
To: Susan Skinner; Planning Commissioners; Lee, David
Subject: RE: Comments on 3200 Ocean Blvd

Dear Planning Commissioners:

On August 9, you will consider an application for a variance for 3200 Ocean Blvd. The developer is arguing that his lot has a longer than average frontage on Ocean Blvd with a 24-foot setback rather than the 20-foot setback of an average lot, thus depriving him of the ability to build as large of a house as he would prefer. I would point out that many people would consider the longer frontage to be an advantage as this means a wider ocean view. The developer is also complaining that since the back of the lot is adjacent to another lot, the setback is a 10-foot setback rather than the 5-foot setback that an alley lot would have. He did, of course, know this when he purchased it recently.

Using this as the rationale to open an application for a variance, the developer then proceeds to ask for a very large increase in square footage, far above any increase that the requested change to the setbacks would dictate. In other words, the increases to the potential home size requested are far out of proportion to the changes in the setbacks requested.

Using an average length of the lot as 83.7 feet (the lot is a rhomboid) and a width of 65 feet, the lot size about 5441 sq ft. With a setback of 24 ft in the front, 4 feet on the side and 10 feet in the back, the buildable area is about 2822 sq ft and a maximum home size of 4234 sq ft (not including basement). The back setback exists to protect the neighbor from a home being built right on top of his/her existing home and it is highly inappropriate (in my opinion) for the developer to seek to change this. The only argument that might be made is that the length of the lot, longer than average, creates a disproportionate effect of the 24-foot front setback on the property. If that setback were reduced to a 20-foot setback, the standard for homes not on Ocean Blvd, the subsequent increase in buildable area would be 3061 sq ft with a maximum home size of 4592 sq ft.

The Planning Commission has heard on several occasions now that the neighborhood is very concerned about the 'mansionization' of CdM. If you do feel that this lot warrants a variance, please consider limiting the increase in sq footage to no more than would be allowed if the front setback were decreased to a 20-foot setback. Please also remember that the location

of the lot makes the construction of a basement quite easy, allowing another 2748 sq ft of home to be added to this home. This will allow the developer to build a total of 7340 sq ft, which should be sufficient for him to recoup his investment at the time of sale. Zoning rules exist for a reason: to protect the character of the neighborhood. I hope you will take the concerns of the neighbors into consideration as you make your decision.

I will be on vacation on August 9 and will likely not be able to attend the meeting. Thank you for taking my comments into account.

Respectfully,

Susan Skinner

August 1, 2018

Edward Baldus
427 Marguerite Ave.
Corona Del Mar, CA 92625

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 saw the plans for the new home to be built on Ocean Boulevard. I am writing to support the project. The existing home is dated and it will be great to see a new and modern home in this community. There are several other homes under construction along Ocean Boulevard and it is great to see these cool new homes in the area.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Baldus', is written on the page.

From: [Lee, David](#)
To: [Ramirez, Brittany](#)
Subject: FW: 3200 Ocean Blvd
Date: Monday, August 06, 2018 8:00:04 AM
Attachments: [3200 Ocean Support Letter.pdf](#)

From: Darrin Ginsberg [mailto:dg@2gs.com]
Sent: Friday, August 03, 2018 8:34 AM
To: Lee, David <dlee@newportbeachca.gov>
Subject: 3200 Ocean Blvd

Please see attached letter in support of 3200 Ocean Blvd.

Thanks.

Darrin Ginsberg | CEO
949-673-2009 Direct
darrin@supergcapital.com | supergcapital.com



**Darrin Ginsberg
301 Carnation Ave
Corona Del Mar, Ca 92625**

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 on Carnation Avenue in Corona Del Mar and want to express my support for the new single family house proposed at the corner of Larkspur and Ocean Blvd.

I saw the plans for this new home and think that it will be a nice addition to the neighborhood.

Nicholson Construction only builds quality homes and adds value to the neighborhood and the city.

Please approve this project.

Sincerely,

Darrin Ginsberg