below as the pictures below illustrate.



Thank you for your consideration. We and our neighbors will be present at your meeting on the evening of Monday, September 26 to further plead our case.

John & Mindy Buckingham

From: Vince Perez <vinceperez@hotmail.com>

Sent: Monday, September 26, 2022 3:26 PM

To: Justin Poley <JPoley@DanaPoint.org>; Brenda Wisneski <BWisneski@DanaPoint.org>

Subject: Re: COASTAL DEVELOPMENT PERMIT CDP22-0021 - 199 MONARCH BAY DRIVE.

Good Afternoon,

I represent Sendero Mar Vista Trust, owner of the residence at 67 S. La Senda Dr., Laguna Beach. My family has owned this home for 25 years and we have enjoyed many happy times here. We are directly adjacent to the proposed development at 199 Monarch Bay Dr., and we have very definite concerns as to the potential impacts to the quiet enjoyment of our home and its value, that being a substantial asset benefiting our family.

The slope of the rear of the property at 199 Monarch is not negligible and therefore creating retaining walls of considerable height as well as the pool and patio areas that they will support, will detract substantially from what had always -since the establishment of Three Arch Bay (as well as Monarch Bay)- been a very definite and purposefully intentioned green belt and buffer.

We appreciate the kind consideration and efforts of our neighbor at 199 Monarch to alter her original plans and accommodate our concerns, but we must be clear that encroaching on this historical and mutually beneficial buffer will place our property and that of our adjacent neighbors at substantial aesthetic disadvantage - and potentially geotechnical jeopardy. We find this to be unacceptable.

I appreciate the consideration of the Planning Commission as we hope to continue to work constructively towards an acceptable solution for all parties.

Sincerely,

Vincent Perez

Sendero Mar Vista Trust

67 S. La Senda Drive

Laguna Beach, California 92651