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City of Newport Beach Planning Commission

April 29, 2020

RE: City of Newport Beach zoning code regarding third story guidelines for residences

Having lived and practiced architecture in Newport Beach for many years, I always enjoyed the wonderful “beach town” vibe, small-scale residential development and eclectic beach cottage architectural style.

The apparent “loophole” regarding a third story, wherein a covered balcony can encroach into the 15-foot front and rear setbacks required for a third story, certainly destroys the zoning code’s goal of controlling the visual impact and reducing the massing of buildings. In addition, it decreases adjoining neighbors’ access to natural light and ventilation.

I strongly support the proposed amendment to eliminate third story covered patios within the first 15 feet of the front and rear setbacks.

Respectfully submitted,

Jay Brian Evarts, architect

From: Mark Becker <mbecker@markbecker.com>
Sent: Thursday, April 30, 2020 5:26 AM
To: Murillo, Jaime
Subject: Fwd: City of Newport Beach: third story meeting

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Jaime

This letter is from a neighbor

Mb

Sent from my iPhone

Begin forwarded message:

From: Susan Gessford <susangessford@yahoo.com>
Date: April 29, 2020 at 11:34:30 AM PDT
To: Mark becker <mbecker@markbecker.com>
Subject: Re: City of Newport Beach: third story meeting

Mark, I tried sending my message to city but was rejected.
Then tried sending to you but don't think it went. Will try again and if you can get it please send it for me. Thanx

I live in a cottage on Belvue on Balboa Peninsula Point.
The older homes are being torn down and replaced by three story apartment like homes. Even worse their three car garages go all the way to the alley. If trucks are parked, one can't drive through.
Two story homes are fine, but when three story homes block sunlight to home next door, it goes too far!
Hopefully there will be a compromise solution .
Thank you
Susan Gessford
409 Belvue Lane
Balboa Peninsula Point