

## **Item 2 Public Comments**

-----Original Message-----

From: Warren Adams <[darryladams@icloud.com](mailto:darryladams@icloud.com)>

Sent: Saturday, September 10, 2022 2:49 PM

To: John Gabbard <[jgabbard@danapoint.org](mailto:jgabbard@danapoint.org)>; Ashok Dhingra <[adhingra@danapoint.org](mailto:adhingra@danapoint.org)>; Mary Opel <[MOpel@DanaPoint.org](mailto:MOpel@DanaPoint.org)>; Eric Nelson <[ENelson@DanaPoint.org](mailto:ENelson@DanaPoint.org)>; Roy Dohner <[RDohner@DanaPoint.org](mailto:RDohner@DanaPoint.org)>

Cc: Brenda Wisneski <[BWisneski@DanaPoint.org](mailto:BWisneski@DanaPoint.org)>

Subject: 34152 Chula Vista (APN 682-245-34), CDP21-0022, Variance V22-0002, Site Development Permit SDP22-0041

Dear Planning Commission Members,

In an effort to perform my due diligence regarding the height variance for the project, I have met with the architect, Mr. Anders Lasater, and the City's Senior Planner, Mr. Johnathan Ciampa. I have reviewed the architect's plans and I even climbed up on my roof to visualize the impact.

I am in agreement with my neighbor's assessment. As proposed I do not object to the height of the building as long as the Commission's approval includes the following conditions;

- 1) The structure's height over top-of-curb does not exceed the existing height of the two adjacent homes and,
- 2) The project include the following condition, which is identical to Condition of Approval #62 which the Dana Point Planning Commission required of a very similar project only two doors away from the subject property at 34142 Chula Vista via DP Planning Commission Resolution No. 06-04-05-10, approved 04/05/2006 (related to Variance 05-08, SDP 05-65M, CDP05-25):

"The height of any future building improvements shall be limited to 42-inches above the curb on Chula Vista and limits the height of all landscaping situated in the front yard, between the home and Chula Vista, not to exceed the height of the house, as viewed from Chula Vista; all other landscaping on the site shall not exceed 42 inches above the Chula Vista curb line. These provisions shall apply for the life of the project. The applicant shall record a notice with the County of Orange stating that the conditions of Resolution (number) as approved by the Dana Point Planning Commission on (date) apply to the property."

Sincerely,  
Warren Adams  
34121 Chula Vista

Sent from my iPad

**From:** Scott Howell <[scotthowell949@gmail.com](mailto:scotthowell949@gmail.com)>

**Sent:** Sunday, September 11, 2022 1:56 PM

**To:** Mary Opel <[MOpel@DanaPoint.org](mailto:MOpel@DanaPoint.org)>; Eric Nelson <[ENelson@DanaPoint.org](mailto:ENelson@DanaPoint.org)>; Roy Dohner <[RDohner@DanaPoint.org](mailto:RDohner@DanaPoint.org)>; John Gabbard <[jgabbard@danapoint.org](mailto:jgabbard@danapoint.org)>; Ashok Dhingra <[adhingra@danapoint.org](mailto:adhingra@danapoint.org)>

**Cc:** Brenda Wisneski <[BWisneski@DanaPoint.org](mailto:BWisneski@DanaPoint.org)>

**Subject:** 34152 Chula Vista variance requests; Sept 12, 2022 Hearing

Re: 34152 Chula Vista variance requests; Sept 12, 2022 Hearing

Dear Planning Commission Members:

I live near the subject property, and I am in support of granting the applicant's height variance request IF:

- 1) The structure's height over top-of-curb does not exceed that of the two adjacent homes and,
- 2) The project include the following condition, which is identical to Condition of Approval #62 which Dana Point Planning Commission required of a very similar project only two doors away from the subject property at 34142 Chula Vista via DP Planning Commission Resolution No. 06-04-05-10 approved 04/05/2006 (related to Variance 05-08, SDP 05-65M, CDP05-25):

"The height of any future building improvements shall be limited to 42-inches above the curb on Chula Vista and (2) limits the height of all landscaping situated in the front yard, between the home and Chula Vista, not to exceed the height of the house as viewed from Chula Vista; all other landscaping on the site shall not exceed 42 inches above the Chula Vista curb line. These provisions shall apply for the life of the project. The applicant shall record a notice with the county of Orange stating that the conditions of resolution [number] as approved by the Dana Point Planning Commission on [date] apply to the property."

The previous Planning Commission approved the variance with this condition, because the condition is reasonable. It simply prevents landscaping over the roof-line height, and on the side yards, it limits the landscape height to 42-inches which is the same height limit as a fence in a setback.

"Chula Vista" is a Spanish phrase meaning "pretty view." For the project at 34152 Chula Vista, please require the two points noted above to preserve the character of Chula Vista Avenue and its historic ocean view corridor viewable by countless pedestrians and dozens of homes along the street.

Sincerely,  
Donald Howell

34111 Chula Vista

**From:** Bob Kanter <[rkanter1@gmail.com](mailto:rkanter1@gmail.com)>

**Sent:** Sunday, September 11, 2022 4:23 PM

**To:** Mary Opel <[MOpel@DanaPoint.org](mailto:MOpel@DanaPoint.org)>; Eric Nelson <[ENelson@DanaPoint.org](mailto:ENelson@DanaPoint.org)>; Roy Dohner <[RDohner@DanaPoint.org](mailto:RDohner@DanaPoint.org)>; John Gabbard <[jgabbard@danapoint.org](mailto:jgabbard@danapoint.org)>; Ashok Dhingra <[adhingra@danapoint.org](mailto:adhingra@danapoint.org)>; Brenda Wisneski <[BWisneski@DanaPoint.org](mailto:BWisneski@DanaPoint.org)>

**Cc:** [rkanter1@gmail.com](mailto:rkanter1@gmail.com); [kkanter1@gmail.com](mailto:kkanter1@gmail.com)

**Subject:** Sept 12, 2022 Hearing re: 34152 Chula Vista variance requests

Dear Dana Point Planning Commissioners:

I live near the subject property, and I am in support of granting the applicant's height variance request

**IF:**

1) The structure's height over top-of-curb does not exceed that of the two adjacent homes and,  
2) The project include the following condition, which is identical to Condition of Approval #62 which Dana Point Planning Commission required of a very similar project only two doors away from the subject property at 34142 Chula Vista via DP Planning Commission Resolution No. 06-04-05-10 approved 04/05/2006 (related to Variance 05-08, SDP 05-65M, CDP05-25):

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"Chula Vista" is a Spanish phrase meaning "pretty view." For the project at 34152 Chula Vista, please require the two points noted above to preserve the character of Chula Vista Avenue and its historic ocean view corridor viewable by countless pedestrians and dozens of homes along the street.

Sincerely,

Robert Kanter

34071 Chula Vista Ave.

Dana Point, CA 92629

(949) 422 8677

**From:** Gregg Cunningham <[cbr@cbrinfo.org](mailto:cbr@cbrinfo.org)>

**Sent:** Friday, September 9, 2022 5:24 PM

**To:** Brenda Wisneski <[BWisneski@DanaPoint.org](mailto:BWisneski@DanaPoint.org)>

**Cc:** Ashok Dhingra <[adhingra@danapoint.org](mailto:adhingra@danapoint.org)>; John Gabbard <[jgabbard@danapoint.org](mailto:jgabbard@danapoint.org)>; Roy Dohner <[RDohner@DanaPoint.org](mailto:RDohner@DanaPoint.org)>; Eric Nelson <[ENelson@DanaPoint.org](mailto:ENelson@DanaPoint.org)>; Mary Opel <[MOpel@DanaPoint.org](mailto:MOpel@DanaPoint.org)>

**Subject:** Chula Vista Variance Application:

RE: 34152 Chula Vista variance requests; Sept 12, 2022 Hearing.

Dear Dana Point Planning Commission Members:

We live near the subject property, and I am in support of granting the applicant's height variance request IF:

- 1) The structure's height over top-of-curb does not exceed that of the two adjacent homes and,
- 2) The project include the following condition, which is identical to Condition of Approval #62 which Dana Point Planning Commission required of a very similar project only two doors away from the subject property at 34142 Chula Vista via DP Planning Commission Resolution No. 06-04-05-10 approved 04/05/2006 (related to Variance 05-08, SDP 05-65M, CDP05-25):

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The previous Planning Commission approved the variance with this condition, because the condition is reasonable. It simply prevents landscaping over the roof-line height, and on the side yards, it limits the landscape height to 42-inches which is the same height limit as a fence in a setback.

Regards,

Gregg & Lois Cunningham  
34051 Chula Vista Ave.  
Dana Point, CA 92629  
Residence, 949-493-3535