

**From:** [Ryan Blute](#)  
**To:** [Planning Commission](#)  
**Subject:** Dawson Residence (PA2022-0315) - Letter of Support  
**Date:** November 07, 2023 2:01:43 AM  
**Attachments:** [Dawson Letter - 2741 Ocean Blvd.pdf](#)

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

Dear Newport Beach Planning Commission,

Please see attached for a letter of support of the Dawson family and their home at 2741 Ocean Blvd. We understand that this home is on the agenda for your upcoming meeting.

Best regards and please let me know if you need further information.

**Ryan Blute**  
112 Sapphire Ave  
Newport Beach, CA 92662

**November 6, 2023**

## **CITY OF NEWPORT BEACH PLANNING COMMISSION**

100 CIVIC CENTER DRIVE  
NEWPORT BEACH, CA 92660

Dear Curtis, Mark, Tristan, Brady, Jonathan, Lee, and David,

We are writing in support of the beautification and improvement of the family home of Craig and Raquel Dawson, located at 2741 Ocean Blvd. Our roots to the area are deep as my mother's family were one of the first homeowners on Balboa Island and my 74-year-old mother grew up paddling around the bay. Additionally, her grandparents, the Rolfes, were one of the original owners on Bayside Place, just off Bayside Drive and my mother spent her summers in 1950's and 60's enjoying the beauty of China Cove. We remain connected to the community and first moved back to Newport Beach 20+ years ago and are homeowners on Balboa Island.

The Dawson family, including their three children Rachel, Gabriella, and Michael, have been close friends of ours for more than 20 years and we can wholeheartedly attest to their love and respect for Corona del Mar. This goes well beyond the physical real estate; they are kind neighbours, value the Corona del Mar community, volunteer to help less fortunate people in Orange County, and are exactly the kind of family which helps the neighbourhood flourish and maintain its desirability.

We have taken many a Duffy boat on the bay and know the site of the Dawson's home well, both from the water and the street. It is clear that the home is in urgent need of investment both inside and out to align it with the standards we see throughout the neighborhood.

Craig and Raquel have been working hard and in good faith for over five years (!) with the city, architects, designers, and contractors to create an improvement project that both respects the positions of other stakeholders and meets all requirements/ordinances. At their own significant expense and loss of time, they have modified plans numerous times to adhere to your requirements. Additionally, Craig and Raquel fostered an open dialogue with their neighbors from the outset to hear their concerns and to minimize any negative externalities.

At this point, after years of opposition, all of the City's requirements have been met and it seems unfortunate that Craig and Raquel's family home continues to face appeals and delays. We all want the best for our neighborhood, including kind and friendly families as our neighbors, well-maintained and safe homes, and a continued appreciation of the bay. The Dawson's home project will provide all of those benefits to Ocean Blvd and beyond.

Sincerely,  
Ryan Blute, Nancy Erin Blute, and Katherine (Rolfe) Blute

**From:** [Sindy Lin Murray](#)  
**To:** [Planning Commission](#)  
**Subject:** DAWSON RESIDENCE - 2741 Ocean - Neighbor Support  
**Date:** November 07, 2023 9:00:00 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 Staff and Members of the Newport Beach Planning Commission,

My husband and I, John & Sindy Murray, are the owners of 2608 Cove Street, Corona del Mar in China Cove. We are writing to express our full support for our neighbors, Craig & Raquel Dawson, and their project at 2741 Ocean Boulevard. We have known the Dawsons since 2014 when our children attended school together.

Our friendship with the Dawsons coincides with the entire duration of time they've been working on making 2741 Ocean into their dream residence. Their plans for the property would far improve the current structure, giving it an aesthetically pleasing facelift that it inarguably needs, seamlessly beautify the neighborhood and add remarkable value to the area. For nearly a decade, Raquel and Craig have worked tirelessly within the limits of this unusual lot to create a perfect family home, all the while being mindful of City planning and building codes and regulations, and generously and respectfully addressing the many concerns raised by immediate neighbors and other residents that reside outside of China Cove. We have observed their incredible diligence with which they've tackled on the many years of obstacles that have come their way and their willingness to amend their project to appease those peripherally involved with costly revisions and their sacred resource of time. The hearth they had intended to create for their family has now taken so long within this arduous process that their kids have grown and will likely be out of the house before its completion.

While there is beauty and respect within these government systems whereby stakeholders can voice their concerns to be heard and addressed, we being friends with the Dawsons as long as we have, feel like perhaps the voices of those who support this project and have an actual stake within the China Cove neighborhood should register louder at this time. We adamantly feel that good people with good intentions having gone through extraneous steps to appease and pacify certain appellants, should be allowed to move forward with their dream home especially since it will add value to all.

Thank you for your attention and consideration.

Respectfully,  
John & Sindy Murray

**From:** [Judith Graves](#)  
**To:** [Planning Commission](#)  
**Subject:** 2741 Ocean Boulevard, Corona Del Mar  
**Date:** November 07, 2023 11:55:35 AM

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

I am writing to you in support of the Dawson project at 2741 Ocean Avenue in beautiful Corona Del Mar.

I am an educator and have been a member of the community for 37 years.

I think the project would beautify the area, improve views, and would add value to the area. The Dawson's have been working with the city's Community Development Department for several years to design their family home (2014-2017) with a new home design and (2017-2023) with a remodel and addition. The project meets all city codes and requirements. It is asking for no new variances. The addition is all below curb height as required and within the buildable area. I would think this would be less invasive than a total rebuild which would require much more excavation.

Investing in the community should be recognized as a positive upgrade to our special area. Again, I strongly support the project.

Sincerely,

Judith Graves, Ph.D.  
949.230.2804

**From:** [Schucking, Ivor](#)  
**To:** [Planning Commission](#)  
**Subject:** 2741 Ocean Boulevard Project - Dawson Family  
**Date:** November 07, 2023 12:58:37 PM

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

Dear Newport Beach Planning Commission,

I am writing to support the Dawson's 2741 Ocean Boulevard project for a remodel and addition.

I have known the Dawsons for almost 25 years and I have closely followed their plans for their dream house, which they bought in 2014. I can appreciate that the design has taken several years with close involvement from the city.

I strongly believe the plans for the property will beautify the neighborhood by modernizing the property without significant deleterious effects to the surrounding neighborhood.

Ivor Schucking

Cell number 1-949-637-7836

\*\*\*\*\* E-mail  
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**From:** [Hooman Honary](#)  
**To:** [Planning Commission](#)  
**Subject:** Dawson Residence Project Approval  
**Date:** November 07, 2023 3:33:54 PM

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

Dear Planning Commissioners,

We are writing to express our support for the Dawson Residence project that you are reviewing this week, on November 9th. We are Newport Beach homeowners and residents, who have lived in Newport Beach since 1994. We often walk along Ocean Blvd in Corona Del Mar (and have done so for the past 30 years) and know the property. This project should be approved. It is less invasive than the project plans approved by you in 2017. The property owners have worked with the city's Community Development Department and neighbors for several years to create the plans approved in August by the Zoning Administrator. Property owners should be able to develop and improve their property as set by the city's building and planning codes. The Dawson's property is not a standard, flat parcel of land, which makes development and improvements difficult.

This project will improve the aesthetics and views of the CdM Village, China Cove, and Newport Beach harbor. The additions to the property, are below curb height as required and should be allowed. Also, the property is not part of the city's Bluff Overlay District. The China Cove Bluff is a developed bluff where every property owner on that bluff has developed their property from their property line on Ocean Blvd to their property line on Way Lane. The Dawson family should have the same rights as their neighbors to develop and improve their property.

Approving this project will enhance China Cove and the Corona Del Mar village. More than happy to speak to anyone if necessary. My cell number is below.

Regards,  
Hooman & Mojdeh Honary  
Cell: (949)981-0481