

**From:** [Lee, David](#)  
**To:** [Ramirez, Brittany](#)  
**Subject:** FW: New Home at 3200 Ocean Boulevard  
**Date:** Wednesday, August 01, 2018 3:57:30 PM

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Hi Brittany,

I received this email. Let me know if I need to do anything with it.

Thanks.

**From:** Robert Miller [mailto:rpmmickey@aol.com]  
**Sent:** Wednesday, August 01, 2018 3:53 PM  
**To:** Lee, David <dlee@newportbeachca.gov>  
**Subject:** New Home at 3200 Ocean Boulevard

August 1, 2018

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

Dear Mr. Lee

We live in Corona Del Mar and wanted to write to express our support for the new home proposed at the corner of Larkspur and Ocean.  
It will be a great update to the existing home that is located on that property.

We have seen many Nicholson Company projects over the years and they are a top notch company that builds quality homes.  
We also feel that new development is good for our community.

We would appreciate your support for this project.

Thank you,  
Bob and Esther Miller  
220 Narcissus Avenue  
Corona Del Mar  
949-566-0010

**From:** [Lee, David](#)  
**To:** [Ramirez, Brittany](#)  
**Subject:** FW: 3200 Ocean project  
**Date:** Wednesday, August 01, 2018 4:57:46 PM

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**From:** Ben Strom [mailto:stromben@gmail.com]  
**Sent:** Wednesday, August 01, 2018 4:56 PM  
**To:** Lee, David <dlee@newportbeachca.gov>  
**Cc:** Carrie Strom <strom\_carrie@allergan.com>  
**Subject:** 3200 Ocean project

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

RE: Updated Single Family Home at 3200 Ocean Boulevard

Dear Planning Commission,

I live in Corona Del Mar and I am writing to ask you to approve the new home in Corona Del Mar. I think the new home will be a great update to the property by replacing the existing home.

There is really no reason to oppose progress. For this state and city to stay alive and feed all of the government services, entitlements, etc, we need to allow capitalism and risk takers to make improvements to property. The weather only takes us so far to attracting the wealthy to carry such a huge debt burden that the state carries...which seems many older generations are blind to their poor financial management and huge entitlements (they pay themselves) need to be paid for.

Nicholson Construction looks like they have been building homes for 30+years in Newport Beach. The 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.

Please approve this project since it is good for the City and good for the neighborhood.

Don't allow selfish cranky old people that pay \$1000 a year in property taxes and that barely anything into the system, instead opting to straddle future generations paying their unsustainable benefits to keep protecting only their best interests. Enough is enough. Progress must happen

Thank you,

Ben Strom

M: 917-495-9958

E: [stromben@gmail.com](mailto:stromben@gmail.com)

**From:** [Lee, David](#)  
**To:** [Ramirez, Brittany](#)  
**Subject:** FW: 3200 Ocean Blvd  
**Date:** Thursday, August 02, 2018 9:35:33 AM  
**Attachments:** [image002.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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**From:** Bill Bird [mailto:bill@executivemovingsystems.com]  
**Sent:** Thursday, August 02, 2018 7:52 AM  
**To:** Lee, David <dlee@newportbeachca.gov>  
**Subject:** 3200 Ocean Blvd

8/2/18

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

RE: New Home/3200 Ocean Blvd

Dear Planning Commission,

I am a resident and homeowner at 220 Iris Ave Corona Del Mar. Our community at large fully supports the project proposed on the above lot with excitement. The energy created by new quality home builds in our area with the residents is unapparelled to most other communities.

As I am sure you are aware, Nicholson Companies has been a well-established and widely recognized quality professional builder in our community for 30 plus years. This company is a sensitive and caring professional builder with a tract record locally. They have demonstrated competence time and again with builds in our area. With that said I note all street side set backs are maintained or exceed the city code. It goes without saying the final product will enhance our beautiful city and will continue to support the values of our properties which obviously will continue increasing the city revenues.

All residents in which I have come in contact with fully support this project. We trust you will do the same.

My Best,

**Bill Bird**  
**President**

***Executive Moving Systems Inc.***

***Phone: 714-688-4800***

***[www.ExecutiveMovingSystems.com](http://www.ExecutiveMovingSystems.com)***

***: [Bill@ExecutiveMovingSystems.com](mailto:Bill@ExecutiveMovingSystems.com)***

***: [714-688-4800](tel:714-688-4800)***



**From:** [Lee, David](#)  
**To:** [Ramirez, Brittany](#)  
**Subject:** FW: 3200 Ocean Letter of Support 2.docx  
**Date:** Thursday, August 02, 2018 4:09:12 PM  
**Attachments:** [3200 Ocean Letter of Support 2.docx](#)

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**From:** John Ramirez [mailto:john@mljresources.com]  
**Sent:** Thursday, August 02, 2018 3:35 PM  
**To:** Lee, David <dlee@newportbeachca.gov>  
**Subject:** Fw: 3200 Ocean Letter of Support 2.docx

Hi,  
See attached forwarded from below.  
thx,  
John

John P. Ramirez, AICP  
Principal  
MLJ Resources, LLC.  
562-818-6719

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**From:** Tom Nicholson <[tom@nicholsoncompanies.com](mailto:tom@nicholsoncompanies.com)>  
**Sent:** Thursday, August 2, 2018 9:26 AM  
**To:** John Ramirez  
**Subject:** Fwd: 3200 Ocean Letter of Support 2.docx

Sent from my iPhone

Begin forwarded message:

**From:** Kathy Guarnieri <[valleykmg@gmail.com](mailto:valleykmg@gmail.com)>  
**Date:** August 1, 2018 at 7:11:58 PM PDT  
**To:** Tom Nicholson <[tom@nicholsoncompanies.com](mailto:tom@nicholsoncompanies.com)>  
**Subject:** 3200 Ocean Letter of Support 2.docx

Hi Tom,

You can forward this letter from us.

Best.

Kathy and Dave Guarnieri

Message sent from my i-phone. Kathy Guarnieri

August 2, 2018

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

RE: New House at 3200 Ocean Boulevard

Dear Planning Commission,

I live in Corona Del Mar and wanted to write to express my support for the new home proposed at the corner of Larkspur and Ocean. It will be a great update to the existing home that is located on that property.

Sincerely,

Kathy and Dave Guarnieri