

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

**From:** Catherine Lincoln [mailto:cat.lincoln@gmail.com]

**Sent:** Thursday, November 09, 2017 5:28 PM

**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.

No, oppose the variance.

Thank you,

Carol H. Lincoln

Catherine Lincoln

**Subject:** FW: Ocean Boulevard Variance

—Original Message—

From: Linda Stadler [mailto:lindajstadler@gmail.com]

Sent: Thursday, November 09, 2017 5:50 PM

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: Ocean Boulevard Variance

Please be advised that I, Thomas Fredericks, and my wife, Linda Stadler, have resided in Newport Beach for 40 years. We have unfortunately witnessed the mansionization of neighborhoods for the last two decades. Our community is losing its identity. This is not Beverly Hills. This is a beach community. No variance should be granted for the Ocean Boulevard property which is less than 1/4 of a mile from our home in Irvine Terrace.

Your role is to enforce the general plan, not ignore it. Please do your job!

Tom Fredericks and Linda Stadler

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**Subject:** FW: 2607 Ocean Boulevard - Story Poles and Site Visit

**From:** John Ramirez [mailto:john@mljresources.com]

**Sent:** Monday, November 20, 2017 8:21 PM

**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 Boulevard - Story Poles and Site Visit

Hello Chair Koetting and Members of the Planning Commission,

My name is John Ramirez and I represented Nicholson Construction at the 11/9 meeting for the Ginsberg Family Residence project located at the above-referenced address.

Our team has been working with city staff to revise the project and in doing so, we have eliminated two of the variance requests - the height variance for the elevator and handrail, and the required open volume encroachment into the setback areas. We have reduced the size of the home by just over 300 s.f. and we have made several architectural changes to the exterior of the building to reduce the perceived mass and bulk of the structure.

We will be installing story poles at the property the morning of Monday, November 27, 2017. Installation will be complete by 1p. The poles will be up until Friday, December 1, 2017, and removed that morning.

I was hoping to meet with each of you at the site (at your convenience) to review the updated plans and discuss the story poles. Tom and I are available any time on Monday afternoon, Wednesday or Thursday to meet with you. I will reach out to you individually to see if there is a time that works for you to meet on site.

If you have any questions, please feel free to call or email me. Thank you and I look forward to sharing our updated project with you.

Regards,

John

**John P. Ramirez, AICP**  
562-818-6719

**Subject:** FW: 2607 Ocean Blvd

—Original Message—

From: Ung, Rosalinh  
Sent: Thursday, November 30, 2017 7:15 AM  
To: Ramirez, Brittany <bramirez@newportbeachca.gov>  
Subject: FW: 2607 Ocean Blvd

Please prepare for Planning Commission. Thanks. R.

ROSALINH UNG  
Community Development Department  
Associate Planner  
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: Patty Nesbit [mailto:pattynesbit@yahoo.com]  
Sent: Thursday, November 30, 2017 7:06 AM  
To: Ung, Rosalinh <RUng@newportbeachca.gov>  
Subject: 2607 Ocean Blvd

I am opposed to granting a variance on the building permit for the above address for the sloe purpose of building a larger house. Unnecessary!

Patty Nesbit  
Newport Beach resident

Sent from my iPhone

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**Subject:** FW: Variance given as a "privilege"

**From:** Ung, Rosalinh  
**Sent:** Thursday, November 30, 2017 7:16 AM  
**To:** Ramirez, Brittany <bramirez@newportbeachca.gov>  
**Subject:** FW: Variance given as a "privilege"

Please prepare for Planning Commission. Thanks. R.

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



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**From:** Lorian Petry [<mailto:lorianpetry@hotmail.com>]  
**Sent:** Wednesday, November 29, 2017 11:41 PM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** Variance given as a "privilege"

Hello -

Please abide by the rules that govern the size of a dwelling based on zoning rules as currently stated in the code. Granting a variance for the home at 2607 Ocean Blvd., CdM, simply opens Pandora's fateful box. A home that is 4K+ sq/ft should fit perfectly on the lot, but one that exceeds 5K sq/ft is out of line and should be out of the question.

Please stick to what are the rules as they currently stand. If the rules need changing they will be changed, but not by special variance or a special "spot" exception request. We've traveled that path and it's led to ill will towards the Planning staff, commission and ultimately the council.

Thank you for considering this request to deny the exemption to the zoning rules.

Lorian Petry

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**Subject:** FW: please don't grant the variance on the small lot

**From:** Ung, Rosalinh  
**Sent:** Thursday, November 30, 2017 7:17 AM  
**To:** Ramirez, Brittany <bramirez@newportbeachca.gov>  
**Subject:** FW: please don't grant the variance on the small lot

Please prepare for Planning Commission. Thanks. R.

**ROSALINH UNG**  
**Community Development Department**  
Associate Planner  
[rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)  
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**From:** richard szabo [<mailto:szaby2@yahoo.com>]  
**Sent:** Wednesday, November 29, 2017 11:12 PM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** please don't grant the variance on the small lot

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**Subject:** FW: 2607 Ocean Boulevard

—Original Message—

From: Ung, Rosalinh  
Sent: Thursday, November 30, 2017 7:17 AM  
To: Ramirez, Brittany <bramirez@newportbeachca.gov>  
Subject: FW: 2607 Ocean Boulevard

Please prepare for Planning Commission. Thanks. R.

ROSALINH UNG  
Community Development Department  
Associate Planner  
rung@newportbeachca.gov  
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—Original Message—

From: Patricia Chinnici [mailto:[chinnici@trilliumgp.com](mailto:chinnici@trilliumgp.com)]  
Sent: Wednesday, November 29, 2017 10:19 PM  
To: Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
Subject: 2607 Ocean Boulevard

I respectfully request that no special variance be given to the developer of 2607 Ocean Blvd., to increase the house size on that lot. I believe that our fair city is being over developed and request that no variance be given.

Sincerely,

Patricia Chinnici  
1729 Port Charles Place  
Newport Beach, CA. 92660  
949-632-0234

Sent from my iPhone

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**Subject:** FW: 2607 Ocean Variance

**From:** Ung, Rosalinh  
**Sent:** Thursday, November 30, 2017 10:26 AM  
**To:** Ramirez, Brittany <bramirez@newportbeachca.gov>  
**Subject:** 2607 Ocean Variance

Please prepare for Planning Commission. Thanks. R.

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



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**From:** Didomenico, Marc [<mailto:marc.didomenico@axa-advisors.com>]  
**Sent:** Thursday, November 30, 2017 9:39 AM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** Riggy boxes

That's what they call them up on Goat Hill... (Righeimer)

In reference to the proposed project on Ocean Blvd:

Can we PLEASE stop approving bigger and denser? Our infrastructure was never designed for so many people and this trend really must slow or stop. I live in Cliff Haven and they are literally blotting out the sun with these monstrosities.

Thank you for your consideration.

Marc



Marc R. DiDomenico, CFP®, ChFC,  
Wealth Management Strategies  
2050 Main St. #520  
Irvine, CA 92614  
949-833-5863  
Fax 949-833-5810  
California Insurance License #OA95833

Marc R. DiDomenico is a registered representative who offers securities through AXA Advisors, LLC (NY, NY 212-314-4600), member FINRA, SIPC and an agent who offers annuity and insurance products through AXA Network, LLC (AXA



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**Subject:** FW: Do Not Approve

**From:** Ung, Rosalinh  
**Sent:** Thursday, November 30, 2017 10:27 AM  
**To:** Ramirez, Brittany <bramirez@newportbeachca.gov>  
**Subject:** FW: Do Not Approve

Please prepare for Planning Commission. Thanks. R.

**ROSALINH UNG**  
Community Development Department  
Associate Planner  
[rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)  
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**From:** Gale Friedman [<mailto:galefriedman0@gmail.com>]  
**Sent:** Thursday, November 30, 2017 10:05 AM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** Do Not Approve

The request from the owners of 2607 Ocean Blvd to exceed the zoning limit.  
There is a zoning limit so stick to the guideline.  
No special approvals should be given.

Gale Friedman  
2001 Port Provence Pl.  
Newport Beach CA 92660

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**Subject:** FW: Mansions

**From:** Ung, Rosalinh  
**Sent:** Thursday, November 30, 2017 12:16 PM  
**To:** Ramirez, Brittany <bramirez@newportbeachca.gov>  
**Subject:** FW: Mansions

Please prepare for Planning Commission. Thanks. R.

**ROSALINH UNG**  
Community Development Department  
Associate Planner  
[rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)  
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**From:** Rinderknecht, Carol S [<mailto:CRinderknecht@ocsd.org>]  
**Sent:** Thursday, November 30, 2017 11:53 AM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** Mansions

Hello,

This e mail is in response to the exceptionally large mansion being built at 2607 Ocean. Please **do not** grant special privileges to the homeowner/builder. Our city is becoming unrecognizable. Balboa Island is losing all its charm. People are buying these monsters but I see the turnover is amazing. We probably will never stop this building "progress" but we, as a city, should be doing everything we can in our power to offer incentives for keeping the original older homes.

Thank you for your time-see you 12/7

*Carol Rinderknecht*

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**Subject:** FW: Variances on construction in Corona Del Mar

—Original Message—

From: Ung, Rosalinh  
Sent: Thursday, November 30, 2017 4:21 PM  
To: Ramirez, Brittany <bramirez@newportbeachca.gov>  
Subject: FW: Variances on construction in Corona Del Mar

Please prepare for Planning Commission. Thanks. R.

ROSALINH UNG  
Community Development Department  
Associate Planner  
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—Original Message—

From: Denise [mailto:mitch3462@aol.com]  
Sent: Thursday, November 30, 2017 2:14 PM  
To: Ung, Rosalinh <RUng@newportbeachca.gov>  
Cc: seskinner@me.com  
Subject: Variances on construction in Corona Del Mar

To whom it may concern-

I am writing to you to express my displeasure and complete disagreement with a proposed variance for YET ANOTHER monstrous "home" in the village of Corona Del Mar.

Those of us who live in this village are sick and tired of the lack of consideration taken to the overall look of this neighborhood. It is quite obvious there is no reason to the permitting given thus far; otherwise a home that towers over the home directly next door to these mansions would not be built. The constant construction, noise alone, needs to become more reasonable.

If nothing else the city should consider more services (police for sure) since the permitting fees alone in Corona Del Mar Village would probably justify a private security force!

When will it end?

Denise Mitchell  
228 Jasmine Avenue  
Corona Del Mar, CA 92625