

From: [Kelly MacInnis](#)
To: [Canning, Kevin](#); [jim](#)
Cc: [Kelly MacInnis](#)
Subject: FW: Coto de Caza Community Association Revised Land Use Proposal Comments and Concerns
Date: Monday, March 18, 2024 8:41:34 AM

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Please find the rebuttals to David Sohn's email to you, Kevin.

Sincerely,

**Kelly MacInnis | General Manager | Coto De Caza Community Association
Keystone**

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We'd love your feedback! [Let us know how we're doing.](#)

From: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>
Sent: Wednesday, March 13, 2024 4:49 PM
To: jim thebluetomato.com <jim@thebluetomato.com>
Subject: Fw: Coto de Caza Community Association Revised Land Use Proposal Comments and Concerns

Per your request to receive comments on your project, in order to allow time for adjustments as you may determine approximate, please see the comments below.

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

NOTICE: I have adjusted my office hours to Tuesdays through Thursdays, a response to messages received on other days may be delayed

From: David Sohn <dcsohn@aol.com>
Sent: Wednesday, March 13, 2024 4:19 PM
To: Canning, Kevin <Kevin.Canning@ocpw.ocgov.com>
Subject: Coto de Caza Community Association Revised Land Use Proposal Comments and Concerns

Attention: This email originated from outside the County of Orange. Use caution when opening

attachments or links.

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. **We just engaged in a \$240,000 contract that could be \$300,000 to a company that would still minimally utilize community storage. What about sandbags, orange cones. What about traffic signs and posts. What about trash and pooper station supplies.**

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. **While the southwest physical location is acknowledged, from an ingress/egress point of view, I would estimate at least 1/3 of the community uses this street to travel in and out of the community.**

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. **This proposal is more stringent than David's #3 proposal presented to the board back in November 2022. Always keep in mind we have about 15' of shoulder across the entire area's frontage that could be used for parking without any permitting. Wouldn't that be something.**

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. **David is mis-informed. Is he speaking first-hand? I have attended nearly every one of the events for the past several years. We have had cases of attendees parking in homeowner driveways due to all of Ortega's shoulder parking being occupied. This is two afternoons a year for the community, not a significant negative impact. Perhaps we could engage in asking CZ Master to park in their parking lot during events, but that could be a reach.**

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. **I'm open to eliminating ambiguity but overnight parking in emergency situations to me seems critical to the safety of the community. We can be more specific as to vendor use, for example, they cannot use the area for "lunch breaks", etc.**

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. **We can update this language to be more specific. Installing a gate with a lock as we have proposed is more than reasonable to mitigate this concern. The HOA should be given latitude to manage this. These are private streets. Our current patrol services have been greatly improved over prior companies.**

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. **Eliminating all non-emergency resident parking mitigates sound. I will wager that any sounds generated from this area's use are under maximum sound limits per county ordinance. Notwithstanding vehicle noise from 1/3 of the community traveling in and out of the community in front of this area every weekday.**

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. This is putting the cart before the horse. An ad hoc committee can create designs once we are no longer in violation. The county is not requiring plans to address the open violation.

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.

Jim's Final Comments:

1. From the looks of the attached aerial history, it appears that this area has been openly utilized for community use involving materials staging and vehicles literally since its inception, long before adjacent homes were constructed.
2. The negative impacts of this proposal do not outweigh the benefits to the entire community.
3. The area has been closed to residents since late 2022 with a simple chain hanging across the entrance. It is somewhat vulnerable to non-permitted access, as we have had a couple of resulting incidents. I suggest the installation of a permanent gate across the entrance, in suit with the community's character, that can be securely locked as a condition of the permit.
4. While relocating one or more sheds solves one problem, it does so at the expense of creating new, undetermined impacts to the neighborhood.

Kind Regards,

David Sohn
23792 Via Ortega
Coto de Caza, Ca 82679
714-318-9716

Sent from my iPhone

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