

November 2, 2023

Newport Beach Planning Commission

Regarding PA2022-0315 9/9/23

Good day Mr. Chairman and Members of the Planning Commission,

SPON is a 501(c)3 non-profit dedicated to preserving and protecting the environmental and residential qualities of Newport Beach.

SPON supports the appellants in the Dawson Residence Appeal (PA2022-0315) noticed for hearing before the Planning Commission on November 9, 2023.

Our understanding is PA2022-0315 requests the expansion of the existing non-conforming home at 2741 Ocean Boulevard onto the previously undeveloped bluff face that was formerly public right-of-way, immediately adjacent to Lookout Point, in an area many hope will be improved by the Ocean Boulevard Vision Plan.

This intrusion of new development closer to Ocean Boulevard will permanently degrade the public's enjoyment of this important public view area, and result in the loss of one of the few surviving pieces of bluff face around China Cove. The proposal is contrary to the City's policy commitments to confine bluff development to within the existing line of development. It is also appears to violate the City's code provision prohibiting the expansion of existing non-conforming residences that block public coastal views, as 2741 Ocean Boulevard already does.

SPON urges the Commission to act to preserve and protect the environmental and residential qualities of Newport Beach by supporting the appeal and denying the application.

Thank you for your service,

Charles Klobe
President

SPON - PO Box 102 - Balboa Island, CA 92662

From: sam@rubbercal.com
To: [Planning Commission](#)
Subject: Dawson Residence PA2022-0315
Date: November 03, 2023 1:01:05 PM

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Hello,

I am a Newport Beach resident and I want to voice my appreciation of the Dawson Residence project. I believe this will add to the beautification of our community and I support it completely. It would be a shame if it wasn't completed.

Best regards,

Sam Esmaili

From: [Kate Boundy](#)
To: [Planning Commission](#)
Subject: Dawson PA2022-0315
Date: November 04, 2023 7:48:45 AM

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Dear Sir/Madam,

I am writing in support of the project planned by the Dawson family at 2741 Ocean Boulevard. I believe this will benefit the community and add to the look of the neighbourhood. This project should go ahead,

Sincerely,

Kate Boundy

Sent from my iPad

From: [Felicia Bell](#)
To: [Planning Commission](#)
Subject: 2471 Ocean Blvd - Corona del Mar. 92625
Date: November 05, 2023 3:55:20 PM

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I am writing in support of the project approval for the subject property. Having friends and family in the area, we have visited the Ocean Blvd home and surrounding area many times over the years. It is our understanding that the project meets all city codes and requirementsno variances required. The remodeled project will greatly enhance the area and add value to the surrounding community. It appears that the homeowners have worked very hard to make this project meet all conditions and it is time for the Planning Commission to move this project forward.

Thank you for your consideration.....we look forward to your support in approving this project.

Captain Ronald K. Bell and Felicia Bell

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Felicia F. Bell
DRE#00429681
Broker Associate, GRI
Coronado Shores Company
Cell: 619-920-9124



From: [Jon Kline](#)
To: [Planning Commission](#)
Cc: [Heather Kline](#); [Raquel Dawson](#)
Subject: Dawson Project - 2741 Ocean Blvd
Date: November 06, 2023 7:26:50 AM

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Dear Planning Commissioners,

We wish to express our support for the Dawson Residence project at 2741 Ocean Blvd, which was approved this past August by the Zoning Administrator and is being presented to you for approval on November 9th.

We own a home at 2711 Ocean Blvd, on the same China Cove bluff as the Dawson Family. We understand they have been working with the city for several years to create a beautiful new home for their family on their property. The project seems to us to be appropriate to its location and likely less invasive than the current home on the site. While we are not experts on all city requirements, after looking at the plans it would seem to us to be consistent with the City's objectives and will further enhance what is already an incredible neighborhood.

We hope that the City will work constructively with the Dawson's to approve their dream home.

Sincerely,

Jon & Heather Kline