

Ramirez, Brittany

Subject: FW: Balboa Theater restoration

From: David Duncan House [<mailto:ddhouse@cox.net>]

Sent: Tuesday, January 16, 2018 8:51 PM

To: Ramirez, Gregg <GRamirez@newportbeachca.gov>

Subject: Fwd: Balboa Theater restoration

Begin forwarded message:

From: David Duncan House <ddhouse@cox.net>

Subject: Balboa Theater restoration

Date: January 16, 2018 at 8:45:18 PM PST

To: bzdeba@newportbeachca.gov

Dear Mr Zdeba,

I would like to add my voice in support of the proposed repurposing of the old **Balboa Theater into a live music venue with** restaurant and bar. Orange county has a paucity of venues where friends and families can hear live music up close and personal. If you consider the fact that 25% of Americans either play an instrument or sing on a regular basis, it is clear how appealing this venue will be to a large section of the county. We can't all be football, basketball or baseball players. Some of us are trumpet, trombone or sax players and we need to have nice places where we can experience the arts and get inspiration. Please consider the kids who hang out in the band rooms at our schools, who later become doctors, lawyers and engineers. They are important and deserve to be nurtured and encouraged. So please do all in your power to get this project approved. It will be fantastic!

Sincerely,

David D House MD

Medical Director, Hurtt Family Health Clinic

Orange County Rescue Mission

Ramirez, Brittany

From: Dorothy Kraus <dorothyjkraus@gmail.com>
Sent: Wednesday, January 17, 2018 9:49 AM
To: Planning Commissioners
Cc: Zdeba, Benjamin; Dept - City Council
Subject: BALBOA THEATER RENOVATION (PA2017-152)

Importance: High

Dear Chair Koetting and Commissioners,

I am writing to convey my utter sense of disbelief that once again staff is promoting another height exception and that it's in the Coastal Zone, making this aspect of the proposal even more egregious. The City is perpetuating a pattern of promoting excessive heights in Newport Beach creating a genuine sense of alarm in the public realm. The City is creating the "Great Wall of Newport Beach" along our coastline, one height exception at a time. Please deny the applicant's height exception request or request that the proposal be redesigned to eliminate the rooftop deck.

As stated in the staff report the principal use of the site "remains a theater consistent with the Landmark Theater designation in the Zoning Code including an accessory café." What justification exists that would make you comfortable about approving an increase in height to accommodate a rooftop deck when the principal use is a theatre that already includes a café?

Additionally, there is the "Rooftop mechanical equipment areas, which are screened from public view, and an enclosed stairway and elevator shaft", which intensifies the height, and block and mass of the building structure.

The building rendition below has been extracted from pdf page 87 of the staff report, and shows the rooftop deck. The rendition below it has been modified to remove the rooftop deck. It's a bit crude but I believe conveys the distinct and more "neighborhood" compatible difference.





Once again, I respectfully request that you deny the requested height exception for a roof top deck and do your part to stop this ongoing pattern to find ways to bend the rules that our City is obligated to follow.

Sincerely,

Dorothy Kraus
10 Wild Goose Court
Newport Beach 93663