

From: [Canning, Kevin](#)
To: [Leahy, Marissa](#)
Cc: [Duggan, Scarlet](#)
Subject: FW: 211 Emerald Bay
Date: Thursday, September 19, 2024 7:43:45 AM

This is regarding the appeal before the Planning Commission on the 25th.
Because I expect at least a few more, I will collect them and send them all to you at one time (prob Monday Sept 23)

Just wanted to give you a heads up, nothing to do with this at this time

Kevin Canning | Contract Planner | OC Development Services / Planning
601 North Ross Street | Santa Ana, California 92701-4048
714.667.8847 | kevin.canning@ocpw.ocgov.com
Visit us online for permitting applications/project status at <https://myoceservices.ocgov.com/> or general questions and assistance call 714 667-8888

From: James Montgomery <peanuts60@cox.net>
Sent: Tuesday, September 17, 2024 2:44 PM
To: john@johnarnoldgarcia.com
Cc: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>; Judy Montgomery <heyjude1454@gmail.com>; jwikander@ebca.net
Subject: 211 Emerald Bay

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John , I have bee against this project since the beginning, however my main objection is having 5 garage, car port spaces taking away our parking spacEs in the cul-de-sac, but we lost that issue. My current objection would be the lack of required set backs from the paving which is not attractive. The lot is huge and there is no reason to reduce the **REQUIRED** set backs. Lets bring The NONCONFORMING CONDITIONS into compliance! I also object to permitting an over-height wallin the front setback area which ill cause obstruction of sight distances. The situation is dangerous now with no setbacks and over height obstructions. Again, with such a large lot, the combining of 2 1/2 e3xisting lots, I see no reason for reduction or elimination of the required setbacks.

Thank you for your interest in this matter, hope to see you soon.

Jim

James Montgomery
203 Emerald Bay
Laguna Beach, CA 92651
(949)290-1270