

From: [Alys Pisano](#)
To: [Planning Commission](#)
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Subject: Project File #: PA2026-0123 / Encroachment Permit #: N2026-0241
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RE: Public Hearing: Elena Patton, 700-1/2 Jasmine Ave, Corona del Mar on August 06, 2026

Hello,

My name is Alyssa Pisano, the owner of 704 Jasmine Avenue, one house up from Elena Patton's property at 700-1/2 I am unable to attend the public hearing on Thursday, but wanted to voice my complete support for the variance of encroachment that Elena is requesting.

I have owned my property and lived here for over 33 years. Throughout that time I have often questioned the vulnerable placement of the gas meters in the alley, and was concerned about the serious hazard they might present, being fully unprotected and exposed for any car or truck to easily hit (which could potentially lead to a catastrophic fire or explosion).

I've also observed that the corner layout (which has both garages in the center of the structure), leaves one of the bedrooms completely exposed to the alley as well. It's unnerving to think that you could never open your bedroom window or leave curtains open for fear of someone seeing in while walking past, or even climbing in through the window.

With that said, I think it is perfectly reasonable for a homeowner to build a protective "buffer" structure in that area. It would provide protection for the gas lines and equipment (especially at night in the dark alley), and I also believe it would be more aesthetically pleasing for neighbors to see THAT in the alley rather than seeing meters and other exposed equipment and hoses.

Also note that there is no garage adjacent across the alley on Larkspur, so reasonable encroachment wouldn't be in the way of any neighbors pulling out of their garages.

I would also add that the telephone pole just a few feet away already encroaches into the alley setback even further than the variance that Elena is requesting. Therefore, allowing a privacy barrier for Elena's gas meters and bedroom window would also provide extra protection from the the telephone pole being hit as well.

I share the sentiment of most of our neighbors - That we support the addition of any improvements or upgrades to the alley, as long as they don't present any physical obstacles that would inconvenience others or impede access, which Elena's encroachments would certainly not do.

Thanks for your consideration.

Sincerely, Alyssa Pisano
704 Jasmine

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