

From: [John Garcia](#)
To: [Canning, Kevin](#)
Cc: [Jon Canedo](#)
Subject: Planning ApplicationPA22-0227 Location: 211 Emerald Bay Hearing Date: September 25, 2024 / Objection to variance
Date: Monday, September 23, 2024 11:58:55 AM

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Planning ApplicationPA22-0227
Location: 211 Emerald Bay
Hearing Date: September 25, 2024

Dear Kevin Canning / OC Development Services Planning

We own the adjacent home at 217 Emerald Bay and we object to the proposed variance to the standard required setbacks for the proposed new residence at 211 Emerald Bay. The property is quite large consisting of approx. 2.5 lots. The existing structures are being completely demolished and a new residence is being built. Since this is a new residence being planned from the ground up we see no reason for variances to be granted to minimize or remove set back requirements at the front, sides and or rear of this property. When new construction is permitted, it is the time to bring our community in current HOA and county code compliance for the safety and comfort of all the residents of the Emerald Bay community.

Sincerely,

Susan Gotschall-Garcia and John Garcia
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