

Subject: FW: Very concerned about variance on Newport Beach houses.

-----Original Message-----

From: Victoria Cubeiro [mailto:mamacub2@icloud.com]

Sent: Wednesday, November 08, 2017 5:55 PM

To: Kramer, Kory <kkramer@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>;

Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren

<kleiman@newportbeachca.gov>; Lowrey, Lee <llowrey@newportbeachca.gov>; Weigand, Erik

<eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Ramirez, Brittany

<bramirez@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>;

Jurjis, Seimone <sjurjis@newportbeachca.gov>

Subject: Very concerned about variance on Newport Beach houses.

Re: 2607 Ocean Blvd..

We citizens are becoming alarmed at the big box looking homes going up in Newport Beach. Variances should be for unusual circumstances not to just max build every square foot. height restrictions are there to keep a neighborhood homogeneous. Allowing someone to build and tower over all the neighbors is just not in keeping with the spirit and charm of our unique neighborhoods.

Allowing a 14 foot height to add a third floor is not appropriate.

Please hold the height so our neighborhoods do not have a giant among existing homes.

Vicki Cubeiro
resident for 25 years
Newport Beach, 92660

Subject: FW: Additional information regarding 2607 Ocean Blvd variance application

Sent from my iPad

Begin forwarded message:

From: Susan Skinner <seskinner@me.com>
Date: November 8, 2017 at 6:13:04 PM PST
To: <kkramer@newportbeachca.gov>, <bdunlap@newportbeachca.gov>, <pkoetting@newportbeachca.gov>, <lkleiman@newportbeachca.gov>, <lflowrey@newportbeachca.gov>, <eweigand@newportbeachca.gov>, <pzak@newportbeachca.gov>, <bramirez@newportbeachca.gov>, <dcampagnolo@newportbeachca.gov>, Seimone Jurjis <sjurjis@newportbeachca.gov>, Rosalinh Ung <rung@newportbeachca.gov>
Subject: Additional information regarding 2607 Ocean Blvd variance application

Dear Planning Commissioners:

Upon reviewing Jim Mosher's letter, I noted that his letter described the NB code as requiring a setback of 20 feet in the front of a typical R1 lot. (<http://www.codepublishing.com/CA/NewportBeach/html/NewportBeach21/NewportBeach2118.html#21.18.030>)

In my letter, I calculated what size home could be built on a typical 40x110 ft lot in CdM as 4200 sq ft.

However, as the code requires a 20 ft setback instead of the 10 ft setback that I used in my calculations, the size of a home on a typical lot would actually be 3840 sq ft.

Please do not grant a variance to the home at 2607 Ocean Blvd to allow the home size to be over 3840 sq ft. To do otherwise is giving special privilege to this lot, which is forbidden by code.

Thank you,

Susan Skinner

Subject: FW: 2607 Ocean Blvd

-----Original Message-----

From: Marsha Kendall [mailto:pmd81@aol.com]

Sent: Wednesday, November 08, 2017 5:13 PM

To: Kramer, Kory <kkramer@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>;

Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren

<lkleiman@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Weigand, Erik

<eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Biddle, Jennifer

<JBiddle@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>;

Jurjis, Seimone <sjurjis@newportbeachca.gov>; Ung, Rosalinh <RUng@newportbeachca.gov>

Subject: 2607 Ocean Blvd

Dear Planning Commission:

You have an issue tomorrow night that is causing much concern with many homeowners. It is regarding 2607 Ocean Blvd.

Please don't grant a variance which could create a special privilege for one homeowner.

Thanks

Marsha Kendall

Subject: FW: 2607 Ocean Blvd

From: karen.h.clark@gmail.com [<mailto:karen.h.clark@gmail.com>]

Sent: Wednesday, November 08, 2017 5:59 PM

To: Kramer, Kory <kkramer@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren <kleiman@newportbeachca.gov>; Lowrey, Lee <llowrey@newportbeachca.gov>; Weigand, Erik <ewiegand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Ramirez, Brittany <bramirez@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>

Cc: karen.h.clark@gmail.com

Subject: 2607 Ocean Blvd

Dear Planning Commission:

I've looked at your findings for the proposed residence at 2607 Ocean and find them disturbing. You claim you are trying to give the applicant the same rights as those with neighboring lots of the same size but not available to the application under the current laws because of the odd shaped of the lot. I have two big issues with this. First, I understand that the size house on other standard neighboring lots would be 4200 square feet. Yet you appear to be ready to grant far more. Why? The obvious conclusion from an outsider such as myself is that the owner is someone "important" or someone's friend. Or does any applicant in Newport Beach get more than he or she is legally allowed by simply asking? Why are we letting people mansionize at the expense of their neighbors and the community when it is not allowed by existing laws. My second problem is that the owners bought this oddly shaped lot knowing its limitations. Presumably they paid far less for it than they would have paid for a lot that would have permitted a 5000 square foot house that also exceeding the height standard by 14'. By granting them such a huge variance, you are giving them, essentially at public expense, something of tremendous value – likely a gift valued in the millions. I find this process disturbing to say the least. This is clearly a very special privilege granted to the property owner at the expense of the neighbors and the community.

Karen H. Clark
Corona del Mar

Subject: FW: Comments: General Plan Update Process

-----Original Message-----

From: Joel Graves [mailto:joelgraves123@gmail.com]

Sent: Wednesday, November 08, 2017 6:29 PM

To: Kramer, Kory <kkramer@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Biddle, Jennifer <JBiddle@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; info@spon-newportbeach.org
Subject: Comments: General Plan Update Process

hi—I am a new homeowner in china cove, and just purchased in May of 2017. I just reviewed the submission for tomorrow night ,and can't make the meeting re: the china cove home proposed on ocean blvd.

I am opposed to the height variance, and I moved here as its a special place, and do not want the harbor view or china cove view blocked as you drive down the hill.

I do NOT want the height changed, or variance accepted, and feel they want work within the property guidelines (expand but not the height), to accomplish what they want to do.

Thanks and please let me know if there is anything else needed at this time.

Joel Graves
2618 Cove Street
7143074214

Subject: FW: China Cove Home and Variances

-----Original Message-----

From: Joy Brenner [mailto:joybrenner@me.com]

Sent: Wednesday, November 08, 2017 10:05 PM

To: Kramer, Kory <kkramer@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>;

Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren

<lkleiman@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Weigand, Erik

<eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Biddle, Jennifer

<JBiddle@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>;

Jurjis, Seimone <sjurjis@newportbeachca.gov>; info@lineinthesandpac.com

Subject: China Cove Home and Variances

Dear Planning Commissioners,

I'd like to add my voice to others requesting that you deny plans for this home which requires variances and exceptions. The impact on the community would be terrible and residents are becoming more upset all the time by these enormous structures.

Sincerely,

Joy Brenner

Subject: FW: Comments: General Plan Update Process

-----Original Message-----

From: Paula Castanon [mailto:paula@drcastanon.com]

Sent: Wednesday, November 08, 2017 11:36 PM

To: Kramer, Kory <kkramer@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>;

Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren

<lkleiman@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Weigand, Erik

<eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Biddle, Jennifer

<JBiddle@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>;

Jurjis, Seimone <sjurjis@newportbeachca.gov>; info@lineinthesandpac.com

Subject: Comments: General Plan Update Process

As a resident of Newport Beach I am deeply concerned about the oversized variances allowed in constructing businesses and homes. Our fair city is losing its essence. Please vote to protect our town from being overdeveloped.

Paula Castanon

Sent from my iPhone

Subject: FW: 2607 Ocean Blvd Application

Begin forwarded message:

From: TOMLU BAKER <tomlubaker@hotmail.com>
Date: November 9, 2017 at 1:42:54 AM PST
To: "kkramer@newportbeachca.gov" <kkramer@newportbeachca.gov>, "bdunlap@newportbeachca.gov" <bdunlap@newportbeachca.gov>, "pkoetting@newportbeachca.gov" <pkoetting@newportbeachca.gov>, "kleiman@newportbeachca.gov" <kleiman@newportbeachca.gov>, "lhowrey@newportbeachca.gov" <lhowrey@newportbeachca.gov>, "eweigand@newportbeachca.gov" <eweigand@newportbeachca.gov>, "pzak@newportbeachca.gov" <pzak@newportbeachca.gov>, "bramirez@newportbeachca.gov" <bramirez@newportbeachca.gov>, "dcampagnolo@newportbeachca.gov" <dcampagnolo@newportbeachca.gov>, "sjurjis@newportbeachca.gov" <sjurjis@newportbeachca.gov>
Cc: TOMLU BAKER <tomlubaker@hotmail.com>
Subject: 2607 Ocean Blvd Application

Dear Planning Commission,

The 2607 Ocean Blvd application contains a variance request for both an increase in the allowable height limit and a reduction in the setbacks. The extensive size and height of the proposed structure is incompatible and incongruent with the character and charm of the China Cove section of Corona del Mar. The requested variance would result in a significant large structure which would be detrimental to the harmonious and orderly growth of Corona del Mar. The application does not meet the various requirements of the Municipal Code Section 20.52.090F and should be denied as proposed.

Thank you,

Tom Baker

Subject: FW: Variances

Begin forwarded message:

From: "outlook_A240DD313724FFEC@outlook.com" <stayloos@cox.net>
Date: November 8, 2017 at 9:51:15 PM PST
To: "kkramer@newportbeachca.gov" <kkramer@newportbeachca.gov>, "bdunlap@newportbeachca.gov" <bdunlap@newportbeachca.gov>, "pkoetting@newportbeachca.gov" <pkoetting@newportbeachca.gov>, "kleiman@newportbeachca.gov" <kleiman@newportbeachca.gov>, "lhowrey@newportbeachca.gov" <lhowrey@newportbeachca.gov>, "eweigand@newportbeachca.gov" <eweigand@newportbeachca.gov>, "pzak@newportbeachca.gov" <pzak@newportbeachca.gov>, "bramirez@newportbeachca.gov" <bramirez@newportbeachca.gov>, "dcampagnolo@newportbeachca.gov" <dcampagnolo@newportbeachca.gov>, "sjurjis@newportbeachca.gov" <sjurjis@newportbeachca.gov>
Subject: Variances

Please, please protect the special quality of Newport Beach by NOT granting the variance at 2607 Ocean Beach. The rules and regulations are there for a reason --- I do not see anything in this project that merits throwing them out.

Thank you

Phoebe Loos

Sent from Windows Mail

Subject: FW: Re: Opposition to Variance request for 2607 Ocean Blvd

From: Dan Cohen [<mailto:dcohen@maui.net>]
Sent: Thursday, November 09, 2017 7:59 AM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Fwd: Re: Opposition to Variance request for 2607 Ocean Blvd

Dear Planning Commissioners:

I am writing in opposition to a request for a variance in favor of 2607 Ocean Blvd.

I do not believe that this request meets the required standards of Section 20.52.090(F) of the Municipal Code. I believe it will create a special entitlement not consistent with the Municipal Code.

There has been a trend for homeowners to "push the limits" to gain extra building advantage through misuse of the variance process. I believe the neighborhood "standard lot" would allow a home closer to 4,000 SF than the possible 5200 SF that could be built per the variance request.

Also troublesome is the request for height limit variance. One only has to look at beach front (and elsewhere) homes that exceed the maximum height limit. It is unfair and unkind to neighbors and local citizens, and mostly not justified under the variance process.

I am very familiar with the property, it is absolutely going to have a large effect on the small lanes (Way) in China Cove. The home that is there already dwarfs most other buildings in the area. At present it does not block views from Ocean Blvd, but if height is increased it may well.

Thank you for your consideration in this matter.

Dan Cohen
2007 Highland Drive
Newport Beach, CA 92660

PS/ Born at Hoag Hospital, past student at Mariners, Ensign, Harbor and UCI schools. I love my community.

Subject: FW: variance request for 2607 Ocean Blvd.

From: Jean MacGregor [<mailto:JMacGregor@gmx.com>]

Sent: Thursday, November 09, 2017 7:39 AM

To: Ung, Rosalinh <RUng@newportbeachca.gov>

Subject: variance request for 2607 Ocean Blvd.

To the Planning Commission:

We absolutely disagree with allowing a variance for the setbacks on this property. Setback variances negatively impact all neighbors inappropriately. We have seen the impact of other setback variances in the city and feel they have had a very negative impact. This variance would set a very bad precedence.

We appreciate your consideration of our concerns.

Sincerely,

Jean MacGregor and Charles Whisonant
Newport Beach Residents

Subject: FW: Ocean Blvd Variance

Begin forwarded message:

From: Ernest <ejbjensen@gmail.com>
Date: November 9, 2017 at 9:01:23 AM PST
To: "kkramer@newportbeachca.gov" <kkramer@newportbeachca.gov>,
"bdunlap@newportbeachca.gov" <bdunlap@newportbeachca.gov>, "pkoetting@newportbeachca.gov"
<pkoetting@newportbeachca.gov>, "kleiman@newportbeachca.gov"
<kleiman@newportbeachca.gov>, "lowrey@newportbeachca.gov" <lowrey@newportbeachca.gov>,
"eweigand@newportbeachca.gov" <eweigand@newportbeachca.gov>, "pzak@newportbeachca.gov"
<pzak@newportbeachca.gov>, "bramirez@newportbeachca.gov" <bramirez@newportbeachca.gov>,
"dcampagnolo@newportbeachca.gov" <dcampagnolo@newportbeachca.gov>,
"sjurjis@newportbeachca.gov" <sjurjis@newportbeachca.gov>
Subject: Ocean Blvd Variance

I am opposed to making height exceptions in view areas and allowances to exceed floor to area requirements. One exception just leads to another and we should keep our community consistent with building requirements.

Just say no!

E. J. Bastien

Sent from [Mail](#) for Windows 10

Subject: FW: Comments: General Plan Update Process

-----Original Message-----

From: Marianne Farrell [mailto:whtsteed@me.com]

Sent: Thursday, November 09, 2017 9:36 AM

To: Kramer, Kory <kkramer@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Biddle, Jennifer <JBiddle@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; info@lineinthesandpac.com

Subject: Comments: General Plan Update Process

I am strongly opposed to what I see as a growing epidemic of over-sized homes in my Corona del Mar neighborhood, as well as Newport Heights and all over the city. Especially big boxes sprouting up all over the place - are an eyesore and out of keeping with Newport Beach and its ambiance as a city by the sea. Over sized homes that dwarf everything around them are equally intrusive and don't belong here.

Marianne Farrell
Irvine Terrace Homeowner
Sent from my iPad