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**To:** Ramirez, Brittany  
**Subject:** RE: Opposition to 2607 Ocean Blvd variance

**From:** Susan Skinner [<mailto:seskinner@me.com>]

**Sent:** Thursday, December 07, 2017 4:35 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 <[lkleiman@newportbeachca.gov](mailto:lkleiman@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)>; Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>; [charlenebailey@sbcglobal.net](mailto:charlenebailey@sbcglobal.net)

**Subject:** Opposition to 2607 Ocean Blvd variance

Dear Commissioners:

I am forwarding this on behalf of Boyd and Charlene Bailey. Charlene sent it to me and then couldn't get it to send to you easily.

Thank you,

Susan Skinner

The Bailey's comments:

Noise. Elevations. Elevators. Roof Decks. Outdoor Lighting. Setbacks. Fire Codes. Green Space. View Park  
Thank you for all you are doing. I live at 304 Orchid Avenue, in my small but adequate family home, built by my parents in 1942. Over the past four years, the tall-house style has been built on both sides of us. Our sunlight and air flow has been greatly diminished. We now have noise, smelly dry vents on both sides running at times for hours into the late night. Because of the height, the hard surfaces echo sounds from PCH and other road traffic.

The height limitation has been compromised by the City with the excuse of an elevator shaft, and the structures are now built with livable areas on the 3rd floors. It is obvious that most of the new investment houses are taking the place of the smaller homes. I have lived here for 73 years, enjoyed CDM with its no streetlights, enjoying the night sky, but the new homes with all the outside lighting on the house and in the yard, the night sky is compromised. Some of the over-stuffed homes on the bluff now have huge lights showing on the beach and waves, again messing up the night sky. The height increase has encroached on people's view. It used to be that the homes on the bluff had to be built below the bluff so that the structure would not interfere with other's view. The roof decks were open, but now structures are being built, interfering with the neighbor's view.

I believe tat the allowance of the elevator to the top deck, to change the maximum buildable elevations was an excuse to go to the livable 3rd story. It's a mistake and needs to be rescinded. The developers are taking advantage of a weakened system that was strong as you know, and put into a position of weakening. The developers have a trophy that needs to be taken away from them.

The house at 306 Orchid does not have the proper setback between their block wall and their chimney. The house at 302 Orchid does not have the proper setback between their block wall and the garage and wall and chimney. How did these encroachments on setback get past planning, regarding the fire codes? A fully equipped firemen would not be able to access the side of the house at those locations. The new house in consideration needs to comply with the setbacks. If the owner wants a bigger house, they need to buy a bigger lot! The City staff should not be recommending a variance. Too many variances are being given, changing precedents, granting "special privilege."

The city used to require green space, but now there are concrete patios. What happened to that requirement? A view park year the China Cove ramp would be very desirable.

If people are moving into CDM, and they don't like what's here, move on!

Boyd and Charlene Bailey