

**Subject:** FW: PA2016-170

**From:** Brian Benoit [<mailto:briantbenoit@gmail.com>]

**Sent:** Tuesday, November 07, 2017 9:36 AM

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

**Subject:** PA2016-170

Dear Planning Commission:

I am a resident of Newport Beach and write to express my concerns regarding the proposed development at 2607 Ocean Blvd, Corona Del Mar.

I walk Ocean Boulevard on a daily basis, it is one of the jewels of our City with incredible views and green space. I am concerned that the abundance of building activity in this part of town detracts from the public's enjoyment of this important recreational space.

I understand this applicant plans replace an existing 2,200 sq ft home by building a massive 5,000+ sq ft structure on a lot barely more than 4,000 sq ft. The setback issues aside, I am most concerned with the height of the new structure and the negative impact on views for the public.

On a broader note - this kind of over-building simply does not fit the character of the neighborhood. Why have height or setback limits if they are simply to be ignored?

Please protect our town's valuable resources and deny this application.

Respectfully,

Brian Benoit  
Warwick Lane  
Newport Beach