

**From:** Ron Yeo <ronyeoarchitect@gmail.com>  
**Sent:** August 01, 2025 12:23 PM  
**To:** Planning Commission  
**Subject:** ZENK RESIDENCE (PA2025-0057) Site Location: 2830 Bayview Drive

When the City revised the way of measuring the building height, it resulted with the unintended consequences of tall 3 story bulk structures that did not conform to the character of Corona del Mar.

In order to soften this massive impact, the code was modified by requiring certain setbacks, especially on the 3<sup>rd</sup> floor.

The required setbacks are required by code for a reason and the approval of these requested variances would be in direct conflict with intent and purpose of the criteria approved by the City Council.