

**From:** [Joel Graves](#)  
**To:** [Planning Commission](#)  
**Cc:** [Tracy Lee](#)  
**Subject:** 2741 Ocean Blvd Dawson Residence  
**Date:** November 09, 2023 6:12:14 AM

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Good morning

I wanted to send a note after researching this project and speaking with the owner.

As China cove residents, we feel it will better the community in CDM and specifically in China Cove.

While people oppose the plan, it is our understanding it complies with city guidelines and construction and trucks will be sensitive to the difficulty getting in/ out of the cove and large trucks will be kept to a minimum below

Thank you and please call if you need further clarify. It's been sitting for several years and hoping a decision can get made and it gets completed in a timely manner.

Best—

Joel Graves and Tracy Lee  
714 307 4214

Sent from my iPhone

**From:** [Marcy Rappaport](#)  
**To:** [Planning Commission](#)  
**Subject:** Letter in support of the Dawson Family renovation project  
**Date:** November 09, 2023 10:29:39 AM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear members of the Newport Beach Planning Commission,

It has recently come to my attention that the approved plans for the Dawson Family renovation at 2741 Ocean in Corona del Mar is on the agenda for today's meeting.

I first met the Dawson family in 1999 when Craig Dawson and I moved to Newport Beach to begin our post-business school careers at PIMCO. I left the area in the early 2000s and relocated back to Newport Beach with my family in 2019 and have been aware of all the years of work that Craig and Raquel Dawson have put into this project and how long they have looked forward to building a home for their family and future generations to enjoy.

I think it is undeniable that the approved plans for 2741 Ocean will do much to beautify the city, add value to property values, and add to the already stunning views of the area. Most importantly, with regards to the Committee's time, this project meets all city requirements / codes and they are not requesting any new variances. Furthermore, the planned addition is all below curb height, as required, and within the buildable area.

As such, I am writing to express support that this project no longer be held up and be allowed to finally begin and permit you to focus on other more important matters in our community.

Sincerely,  
Marcy Rappaport  
203-820-3367

November 8, 2023

Planning Commission Newport Beach  
To Whom It May Concern:

I live in China Cove and have been a resident since the early 1980's. I find this community to be special and unique with a small cluster of neighbors. The Dawson Project, located at 2741 Ocean Blvd, has discussed their plans with our neighborhood and has stated they will work with their neighbors to help with traffic that is associated with their remodel.

Their contractor, Erik Peterson, has assured us that they will work with our neighborhood to not bring the oversized trucks into our community and will work to not block the streets on Shell and Cove Street.

It is important to maintain our neighborhood and enhance our homes. I support the Dawson Project while they work within the guidelines set by the City of Newport Beach.

Sincerely,



Catherine T. Callender

2620 Way Lane  
2708 Shell Street  
2712 Shell Street  
2709 Cove Street

Email: [planningcommission@newportbeachca.gov](mailto:planningcommission@newportbeachca.gov)