

From: [David Sohn](#)
To: [Canning, Kevin](#)
Subject: Coto de Caza Community Association Revised Land Use Proposal Comments and Concerns
Date: Wednesday, March 13, 2024 4:20:06 PM

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Mr. Canning:

I received a copy of the revised Land Use Proposal For A Portion of Tract 6970 Lot 427 APN 804-112-15 at our monthly HOA Meeting last evening. According to Jim Hicks from our Board, they were submitting the revised Proposal to your office today.

I would like to take this opportunity to express my ongoing objections and concerns to reopening this area for community event storage, storing of landscaping equipment, and, especially parking of any kind. The storage shed used for community events should be replaced by the use of an offsite storage facility or relocated to a more remote location closer to where the 2-3 annual community gatherings are held in "Live Oak Park." The storage shed used by the landscaping company should be completely eliminated. It is a universal practice for landscape / gardening companies to carry their equipment in their vehicles and enter and exit the community with it in their possession on a daily basis.

As a matter of clarification, lot 427 and the HOA Community Board located outside the lot are not in a centralized location in the community. They are in the far southwest corner of The Village.

Any parking on this property should be strictly prohibited. If the storage shed utilized by the landscape company is removed, and they carry their equipment with them, it eliminates the need to enter and exit lot 427 numerous times during the day.

The off-street parking use suggested by the Board during community events is completely unnecessary. There is ample street parking available for these 2-3 times a year events.

Overnight parking should never be allowed. There should be no discretion or ambiguity in this policy and everything should be clearly spelled out in black and white so as not to be subject to multiple interpretations. Previous inconsistency and leniency is what created many of our past parking issues. "Reasonably secured" and "subject to towing at HOA discretion" is also ambiguous and would result in inconsistent enforcement. Our limited security presence and "3 strike" towing policy are overly tolerant.

A "screen area" is never going to improve the noise factor associated with a parking lot or bring back our beautiful view in this quiet, densely populated residential neighborhood. Again, no mention was made in the proposal as far as reducing / eliminating the noise factor.

Lastly, the fact that there are no drawings of the changes included in the proposal or, a timeframe to complete such revisions is of major concern. I think it would be reasonable to require a detailed plan of the area under discussion as it relates to the demonstration garden, the visual resources mentioned in the proposal and the size and design of any parking should it be allowed.

If possible, I would like to briefly meet with you or speak by phone if necessary prior to the April 10th CPAC meeting to discuss this issue in further detail.

Thank you for your considerations.

Kind Regards,

David Sohn

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Sent from my iPhone