

Marko Crawford Barker

1827 Port Seabourne Way
Newport Beach, CA 92660
tel: 949.246.3949

Planning Commission - December 7, 2017
Item No. 5c Additional Materials Received
Ginsberg Residence (PA2016-170)

December 4, 2017

Planning Commission
City of Newport Beach
100 Civic Center Drive (First Floor, Bay B)
Newport Beach, CA 92660

RE: Proposed New Single Family Home at 2607 Ocean Boulevard


Dear Planning Commission,

I live in Newport Beach and I am writing to ask you to approve the new home in China Cove. I think the new home will be a great update to the property by replacing the existing 60+ year-old home.

I've researched Nicholson Construction and they have been building homes for 30+ years with over 20 years of home building in Newport Beach. They build high quality homes – and have been such a solid business that they successfully built homes during the recession. I think a homebuilder who survived the recession must be good – really good. The way I have been thinking about it, this company takes old properties throughout the city and invests time and money to improve them. In addition to improving them, they are increasing the values of the properties, which result in helping all of us in the community through nicer neighborhoods and increased tax revenue.

I can't imagine that the 4,500 square foot home is too big for this area. I drove by this week and there are several homes up the street from this one and there is one that is under construction and looks like it is going to be noticeably larger than this subject home. I am guessing that any of the homes on that hillside bluff have variances for setbacks or other stuff so that they can build what they have. I don't think what they are asking for is out of proportion to what others have built in the area. Please support this project and approve this project.

Thank you,

DocuSigned by:

6B1FD61051A0476...
Marko Crawford Barker

Subject: FW: 2607 Ocean Blvd

—Original Message—

From: Alice Coons [mailto:acoons486@gmail.com]
Sent: Monday, December 04, 2017 3:01 PM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Cc: susanskinner949@gmail.com
Subject: 2607 Ocean Blvd

To the Planning Commission

Please do not approve the exemption to this building project. The project will cause considerable traffic congestion at Fernleaf and Ocean for the 2 years or so required to construct this mansion. This is a heavily used street.

I live at 207 Iris Ave and for almost 2 years I have been living adjacent to 3 oversized mansions that have inconvenienced me and my neighbors with the excessive dirt removal and huge trucks that block my alley—which is also my driveway. There is a 4th house across the street at 3000 Ocean Blvd that is being built and is also oversized for the small lot. Perhaps you are also living next to such a construction site and can appreciate the resident's concern.

We need more view areas for residents and also visitors. This is a prime and busy sunset location where people arrive just to view this amazing sight. Please consider the future for this very public site.

How many square feet of house does it take to make our residents happy? Are we going to submit to their narcissism?

Alice Coons

Subject: FW: Support of the project at 2607 Ocean Boulevard

From: Jon Engleking [mailto:jon@supergcapital.com]
Sent: Monday, December 04, 2017 3:01 PM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Support of the project at 2607 Ocean Boulevard

Dear Rosalinh Ung,

I'm writing this in support of the home at 2607 Ocean Boulevard.

My family has lived in CDM and Newport Beach for over 15 years and upgrading of older properties is good for our neighborhood and community. A new house in that location would be great, as the existing house is super old and is in very poor condition and is an eyesore to China Cove.

A 4200 square-foot house in CDM is not a mansion and its unfair of certain people to characterize it as such for no real reason. In fact, you recently approved 7 much larger condos up to 7000 square feet each only a hundred yards from the property in the Aerie Project at Carnation and Ocean. How can you say a 4200 square foot single family house is a mansion?

Thank you for allowing my input.

Sincerely,

Jon Engleking
1533 Priscilla Lane
Newport Beach, CA 92660.

Subject: FW: 2607 Ocean Blvd.

From: Tony Guanci [mailto:tony.guanci@balboacorp.com]
Sent: Monday, December 04, 2017 3:32 PM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: 2607 Ocean Blvd.

Dear Rosalinh,

I am emailing you today in support of the development at 2607 Ocean Blvd. I have lived and owned homes in Corona Del Mar for over 30 years on Carnation and current at 2525 Ocean Blvd Unit A6. If you are familiar with Channel Reef, my unit is the Penthouse at the corner of the building which overlooks not only the jetty, wedge, and China Cove Beach but it also faces the site of the new development. The existing building is in total disrepair, an eye sore and needs to be taken down. Having a home 4,200 sq feet in my opinion is no different than many of the existing new homes on the cliff and would fit in fine with the existing number neighborhood. For nearly 5 years I was also on the Board of Channel Reef and pushed real hard for the beautification of not only our property (first phase recently completed) but also for the renovation and redevelopment of the neighboring properties. I believe that the development of 2607 Ocean will add not only to the values of all the surrounding properties but it will complete a much needed facelift to the portion of the cliff which currently looks like a rats nest! If you have any questions or need to speak with me my address is below. Thank you and please do not let a few folks with no direct impact dictate your decision.

Sincerely,
Tony Guanci
2525 Channel Reef,
Unit A6
Corona Del Mar, Ca 92660

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Subject: FW: In Support of 2607 Ocean Boulevard

From: Stephen Perkins [mailto:sperkins@royalsg.com]
Sent: Monday, December 04, 2017 3:37 PM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Cc: Stephen Perkins <sperkins@royalsg.com>
Subject: In Support of 2607 Ocean Boulevard

Dear Rosalinh Ung,

I'm writing this in support of the home at 2607 Ocean Boulevard.

My family has lived in CDM and I have grown up in and around Newport Beach since College and seeing the upgrading of older properties is good for our neighborhood and community. A new home in this location would be great, as the existing home which was built in the 1950s and is long over due to be torn down and is not only a hindrance to the safety of the Neighborhood but causing a Devaluation to the neighborhood as well and more a current Eyesore to China Cove specifically.

A 4200 square-foot home in CDM is not a Large home for this neighborhood and two listen to these statements in the Audience at the last meeting held at the City is just not factual and its unfair of certain people to characterize it as such for no real reason other than potential hidden agendas. In fact, you recently approved 7 much larger condos up to 7000 square feet each only a hundred yards from the property in the Aerie Project at Carnation and Ocean. How can you say a 4200 square foot single family house is two large or as mentioned a mansion?

Thank you for allowing us to have input.

Steve Perkins
237 Carnation Ave
Corona Del Mar Ca 92625

Subject: FW: 2607 Ocean Blvd Application

From: TOMLU BAKER [mailto:tomlubaker@hotmail.com]

Sent: Monday, December 04, 2017 4:32 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>; Ung, Rosalinh <RUng@newportbeachca.gov>

Cc: TOMLU BAKER <tomlubaker@hotmail.com>

Subject: Re: 2607 Ocean Blvd Application

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From: TOMLU BAKER

Sent: Thursday, November 9, 1:43 AM

Subject: 2607 Ocean Blvd

Dear Planning Commission, The 2607 Ocean Blvd application contains a variance request for both an increase in the allowable height limit and a reduction in the setbacks. The extensive size and height of the proposed structure is incompatible and incongruent with the character and charm of the China Cove section of Corona del Mar. The requested variance would result in a significant large structure which would be detrimental to the harmonious and orderly growth of Corona del Mar. The application does not meet the various requirements of the Municipal Code Section 20.52.090F and should be denied as proposed.

Thank you, Tom Baker

Subject: FW: Support of Home at 2607 Ocean Boulevard

From: Spencer Maxwell Brown [mailto:Spencer.Brown@colorado.edu]

Sent: Monday, December 04, 2017 4:28 PM

To: Ung, Rosalinh <RUng@newportbeachca.gov>

Subject: Support of Home at 2607 Ocean Boulevard

Rosalinh,

As a CDM resident, I think the proposed project adds substantial value to the community. A new home would be great as the existing home is old and falling apart. I grew up in CDM and am very familiar with the area. A house of the proposed size is in no way too large for the area and would increase value for the surrounding community. It seems that a small number of people are opposing the project and gaining disproportionate momentum. I wanted to provide my opinion as I walk/bike past this area all the time and think the proposed project would be a meaningful addition to the area. Please feel free to give me a call to discuss, if desired.

My address:

700 ½ Carnation Ave
Corona del Mar, CA 92625

Thanks,

Spencer Brown
(949) 375-3678

Subject: FW: Support of Home at 2607 Ocean Boulevard

From: Brian Flood [mailto:brian@brianflood.net]
Sent: Monday, December 04, 2017 5:16 PM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Support of Home at 2607 Ocean Boulevard

Dear Mr. Ung, I understand that there are some residents who oppose the development of the home at 2607 Ocean Blvd. I read an article on this in the paper and thought it was odd because it did not appear that any views would be impacted by the development. The whole area is developed and this home at something like 4000 sq.ft, is FAR from being an over-development for the area. There are home 3 times this size in the area. Appropriate development, as I feel this project will be, is good for the local economy, good for the city (increased property tax revenue) and good for the neighborhood (increased values). The homeowner has a right to improve his property and I hope a few unhappy residents don't influence the City of Newport Beach to deny the homeowner this right.

Sincerely,

--Brian Flood
412 De Sola Terrace
Corona del Mar, CA 92625
949-813-5058

Subject: FW: Support of Home at 2607 Ocean Boulevard

From: Jason Krotts [mailto:jkrotts@redallc.com]

Sent: Monday, December 04, 2017 9:16 PM

To: Ung, Rosalinh <RUng@newportbeachca.gov>

Cc: Koetting, Peter <pkoetting@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>; Campbell, James <JCampbell@newportbeachca.gov>

Subject: Support of Home at 2607 Ocean Boulevard

Dear Ms. Ung and Members of the Planning Commission;

Please accept this e-mail as support for the proposed residential redevelopment of 2607 Ocean Blvd. (PA2016-170). I am a 20 + year resident of the City of Newport Beach and proud real estate developer whom recently completed the development of a medical office campus located in the Santa Ana Heights area. I find myself in a unique position supporting this project as earlier this year I (and another family member who is a +40 year resident of Ocean Blvd.) opposed the neighboring redevelopment of the Dawson home located at 2741 Ocean Blvd (PA2015-224). The Dawson project (PA2015-224) received approvals in April, 2017 for an approximately 10,000 SF home which required both height and setback variances along Way Lane in China Cove.

In reviewing the planning application and agenda packet, it is my understanding the new Ginsberg residence will be 4,200 SF (approximately 60% smaller than previously approved, but similar projects) which hardly constitutes being coined a "McMansion" as it has been referenced by many in the opposition. I would also argue the total square footage of the proposed home is either similar or on the lower end of many of the existing or newer neighboring properties in CDM.

While I understand the commissions objective is to uphold and administer the guidelines set within the City, I find it very difficult to understand how their positions can be swayed by a few loud voices who do not fully understand the complexities of city planning, land use or owners property rights. Many of the homes located in China Cove or along the Ocean Blvd. blufftop have been granted variance. It is inconceivable for many of these homes to have been developed or redeveloped without some conditional approval due to complex site constraints.

Cities govern by the development standards created based on a fundamental understanding of all things being equal. While efforts to uphold these standards and policies are often the rule, many times there are circumstances which create conflict within these policies. As here, the Planning Commission must weigh denying a private individual the right to redevelop their property or allow minor exclusions to the rule which will allow for safer, smarter and more economical development. While I am sure the members of SPON who oppose the project have good intentions, it is not their right to steer city policy on what does and doesn't get approved, especially if these loud voiced don't actually live near the project! In discussing the project with various members of the community, virtually no one from the immediate community of China Cove opposes this project. Rather they see it as a benefit, one which will add value to the neighborhood and increase property values and tax revenues for the City.

That being said, I am in agreement with staff and fully support the project and urge the commission to approve.

Regards,

Subject: FW: Support of Home at 2607 Ocean Boulevard

From: Marc Cole [mailto:marc.cole@gmail.com]

Sent: Tuesday, December 05, 2017 8:31 AM

To: Ung, Rosalinh <RUng@newportbeachca.gov>

Subject: Support of Home at 2607 Ocean Boulevard

Dear Rosalinh

I'm writing in support of the Ginsbergs and their proposed CDM home. We are 4 year residents of Newport Coast. I know the Ginsberg family well and not only are they terrific neighbors, they build beautiful homes. I happen to think 2607 Ocean as proposed is an attractive home and will improve China Cove – but it shouldn't matter what I think or any other resident thinks of the design. Please don't allow a very small number of people opposing the project (and likely oppose ALL projects) to control the process.

Thank you

Marc and Alanna Cole

17 Chatelaine

Newport Coast

Subject: FW: Support of Home at 2607 Ocean Boulevard

From: Patrick Charriou [mailto:patrick@sageinvestco.com]
Sent: Tuesday, December 05, 2017 8:37 AM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Support of Home at 2607 Ocean Boulevard

Dear Rosalinh,

I am hereby voicing my support for the Nicholson Companies' project at 2607 Ocean Boulevard:

I love Newport Beach and I moved twenty years ago from Europe because I respect and love the American way of life which bottom line is Freedom. I have been made aware of Tom Nicholson's plan for the existing home which is close to a century old... And due to the very high market price paid for the land to the previous owners, developers who are investing in improving our community and taking lots of risks doing so, are forced to build larger and more expensive homes in order to turn a profit. Please don't let a handful of people prevent this developer from making this project a success. The proposed home is similar to its neighboring recent homes. Such upgrade is great for the entire neighborhood, and obviously great for the City's finances thanks to the corresponding property taxes.

Thank you,

Patrick Charriou
2671 Point del Mar
Corona del Mar CA

Subject: FW: Proposed house on 2607 Ocean Boulevard

From: Lynn Lorenz [mailto:lynnierlo@aol.com]

Sent: Tuesday, December 05, 2017 8:39 AM

To: Ung, Rosalinh <RUng@newportbeachca.gov>; 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>; eweigland@newportbeachca.gov; Zak, Peter <pzak@newportbeachca.gov>; sjuris@newportbeachca.gov

Subject: Proposed house on 2607 Ocean Boulevard

To: Newport Beach Planning Commission Members

Please stop allowing buildings which deviate from established planning rules and guidelines set up to protect the residents

of Newport from oversized structures which either block their already established views and/or degrade the balance, symmetry and beauty of Newport Beach neighborhoods and commercial districts.

The house on Ocean Boulevard is an example of this type of structure.

It should not be given a variance to allow the owners to exceed the height limit allowed for homes in Newport Beach.

The request for a home larger than 4200 sq ft and higher than 14 feet to accommodate an elevator would be "creating a special privilege for the owner."

This is precisely one of the reasons for which a variance should not be granted according to zoning rules for Newport Beach.

Thank you,
Lynn Lorenz
Newport Heights

Subject: FW: Letter of support for Home #2607 Ocean Blvd.

From: Jeff Brown [mailto:jeff@brownequitypartners.com]
Sent: Tuesday, December 05, 2017 10:11 AM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Letter of support for Home #2607 Ocean Blvd.

Dear Rosalinh Ung,

I'm writing you personally in strong support of the proposed China Cove project at [2607 Ocean Boulevard](#). I have seen the plans and physical model of 2607 Ocean Blvd and believe it perfect for the lot, neighborhood and ocean front location. I own several houses in Corona Del Mar and three commercial buildings along Pacific Coast Highway also in Corona Del Mar and know a first class project when i see one. This house will be unique and stunning and i can't wait to see how it upgrades the character of the whole block.

My family has lived in Corona Del Mar for over 30 years and i have seen first hand what the upgrading of older properties does for our neighborhood and communities. The new house proposed seems to be in conformance with the harmony and design of surrounding structures and right in line with the China Cove neighborhood in terms of size and scope.

A 4,200 square-foot house in China Cove is not "mansion" by any means or definition as i have heard the project branded. Upgrading and developing our unique but sometimes out dated neighborhoods is the lifeblood of rejuvenation and turnover in this great place we live. I know that 2607 Ocean Blvd will continue this tradition.

Thank you for consideration to this letter and also your service to our community

Sincerely,

Jeff Brown

#2707 Windover Drive

Corona Del Mar, Calif

92625

jeff@brownequitypartners.com

949-633-1331

Subject: FW: Proposed variances for 2607 Ocean Blvd

From: Terry Lyons [mailto:terrylyons1@roadrunner.com]

Sent: Tuesday, December 05, 2017 11:23 AM

To: Ung, Rosalinh <RUng@newportbeachca.gov>

Cc: susanskinner949@gmail.com

Subject: Proposed variances for 2607 Ocean Blvd

Dear Sirs:

After viewing the property in question, we are very much **opposed** to the granting of a variance to allow the building of anything larger than what would ordinarily be allowed on a lot of that size.

Also, we are **opposed** to the granting of a variance to allow any increase in the height of the structure, for an elevator or for any other reason.

Respectfully,

Terence and Karen Lyons
219 Larkspur Avenue
Corona del Mar, Ca 92625

Subject: FW: Variances Requested for 2607 Ocean Blvd

—Original Message—

From: Nancy Thompson [mailto:thompsonnkt@gmail.com]

Sent: Tuesday, December 05, 2017 1:06 PM

To: Ung, Rosalinh <RUng@newportbeachca.gov>

Subject: Variances Requested for 2607 Ocean Blvd

Please note my opposition to the variances, especially the height limit, requested for 2607 Ocean Blvd. I live nearby and have the opportunity, while walking daily, to meet many visitors to our beautiful area. They always comment on the magnificent walk and view. This walk along Ocean, especially between Fernleaf and Dahlia, is quite lovely with the cottage rooftops and beach along with the water is quite unique and will be eliminated with the height variance. The requested variance to height, while reaching street level, would eliminate both the beach view and much of the channel. Newport Beach prides itself on attracting visitors to our community, and likes the revenue that they bring to the city, and this area is a part of the attraction.

I am especially concerned because one variance tends to lend to another and quickly becomes the standard. We are rapidly becoming a community of homes built to the max with minimum room for landscaping and greenery. Let's not destroy the natural beauty of our beach area as well.

Thank you.

Nancy K. Thompson
302 Fernleaf Avenue

Subject: FW: Support of Home at 2607 Ocean Boulevard

From: Bill Bird [mailto:bill@executivemovingsystems.com]
Sent: Tuesday, December 05, 2017 1:15 PM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Support of Home at 2607 Ocean Boulevard

Dear Rosalinh,

A McMansion? It has recently come to my attention that a small group of folks, outside of the area, in which the above 70 year old home resides, is having issues with a local developers plans to construct a new 4200 square foot home in its place. Maybe I am not clear, but it seems as though all new homes being built are in the range of 3500 to 4800 square feet. As you should know, there are many larger homes in this immediate area.

Upgrading old homes to new in our community is good thing for the neighborhood particularly when the existing home is in total disrepair. I live in CDM and am encouraged to see the quality structures being built in our community with the few quality builders in the area. It seems to me that we should be supportive of this project, particularly with the parameters and scope of the residence. Our area is lively and vibrant as a result of the homes being built and encourages new residents to relocate to our beautiful location. As a matter of fact I have two sets of friends attempting to find land in Corona Del Mar currently with the intent to build their dream home as well. Please don't allow a small group of folks opposing the project to control the process by inhibiting development within our city when a project clearly is within the scope of our cities improvement initiatives.

We all look forward to approval of this project.

My Best,

Bill Bird
President

Executive Moving Systems Inc.

Phone: 714-688-4800

www.ExecutiveMovingSystems.com

✉ : Bill@ExecutiveMovingSystems.com

☎ : 714-688-4800



Subject: FW: 2607 Ocean Blvd

From: Gart Sutton [mailto:gart@gartsutton.com]

Sent: Tuesday, December 05, 2017 3:07 PM

To: Ung, Rosalinh <RUng@newportbeachca.gov>

Subject: 2607 Ocean Blvd

Rosalinh: I have been a resident of Corona del Mar for over 40-years. I use to live in China Cove...on Way Lane, across the street from the 2607 Ocean Blvd residence that overlooks China Cove. That was 1991 and that house was even an eye-sore back then.

China Cove is a CdM landmark community that deserves any upgrade that someone is willing to make. Please do what you can to pave the way towards improving our community and allowing this home to be built.

You know and I know, a 4,200 square foot home isn't "mansionization." It is comparable or even smaller than most all new structures being built in the immediate neighborhoods.

Thank you for addressing this issue and providing a prompt solution. Gart Sutton 949.375.2104

Subject: FW: 2607 Ocean Blvd., Corona del Mar

From: Karen James [mailto:kjdelmar@yahoo.com]

Sent: Tuesday, December 05, 2017 3:54 PM

To: kkramer@newportbeach.gov; Dunlap, Bill <bdunlap@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Ung, Rosalinh <RUng@newportbeachca.gov>

Cc: Kathy Thompson <kamkam1943@aol.com>; Kathy Hamilton <cocoh1@icloud.com>; Susan Maher <susanmaher@cox.net>; Gerald Thompson <secretfallsranch@yahoo.com>; Kay Mulvaney <kaymulvaney7@gmail.com>; Karen Carlson <kkc2616@aol.com>; Harley J. Broviak <harleyjb@earthlink.net>; Harold & Vicki Parker <vickiprkr@aol.com>; Joel Graves <joelgraves123@gmail.com>; Linda Delaney <lindadelaney@me.com>

Subject: 2607 Ocean Blvd., Corona del Mar

Planning Commissioner

As currently proposed, please deny the variances requested for the referenced property.

The story poles clearly illustrate a total view blockage from the Fernleaf Ramp, as well as the creation of a 50' high wall adjacent and parallel to Way Lane.

The residents and visitors to Corona del Mar should not be deprived of a view amenity through the approval of a variance. Further, China Cove does not need a 100' Chinese wall to maintain its name sake.

Please deny any variance that will comprise the neighborhood.

Also, please keep in mind that the applicant purchased the property with full knowledge of the topographic and building restrictions. If the property is insufficient for their needs they should have purchased elsewhere and not expect the neighborhood to acquiesce to their desires.

Remodeling the existing residence is an option worth considering.

Sincerely,
Karen and Warren James
2627 Cove St.
Corona del Mar, CA
949-675-4412
kjdelmar@yahoo.com

To: Planning Commission

Re: 2607 Ocean Blvd. Variances request

Dear Planning Commission:

I strongly oppose the multiple variance requests for this property. Although there are other homes at 5000 square feet, they are on much bigger lots, some as much as 4 lots combined.

I hope you went to view the 'story' poles. I have attached 2 photos that show what it would be like if the height variances were approved. When starting down the road to the Cove the proposed house would totally block the beautiful views of not only the Cove, but also the Bay and our iconic Wedge.

I support the building of a lovely family home on this property, but the owners have to consider the neighborhood and as requested it would stand out as the proverbial "sore thumb". I am sure they do not want to build something that will be upsetting to everyone.

Karen Carlson
kkc 2616@ aol. com







