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**Subject:** FW: 2607 Ocean Blvd. Variance Request

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

From: Martha Peyton [mailto:mpeyton112@gmail.com]

Sent: Wednesday, November 08, 2017 10:57 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>; Ramirez, Brittany

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

Jurjis, Seimone <sjurjis@newportbeachca.gov>

Subject: 2607 Ocean Blvd. Variance Request

I am adding my voice to other neighbors opposed to the granting of variances requested for 2607 Ocean Blvd. In my opinion, granting the variances would constitute creating "special privilege" to the property. The lot footprint does not conform to CDM's typical dimensions. That is a fact of nature and is incorporated into the value of the plot. I do not believe that it is the role of the Commission to award a windfall to the land owner by granting the requested variances. I am also concerned about both the height and size violations which constitute shoe-horning an over-size structure into a confined area. Moreover, if variances are granted, the proposed structure will be the only bluff-hugging residence in China Cove between Fernleaf and the Channel Reef. As such, it will change the character of that location. Please deny the variance request.

Martha Peyton  
212 1/2 Fernleaf Ave

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**Subject:** FW: Comments: General Plan Update Process

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

From: GEORGE KENT [mailto:gvkent@mac.com]

Sent: Wednesday, November 08, 2017 1:39 PM

To: Kramer, Kory <kkramer@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>;  
Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren

<lkleiman@newportbeachca.gov>; Lowrey, Lee <llowrey@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 really hope you will not allow to spoil CdM with ugly oversized spec.homes.

Best,

George V. Kent, M.D.

4627 Gorham Dr. CdM, CA 92625

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**Subject:** FW: opinion on variance

Begin forwarded message:

**From:** Vicki Ronaldson <[v.ronaldson@gmail.com](mailto:v.ronaldson@gmail.com)>  
**Date:** November 8, 2017 at 12:51:29 PM PST  
**To:** <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>, <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>, <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>, <[lkleiman@newportbeachca.gov](mailto:lkleiman@newportbeachca.gov)>, <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>, <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>, <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>, <[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)>, <[dcampagnolo@newportbeachca.gov](mailto:dcampagnolo@newportbeachca.gov)>, <[sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)>  
**Subject:** opinion on variance

hello to all of you,

i am grateful for your service to our community.

i respectfully request that you deny the variance application for 2607 ocean blvd., which asks to exceed limits of height and square footage by reducing setbacks. i do not see any special circumstances that would allow favor of such variance.

thank you.

vicki ronaldson  
506 san bernardino ave  
NB 92663

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**From:** Cindy Bartlett <hunnybee1951@gmail.com>  
**Sent:** Wednesday, November 08, 2017 1:44 PM  
**To:** Kramer, Kory; Dunlap, Bill; Koetting, Peter; Kleiman, Lauren; Lowrey, Lee; Weigand, Erik; Zak, Peter; Biddle, Jennifer; Campagnolo, Daniel; Jurjis, Seimone; info@lineinthesandpac.com  
**Subject:** Comments: General Plan Update Process

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom It May Conern:

I am writing to express my concerns about the size of residential building going on in Corona del Mar. I have lived in CdM since I was 8 years old so I remember and miss the way the “village” used to look. I have been a homeowner in CdM since 1975. My husband and I bought out first house on Marigold Ave.

I realize that beach cottages have to grow to make the most out of the lots they are built on but the planning commission needs to stick to the city’s building size codes. Height and square foot restrictions need to be followed to try to maintain the charm that has always been a part of CdM.

Sincerely,  
Cynthia Bartlett  
417 Cabrillo Terrace  
Corona del Mar

Sent from my iPhone

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**From:** Maureen Buffington <buffington\_santo@yahoo.com>  
**Sent:** Wednesday, November 08, 2017 2:16 PM  
**To:** Kramer, Kory; Dunlap, Bill; Koetting, Peter; Kleiman, Lauren; Lowrey, Lee; Weigand, Erik; Zak, Peter; Biddle, Jennifer; Campagnolo, Daniel; Jurjis, Seimone; Line In The Sand PAC  
**Subject:** Comments: General Plan Update Process

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ladies and Gentlemen of the Commission

As frequent walkers along Ocean Boulevard to Lookout Point, my husband and I strongly object to the variances essentially eliminating setbacks and considerably exceeding height limits on the home that comes before you on Thursday evening. Please respect the character of Newport Beach, our beautiful home town, and deny these mansionization projects.

Thank you,  
maureen buffington and john santo  
110 yorktown  
newport beach

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**Subject:** FW: Variances

Begin forwarded message:

**From:** Sally Corngold <[sallycorngold@gmail.com](mailto:sallycorngold@gmail.com)>

**Date:** November 8, 2017 at 3:11:24 PM PST

**To:** <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>, <[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)>, <[dcampagnolo@newportbeachca.gov](mailto:dcampagnolo@newportbeachca.gov)>, <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>, <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>, <[kleiman@newportbeachca.gov](mailto:kleiman@newportbeachca.gov)>, <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>, <[pketting@newportbeachca.gov](mailto:pketting@newportbeachca.gov)>, <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>, <[sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)>

**Subject: Variances**

Stick to the current height rules.

NB does not need any more “bigginger”!

Sally Corngold  
2241 Donnie Rd.

**Subject:** FW: Variance on Ocean Blvd.

**From:** [hspaul@aol.com](mailto:hspaul@aol.com) [<mailto:hspaul@aol.com>]

**Sent:** Wednesday, November 08, 2017 3:15 PM

**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Variance on Ocean Blvd.

I am writing to discourage the approval of the variance to the residential building on Ocean Blvd. I am concerned about the precedent being sent.

Scott Paulsen  
(949) 644-5578

**Subject:** FW: Variance

**From:** H Schneider [<mailto:hofftheback@gmail.com>]  
**Sent:** Wednesday, November 08, 2017 3:53 PM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** Variance

I hope that you will not allow a variance to allow a 5000 sq ft home on this lot.

Thanks Harold Schneider

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**Yours in Liberty H-POD**



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**Subject:** FW: Variance 2607 Ocean Blvd

**From:** Rollin Daniel [<mailto:rkdanielmd2@gmail.com>]  
**Sent:** Wednesday, November 08, 2017 3:38 PM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** Re: Variance 2607 Ocean Blvd

Dear Sir,

i am opposed to the variances requested for this property. previously, I lived on Ocean Boulevard and enjoyed the mix of bungalows and reasonably sized homes. It makes no sense to "mansionize" this beautiful street.

Sincerely,

Rollin Daniel  
3607 Seabreeze lane  
Cdm

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**From:** John Ramirez <john@mljresources.com>  
**Sent:** Wednesday, November 08, 2017 4:09 PM  
**To:** Ung, Rosalinh  
**Cc:** Biddle, Jennifer  
**Subject:** Re: opinion on variance

Thanks Rosalinh,  
Much appreciated!  
John

Sent from my iPhone

On Nov 8, 2017, at 4:01 PM, Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)> wrote:

Please prepare for Planning Commission.  
Thanks.

ROSALINH UNG  
Community Development Department  
Associate Planner  
[rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)  
949-644-3208

CITY OF NEWPORT BEACH  
100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660 |  
[newportbeachca.gov](http://newportbeachca.gov)

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

From: Jurjis, Seimone  
Sent: Wednesday, November 08, 2017 3:57 PM  
To: Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
Subject: FW: opinion on variance

SEIMONE JURJIS, P.E., C.B.O.  
Community Development Department  
Community Development Director  
[sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)  
949-644-3282

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

From: Vicki Ronaldson [<mailto:v.ronaldson@gmail.com>]  
Sent: Wednesday, November 08, 2017 12:51 PM  
To: Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Dunlap, Bill

<[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Kleiman, Lauren <[kleiman@newportbeachca.gov](mailto:kleiman@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Ramirez, Brittany <[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)>; Campagnolo, Daniel <[DCampagnolo@newportbeachca.gov](mailto:DCampagnolo@newportbeachca.gov)>; Jurjis, Seimone <[sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)>  
Subject: opinion on variance

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thank you.

vicki ronaldson  
506 san bernardino ave  
NB 92663

**Subject:** FW: HOUSE ON OCEAN BLVD!

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

From: Jim Warren [mailto:jimsandrawarren@mac.com]  
Sent: Wednesday, November 08, 2017 4:29 PM  
To: Ung, Rosalinh <RUng@newportbeachca.gov>  
Subject: HOUSE ON OCEAN BLVD!

THERE IS NO WAY THIS HOUSE SHOULD BE ALLOWED ON OCEAN BLVD.

IT IS NOT IN CONFORMITY WITH SURROUNDING RESIDENCES.

IF YOU APPROVE YOU ARE OPENING A CAN OF WORMS LIKE NO OTHER.