

## Shayna Sharke

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**From:** Georgia Theodor <gatheodp@gmail.com>  
**Sent:** Tuesday, July 15, 2025 4:06 PM  
**To:** Shayna Sharke  
**Subject:** Board agenda #9

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Dana Point City Council:

I request that the city council deny the request/permit for the additional ADU at 33861 Malaga. The driveway is not long enough to accommodate parking & parking is already impossible whether it's on the street or not.

Thank you for your consideration,

Georgia A. Theodor  
Lantern Village Association Board Member  
27-year resident Lantern Village

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7/15/2025

**Shayna Sharke**

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**From:** Robin Valles <rlvalles4@gmail.com>  
**Sent:** Tuesday, July 15, 2025 8:17 AM  
**To:** Shayna Sharke  
**Subject:** agenda item #9

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Dana Point City Council,

I am writing to support denial of the garage conversion at La Paz and Malaga. The property, 338961 Malaga, has already converted a single car garage to an ADU leaving only a 2 car garage to accommodate cars. As my dog and I walk the streets of the Lantern Village each morning, it is obvious there is inadequate street parking for the too many people who prefer to park in the street and thus block the sidewalk for parking. We do not need to provide residents another excuse to block sidewalks.

Therefore, I object to one more garage with inadequate driveway space to be converted to an ADU.

Respectfully,  
Robin Valles,  
LV resident  
Lantern Village Association, past president

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## Shayna Sharke

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**From:** dkirkeby@ups.com  
**Sent:** Tuesday, July 15, 2025 7:53 AM  
**To:** Shayna Sharke  
**Subject:** Letter of support for ADU Denial

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Dana Point City Council,

I am writing to support the denial of the project on La Paz and Malaga. While I understand the need for more housing, it is not possible the legislature would have required approval of more units which cause a traffic and pedestrian hazards.

The property at 33861 Malaga, already has a built-out garage operating as an ADU. The property has no onsite parking as the driveway crosses the sidewalk. Everyday residents (many elderly) are forced to walk out into the street causing a dangerous situation.

We generally have no problem with ADU's where they are appropriate safe. We look forward to the city council making the right decision in this case and upholding the planning commission denial.

Daniel J. Kirkeby  
33892 Silver Lantern St.  
Dana Point, CA  
(510) 813-8050

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## Shayna Sharke

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**From:** John Valenti <jmvcolorado1@gmail.com>  
**Sent:** Monday, July 14, 2025 9:03 PM  
**To:** Shayna Sharke  
**Subject:** Agenda Item #9

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Dear Dana Point City Council,**

I am writing to express my support for the Planning Commission's decision to deny the proposed project at La Paz and Malaga.

While I recognize the importance of adding housing, it is highly unlikely that the legislature intended to mandate approval of projects that pose clear traffic and pedestrian safety hazards.

The property located at 33861 Malaga already contains a built-out garage functioning as an ADU. This property lacks adequate on-site parking, as its driveway crosses directly over the sidewalk. As a result, residents—many of whom are elderly—are routinely forced to walk into the street, creating an unsafe and hazardous condition.

We are not opposed to ADUs when appropriately and safely integrated into a neighborhood. However, in this case, the project raises significant safety concerns. I urge the City Council to uphold the Planning Commission's denial and ensure that future development aligns with both safety standards and community well-being.

Sincerely,

**John M Valenti**  
33842 Silver Lantern Street  
Dana Point, CA 92629  
M 303-903-2454 | E jmvcolorado1@gmail.com

**JEM One, LLC**

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## Shayna Sharke

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**From:** Grant Earl <grantwe@gmail.com>  
**Sent:** Monday, July 14, 2025 8:36 PM  
**To:** Shayna Sharke  
**Subject:** City Council Agenda Item #9

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Dana Point City Council,

I am writing as a close neighbor and parent of a young child to express my strong opposition to the proposed project at the corner of La Paz and Malaga. While I fully understand the importance of addressing the region's housing needs, this particular development is unsafe and incompatible with the character and constraints of our neighborhood.

The property at 33861 Malaga is already operating a garage conversion as an ADU, and it lacks adequate onsite parking. Its driveway crosses the sidewalk, which is often completely blocked—not only by the property's own vehicles, but by others who are unable to park in their garages due to limited space. This forces pedestrians, including elderly residents and families like mine with toddlers, to walk into the street—creating a serious hazard.

Adding more units at this location would increase congestion, crowding, and safety risks. Children frequently walk and play along this stretch of sidewalk, and the increased traffic will only raise the chances of an accident. The proposed density is not appropriate given the street's narrow layout, limited parking, and existing safety issues.

We are not opposed to ADUs or responsible infill development when it is thoughtfully integrated and safe. But this proposal does not meet that standard. I respectfully urge you to uphold the Planning Commission's denial and reject this project in order to protect the safety and livability of our neighborhood.

Sincerely,

Grant W. Earl  
33891 Malaga Drive

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**Shayna Sharke**

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**From:** eric winkler <ewinkler88@gmail.com>  
**Sent:** Tuesday, July 15, 2025 12:23 PM  
**To:** Shayna Sharke  
**Subject:** 33861 Malaga Drive

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Dana Point City Council,

I am writing to express my strong support for the denial of the proposed project at La Paz and Malaga. While I understand and appreciate the importance of increasing housing availability, it is difficult to believe that the legislature intended for that goal to come at the cost of public safety.

The property at 33861 Malaga already includes a built-out garage functioning as an ADU. However, it lacks any on-site parking, as the driveway crosses directly over the sidewalk. This forces residents — many of them elderly — to walk into the street, creating an ongoing and dangerous pedestrian hazard.

We are not opposed to ADUs in general and support them where they are appropriate and safe. In this case, we respectfully urge the City Council to uphold the Planning Commission's decision to deny the project, in the interest of public safety and neighborhood integrity.

Sincerely,

Eric Winkler

33912 Silver Lantern St, Dana Point Ca 92629

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Copper Lantern Homeowners Association  
33862-33878 Copper Lantern Street  
Dana Point, CA 92629

Dear Dana Point Council-

I was surprised to find out that the owner of 33861 Malaga, was contesting the denial of his request to build out another garage on his tri-plex on Malaga & La Paz. That request is almost laughable to me as there is already one garage that has been turned into a housing unit. They already must not be using any of the garages for parking as the cars mostly park in the driveway, frequently blocking the sidewalk. I have lived at the junction of La Paz & Copper Lantern for 23 years and often walk past that location. Allowing more AUD's in Dana Point without committed off-street parking is unacceptable.

The City has worked hard over the years to change the reputation of Dana Point from hookers and drugs to a real diamond worthy of competing with Laguna Beach's prestige.

I understand the City needs more housing and appreciate the City's attempt to help people create more housing. Unfortunately, this type of housing makes my neighborhood look like a ghetto and lowers everyone's property value.

Dana Point can do better than this type of housing. I am asking the Dana Point City Council to deny their request.

Kindest regards,  
Robbie Robinson

Copper Lantern Homeowners Association, Vice President  
Lantern Village Society, President