

From: [Shayna Sharke](#)
To: [Martha Ochoa](#); [Brenda Wisneski](#); [Johnathan Ciampa](#)
Subject: FW: Letter for Planning Commission re Coastal Development Permit CDP22-0030 located at 34581 Camino Capistrano
Date: Monday, August 14, 2023 8:23:46 AM

Good morning,

Please see public comment below for the Planning Commission.

Shayna Sharke, CMC

City Clerk | City of Dana Point

From: Toni Nelson <tonidn1@gmail.com>
Sent: Monday, August 14, 2023 8:19 AM
To: Shayna Sharke <SSHARKE@DanaPoint.org>
Subject: Letter for Planning Commission re Coastal Development Permit CDP22-0030 located at 34581 Camino Capistrano

Dear Planning Commissioners,

In considering Coastal Development Permit CDP22-0030 located at 34581 Camino Capistrano, please address the following potential neighborhood concerns:

1. This parcel is located next to a licensed sober living home that creates excessive parking on Camino Capistrano due to the many people providing services at this address. If this property also becomes a sober living home, the neighborhood will become less of a traditional residential neighborhood and parking issues will become more severe. Dana Point should consider an ordinance to avoid clustering and saturation of such uses in residential neighborhoods.
2. The building is proposed to be built above a large flood control storm drain that protects the road and surrounding areas from flood damage. With a significant El Niño predicted, and evidence of landslides both east and west of this site, both protection of the city's drainage systems and bluff stability are serious concerns that should be factored into approval of any building on this site. In fact, neighbors have long regarded this site as "unbuildable" because of the major storm drain taking up a significant portion of the lot.

Please address both these concerns when determining whether to approve this CDP.

Thank you,

Toni Nelson
Camino Capistrano resident