

PARTIDA, ANNA

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**From:** Mike Czajkowski <jzmc@sbcglobal.net>  
**Sent:** Sunday, August 10, 2025 8:46 PM  
**To:** PC Public Comments  
**Cc:** ALFONSO BUITRAGO-JIMENEZ  
**Subject:** 2308 Santa Ana Ave., PA-23-14\_ Planning Commission Public Hearing\_ August 11, 2025

Good morning,

I am writing in reference to the proposed two-story development adjacent to our private backyard at 300 23rd St. Below are our main concerns and objections regarding this project:

## **1. Public Hearing Notice and Insufficient Time for Review**

We received the city's notice regarding the public hearing but no project documents less than one week before the scheduled date. Additionally, the project information—over 100 pages of reports, drawings, and other documents—was posted online less than 24 work hours before the hearing. We were given only a half-day to review these materials on our phones (while out of town), which made it extremely difficult to fully study, understand, and respond to the proposal.

The development reports and drawings have likely been in the works for at least a year. Yet, we as the owners of the affected property were given only one day to review everything. This is unreasonable, and we respectfully demand that the hearing be continued to allow sufficient time for us to consult and respond adequately.

## **2. Concerns About the Proposed Development**

### **A) Inconsistent Layout Impacting Privacy**

The proposed layout does not follow the established development pattern of the area. The existing two homes at 2308 Santa Ana are located closer to the northern property line, near the side yard of the multi-unit neighbors, leaving our property's backyard private. However, the new homes are planned to be positioned directly adjacent to our backyard, significantly affecting our privacy.

We request that the layout be adjusted so that the development follows the existing pattern, with the homes situated further away from our back yard property line to minimize the impact on the privacy of the single-story residences on 23rd Street.

#### B) Window Placement and Privacy Concerns

The design of the second-story bedrooms includes windows facing our backyard, which raises serious privacy concerns. These bedrooms already feature other windows facing the front and rear yards, which should be sufficient for natural light. The side-facing windows seem to exist solely to overlook our private backyard.

We demand that these windows, including the large hallway window, be eliminated. Prior to seeing the drawings, we spoke with Ms. Caitlyn Curley, the planner in charge, who assured us that any windows facing our backyard would be at least 5 feet above the floor and feature obscured glass. However, the drawings show otherwise.

The proposed Great Room has multiple windows and a sliding glass door facing its backyard, with two more large windows overlooking our property. This is a blatant disregard for neighborly privacy. The view lines shown in the drawings also misrepresent the layout of our house, further exacerbating the issue.

#### C) Drainage and Sewer Concerns

The proposed grading and drainage plan does not seem to adequately address the known drainage issues at 2308 Santa Ana. The property has a history of flooding and sewer overflow during rainstorms. It is unclear whether the new grades will exacerbate these issues by diverting stormwater onto our property.

The 1% slope with a 5-foot setback is insufficient to prevent stormwater runoff from reaching us. We insist that the proposed drainage system be reviewed by our engineering consultant to ensure it properly mitigates these risks and protects our property from flooding and sewer issues.

#### D) Protection of Existing Trees

We are also concerned about how the installation of the footing for the proposed block wall and trenches for the sewer lines will affect the existing trees on our property. We are particularly worried that the roots of these trees may be damaged or undermined, potentially leading to their death. We are reminded of a tragic incident several years ago on Irvine Ave. and 17th St., where the roots of a tree were compromised during curb installation, leading to the tree's collapse and the tragic death of a driver.

We request that a specific plan is developed insuring special care be taken to avoid damaging or undermining the trees on our property during construction.

#### E) Lighting and Glare

The drawings do not include any information regarding the proposed lighting design for the subdivision areas. We are concerned about the potential glare from this lighting and how it could affect the privacy and comfort of our home and backyard. We request clarification on this matter.

### **Conclusion**

There are many unanswered questions and unresolved issues regarding this project, particularly concerning safety and privacy. We, the owners of the adjacent property, respectfully request that the hearing be continued so that the developer can address these concerns. Additionally, we ask for more time to study the changes and respond appropriately.

Thank you for your attention to these matters.

Sincerely,

Mike and Jing Czajkowski

949-254-4423

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**From:** Mike Czajkowski <jzmc@sbcglobal.net>  
**Sent:** Monday, August 11, 2025 5:06 AM  
**To:** PC Public Comments  
**Cc:** ALFONSO BUITRAGO-JIMENEZ  
**Subject:** Re: 2308 Santa Ana Ave., PA-23-14\_ Planning Commission Public Hearing\_ August 11, 2025

Dear Board Members,

In addition to the points below, I have several more major concerns and objections regarding the proposed development:

1. The property line and limits depicted in the drawings encroach upon my property, as they do not match the surveying map of my property, which I have in my possession. I request that the surveying maps be verified by an independent consultant.
2. The proposed building height exceeds the 27-foot height limit, as the finished grade is being incorrectly referenced, rather than the existing grade elevation.
3. The proposed development does not show a single tree to be planted along the two-story building side that faces our back yard and which is located just 5 feet from our backyard (less than 5 feet at the chimney).

These are serious legal and privacy concerns that should be thoroughly verified and properly addressed before the next hearing.

Thank you again for your attention to this matter.

Mike and Jing Czajkowski

949-244-4423

Sent from my iPhone

On Aug 10, 2025, at 11:45 PM, Mike Czajkowski <jzmc@sbcglobal.net> wrote:

Good morning,

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