

Feb 9<sup>th</sup>, 2023

Danny Giometti, Sr. Planner  
City of Dana Point Community Development Dept.  
33282 Golden Lantern, Suite 209  
Dana Point, CA 92629

Re: 1 Monarch Cove, CDP22-0022 & SDP22-0029(M)

Dear Members of The Planning Commission,

I would like to thank our neighbors at 426 Monarch Bay Dr for the feedback, clarify few facts and alleviate the concerns in their letter to the committee dated 2/1/23.

Our proposed home is 9,551sqft of which only 5,595sqft sits above the existing established pad, and the remaining 3,956sqft and 2,313sqft garage sit below grade and daylight to Monarch Cove Dr. As seen from PCH and Monarch Bay Dr, the proposed structure looks like a single story home.

There is minimal impact to the community of Monarch Bay. The part of Monarch Bay Dr that dead ends into our lot is sloping down and all homes sit higher than our project.

In fact, the highest point of our proposed roof (109.13') is 14.3' feet above the street curb on Monarch Bay Dr side (94.83') and is only about 1.5' above garage level of property at 426 Monarch Bay (~107.50).

There is no access to our project from Monarch Bay and there would be no construction traffic through there either.

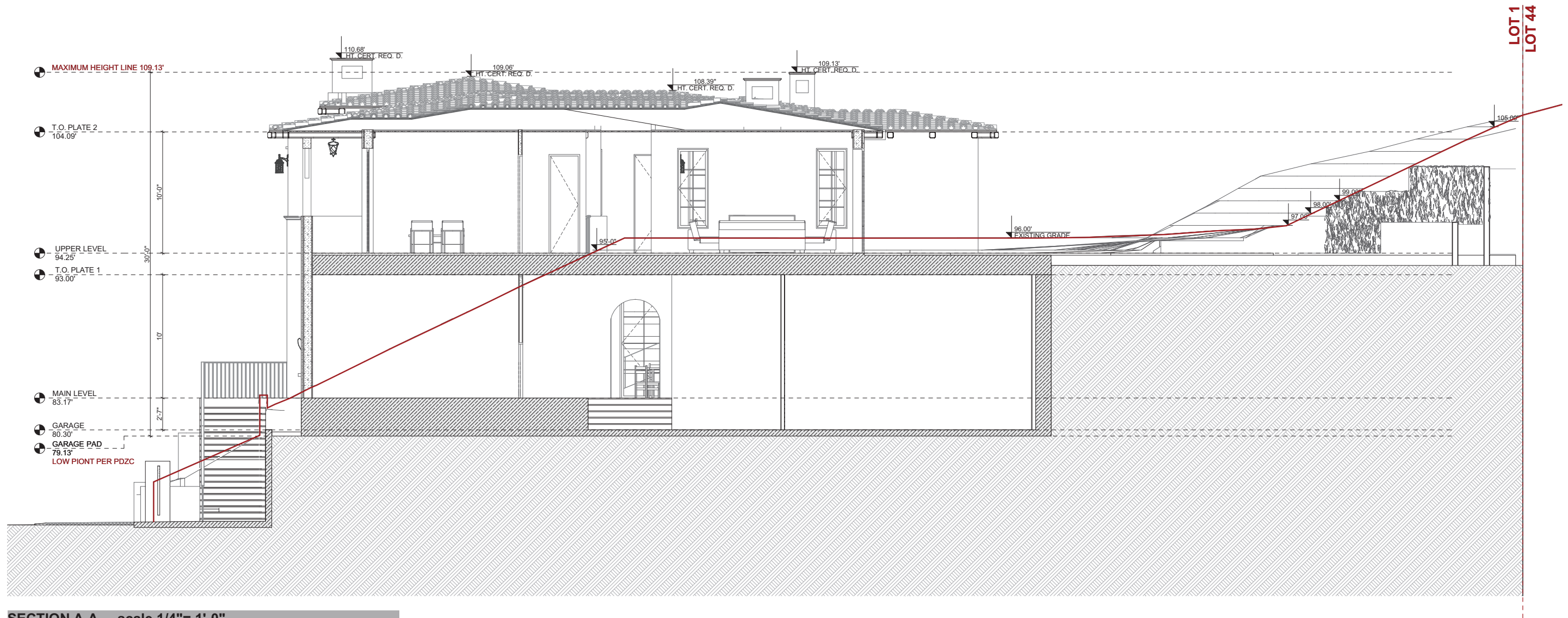
While the original 1960's homes on that section of Monarch Bay Dr are under 4000sqft, some of the last new construction projects approved are 6,752sqft (421 MB) and 4,490sqft(429 MB), sitting on ~8,300sqft lot at the max 40% lot coverage allowed by Monarch Bay HOA.

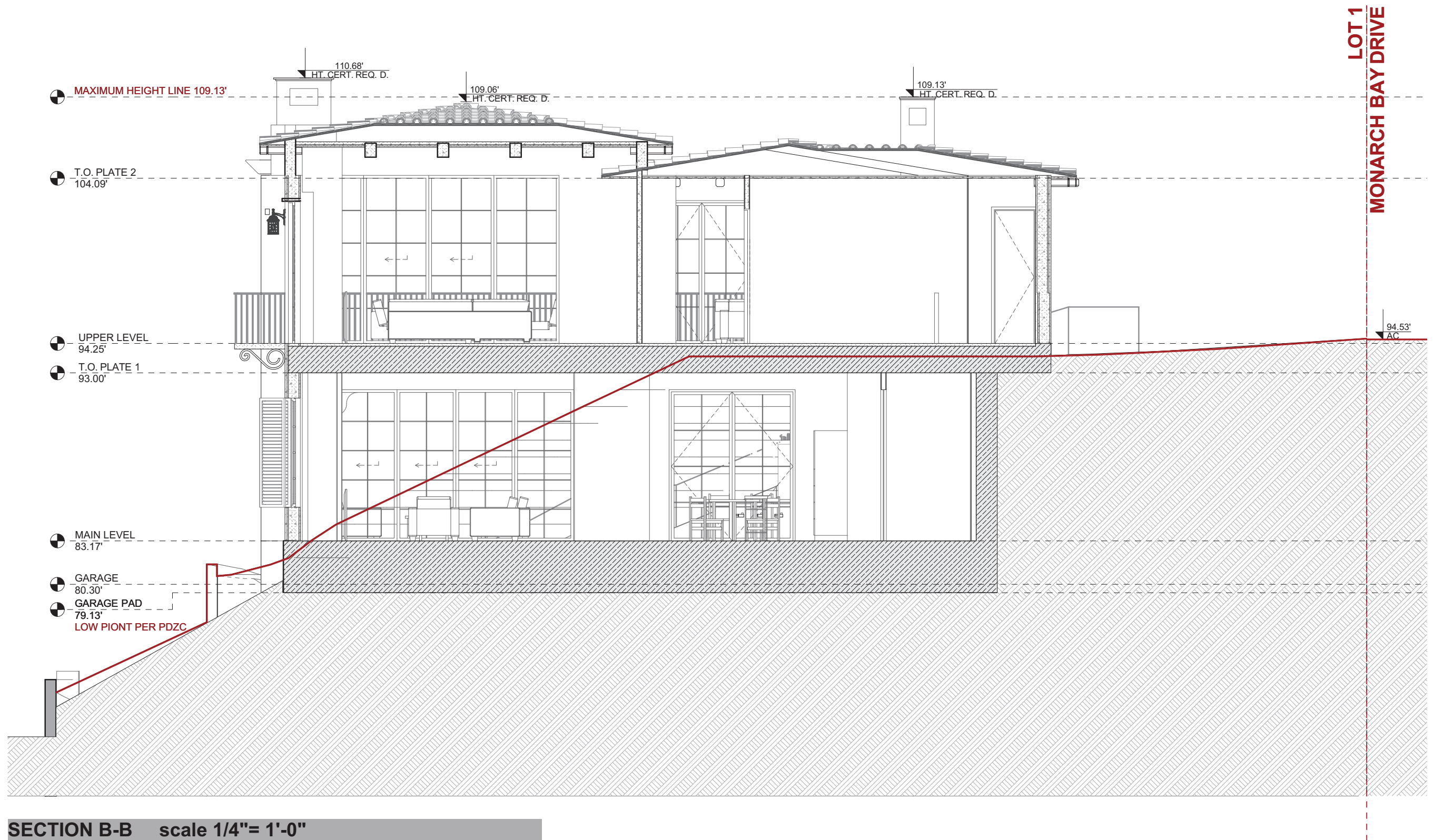
Our proposed project sits on 19,288sqft lot at 35% lot coverage, and in sync with homes in Monarch Cove and Ritz Cove. We have full HOA approval from all of our neighbors on Monarch Cove Dr.

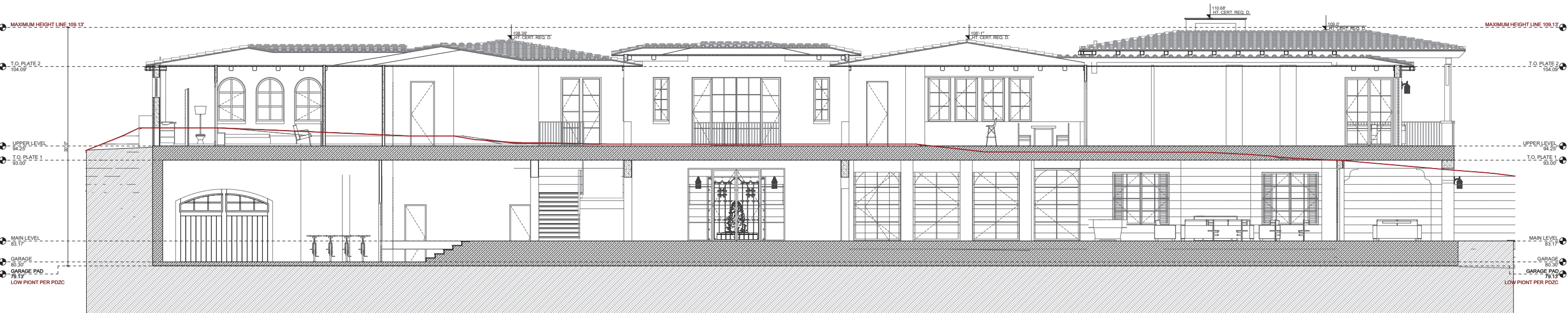
Sincerely,

*Daniel Kovachev*

Daniel Kovachev  
Managing Member, EZ Properties LLC  
1 Monarch Cove Dr, Dana Point, CA 92629



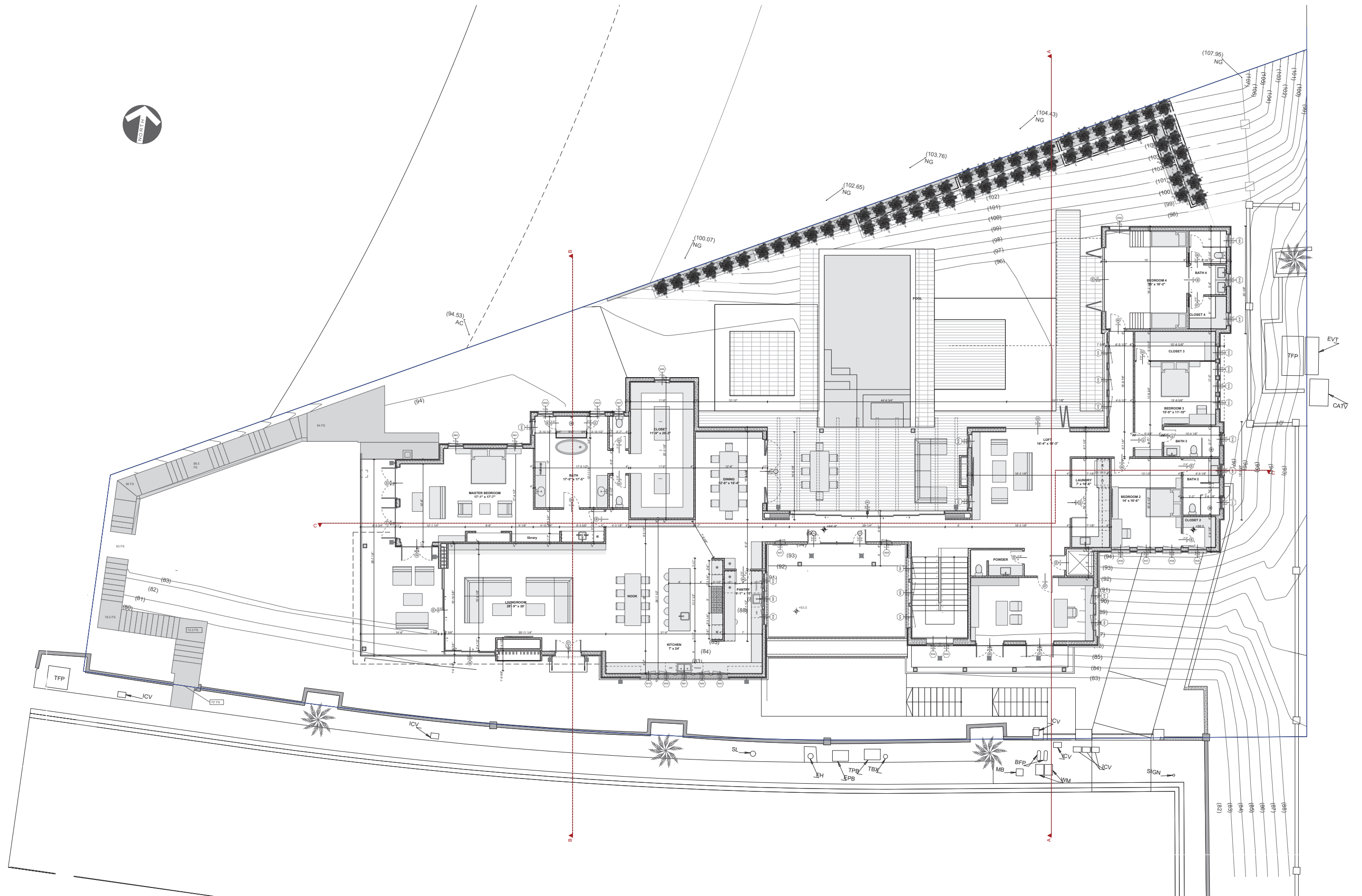




SECTION C-C scale 1/4"= 1'-0"







UPPER LEVEL scale 1/8" = 1'-0"