

NEWPORT HILLS COMMUNITY ASSOCIATION

May 4, 2017

City of Newport Beach
Peter Zak, Secretary, Planning Commission
100 Civic Center Drive
Newport Beach, CA 92660

**RE: ACCESSORY DWELLING UNIT ORDINANCE
PROJECT FILE NO. PA2017-069**

Dear Mr. Zak:

As management agent for the Newport Hills Community Association, I have been requested by the Board of Directors to contact you regarding the Notice of Public Hearing scheduled for May 4, 2017 at 6:30 p.m. to consider the Accessory Dwelling Unit Ordinance.

The Newport Hills Community Association Board of Directors objects to the proposed amendment to the Zoning Code and Local Coastal Program to conform to Government Code Section 65852.2 to establish regulations permitting the development of accessory dwelling units in single-family residential zoning districts.

The Board of Directors believe that allowing these type of “accessory dwellings” or “granny units” will have a long term effect by creating a rental housing stock in a single family neighborhood. Having a young adult back from college or grandparent is a low frequency and usually fairly short term duration need. However, the “accessory dwelling” remains on the property and is much more likely to be a future rental property, long after the grandparent or young adult moves out.

The Board of Directors appreciates your consideration of their objection to this amendment. Should you have any questions regarding the above information, please do not hesitate to contact the undersigned at (949) 721-1929, thank you.

Sincerely,



Jill Schwalbe
Property Manager
On Behalf of the Board of Directors