

TO: City of Dana Point
City Council
Planning Department

FROM: Anthony Cinquini
24712 Santa Clara
Dana Point, CA

DATE: March 24, 2024

RE: 24721 EL CAMINO CAPISTRANO

I am writing on behalf of the above referenced property.

As the owner of 24712 Santa Clara, Dana Point, CA, I was approached by the previous owners concerning some proposed additions to the property. At that time, the previous owners discussed with me what they were anticipating doing. I signed off on that as the addition (for a small office) above the garage did not obstruct our current view. As stated in your report, the previous owners were looking at improving their garage to 227 square feet and adding a 101 square foot addition on top of it. Again, I did not object as it did not obstruct the current view.

I very recently learned that the new owners are expanding the garage area in the shared alley to 801 square foot, three car garage (ground floor) and a 575 square foot ADU on top plus another 187 square foot deck (2nd floor) above the 3 car garage. I do not object to the improvements on the ground floor (assuming the roof line is not too tall), but are concerned that the 575 square foot ADU plus the 187 square foot deck above it will impede all or most of our view.

Perhaps limiting the size of the deck or reducing the foot print of the 2nd floor could be accommodated?

We did ask, through the City, for the architect to provide a "line of site" and were unsuccessful in obtaining that accommodation. That would be very helpful, if possible.

Sincerely,

A handwritten signature in black ink, appearing to be 'Anthony Cinquini', with a stylized, flowing script.

Anthony Cinquini
213-713-8009