

**From:** [Ron Yeo](#)  
**To:** [Planning Commissioners](#)  
**Subject:** RESIDENTIAL DESIGN STANDARDS CODE AND LCP AMENDMENTS (PA2019-070)  
**Date:** Friday, May 01, 2020 8:40:00 AM

---

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

I urge you to vote in favor of this much needed code revision. These changes will solve many of the problems created by the last zoning revisions for roof heights.

Planing Staff has done an outstanding job on out reaching out to the public as well as creating practicable and reasonable solutions to the problems of height, bulk and third stories.

Most important... it brings the zoning code closer to the General Plan policies of "maintaining the character of the neighborhood.

**From:** Steve Christiano <steve@christianohomes.com>  
**Sent:** Thursday, April 30, 2020 3:18 PM  
**To:** Murillo, Jaime  
**Subject:** PA-2019-070 3rd story amendments

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

To whom it may concern,

I am in favor of this amendment to restrict the buildable area and or massing on the 3<sup>rd</sup> floor.

Its getting out of hand down on the peninsula and CDM village.

Regards,

Steve Christiano  
General Contractor  
CHRISTIANOHOMES  
<http://www.houzz.com/pro/hchristiano/Christiano-homes-inc>  
[CHRISTIANOHOMES.COM](http://CHRISTIANOHOMES.COM)  
949-294-5387 Cell  
949-596-4618 Office

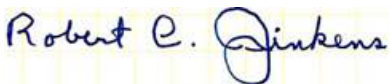
**From:** [jinkens@roadrunner.com](mailto:jinkens@roadrunner.com)  
**To:** [Planning Commissioners](#)  
**Subject:** over building  
**Date:** Sunday, May 3, 2020 7:28:57 PM

---

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

To whom it may concern.

The over building needs to end. It is not fair to those of us whom have lived here for many years and tried to do things legally, for example corner of Balboa and Onyx, Corner of North Bay Front alley and Onyx, and last but not least the huge building in Corona Del Mar overlooking China Cove.



**Robert C. Jinkens, PhD, CPA**  
<http://www.jinkens.info/>  
(949) 675-2047

**From:** Brion Jeannette <BrionJ@bj-inc.com>  
**Sent:** Friday, May 1, 2020 3:53 PM  
**To:** O'Neill, William; Murillo, Jaime  
**Cc:** 'Ian Harrison'; Dixon, Diane; Avery, Brad; Duffield, Duffy; Muldoon, Kevin; Herdman, Jeff; Brenner, Joy; Koetting, Peter; Weigand, Erik; Lowrey, Lee; Ellmore, Curtis; Klaustermeier, Sarah; Rosene, Mark; Jurjis, Seimone; Brion Jeannette; 'Chris Brandon'; 'Bill Guidero'  
**Subject:** FW: Local Coastal Program Amendment

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

Mr. Mayor and council members,  
I agree with other members of the community and professionals. The zoning code has adequately defined the building envelope and the extent of the roof decks. Any revisions to the smallest lots in the city would ostensibly down zone specific legal parcels.  
Thank you, I would be please to answer any questions you may have.

Brion

### **Brion Jeannette Architecture**

*Custom Architecture | Energy Efficient Design*

470 Old Newport Blvd.  
Newport Beach, CA 92663  
T: 949.645.5854 ext. 212 F: 949.645.5983  
[brionj@bj-inc.com](mailto:brionj@bj-inc.com)  
[www.customarchitecture.com](http://www.customarchitecture.com)

 [houzz](#) **Follow us on Houzz and see what we're up to**

CONFIDENTIALITY: The information contained in this e-Mail message, including any accompanying documents or attachments, is from Brion Jeannette Architecture and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying or use of the contents of this message is strictly prohibited. Due to the vulnerabilities associated with electronic communications this message and any attachments should be checked for destructive content prior to executing. BJA is not responsible for loss or damage arising from the use of this e-mail or attachments.

---

**From:** Donabrams [<mailto:don@abramscoastal.com>]  
**Sent:** Monday, April 27, 2020 10:40 AM  
**To:** Ian Harrison <[ian@ianharrisonarchitect.com](mailto:ian@ianharrisonarchitect.com)>; [ddixon@newportbeachca.gov](mailto:ddixon@newportbeachca.gov); [bavery@newportbeachca.gov](mailto:bavery@newportbeachca.gov); [dduffield@newportbeachca.gov](mailto:dduffield@newportbeachca.gov); [kmuldoon@newportbeachca.gov](mailto:kmuldoon@newportbeachca.gov); [jherdman@newportbeachca.gov](mailto:jherdman@newportbeachca.gov); clerk; [joy@newportbeachca.gov](mailto:joy@newportbeachca.gov); [woneill@newportbeachca.gov](mailto:woneill@newportbeachca.gov); [pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov); [eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov); [llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov); [cellmore@newportbeachca.gov](mailto:cellmore@newportbeachca.gov); [sklaustermeier@newportbeachca.gov](mailto:sklaustermeier@newportbeachca.gov); [mrosene@newportbeachca.gov](mailto:mrosene@newportbeachca.gov); Seimone Jurjis <[sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)>; [brionj@bj-inc.com](mailto:brionj@bj-inc.com); Chris Brandon <[chris@brandonarchitects.com](mailto:chris@brandonarchitects.com)>; Bill Guidero <[guiderodesign@gmail.com](mailto:guiderodesign@gmail.com)>  
**Subject:** Local Coastal Program Amendment

Dear City Council and City Planning Commission Members and City Staff:

I would like to second what Ian Harrison said below and go one step further: This Amendment is wholly unnecessary. The third floor roof decks that have been designed and built in recent years are an enhancement to the community. As usual, there are a few people in the City who don't care for them, but that is not a reason to overhaul the code. With all the problems facing our City at this moment, I believe this is one of the last topics that should be considered.

Thank you,

Don



**DONALD L. ABRAMS**

Broker BRE#01234323

C 714.325.9055

O 949.675.4822



On Apr 27, 2020, at 9:59 AM, Ian Harrison <[ian@ianharrisonarchitect.com](mailto:ian@ianharrisonarchitect.com)> wrote:

City of Newport Beach,

I would like to strongly suggest the upcoming hearing for the Local Coastal Program Amendment be postponed until the city is open for business again. I am getting the feeling from many people in the community that this amendment is being railroaded through while there is no face-to-face communication with the city to get a true representation of the people of Newport Beach.

The fact that the Council meeting is already scheduled prior to the Planning Commission meeting hearing seems very suspect and a forgone conclusion that there is no alternate views of this amendment.

There is no life threatening or safety reason that this amendment needs to be pushed through now and not wait for a full and open review where those who want can openly express their views.

Thank you for your consideration,

Ian

Ian Harrison, Architect  
949-887-4534

## Andrew P. Goetz

May 2, 2020

Jaime Murillo, Principal Planner  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

RE: May 7, 2020 Agenda Item  
Residential Design Standards Code and LCP Amendments (PA-2019-070)

Dear Mr. Murillo and Commissioners:

**UNINTENDED CONSEQUENCES.** This Planning Application from Staff is a result of the unintended consequences during the 2010 Code change. Specifically, concern by residents, Planners and the community at large is the abuse of third floor area and the massing associated in new project development. Time has prohibited me from attending prior workshops and given the current chaos we are in with the COVID-19 pandemic, I would request that this matter be continued for further study. This Code upgrade has far reaching consequences that are detrimental to property values along with creating deep existing non-conforming conditions.

I wholeheartedly agree in the spirit of limiting third floor mass, however, I believe that there are some fundamental flaws in the simple method to which this amendment is being proposed.

### **LOGICAL REAR UNIT ACCESS AND DEVELOPMENT**

All R2 properties that are developed on 30-foot lots require tandem parking. This mandates the rear unit occupy the second floor with stair access to the rear unit being squeezed in adjacent to the parking or stacked immediately in front of the required parking. This important limitation forces the third floor to be functional as private outdoor space and/or sometimes a bedroom. The proposed Code Amendment would have the mass of this third floor placed closer to the center of the property which, in turn, would be closer to the occupants of the front unit. It is easy to recognize that having people living 8 inches apart (separated by a sound wall) is less desirable than being separated by a covered patio or deck when that area is primarily located toward the alley. The fundamental design concept of having a small covered patio towards the alleyway adds real value, function and use to rear units.

This Code Amendment would also create a large amount of existing non-conforming structures that can become argumentative years from now as to originality of construction, permit date, etc.

The proposed Code Amendment is an overcorrection to the issue at hand and will adversely impact logical use, enjoyment and property value. I have included the following exhibits for your review as a potential suggestion for further discussion.

**Exhibit 1.** This represents a common condition at an alleyway with third floor mass. As a starting point, it is reasonable to assume that the line of sight and impact be represented from a 5-foot high eye level to a 29-foot ridge point and level grade. This Exhibit also establishes a normal deck elevation and the required 42-inch guardrail that can be discussed in greater detail as it relates to massing.



## Andrew P. Goetz

**Exhibit 2.** One option to limit the mass at the alleyway would simply be to limit the plate height at the alley condition. Having a gable perpendicular to the alleyway would still allow for a small covered area and begin to reduce the visual mass as seen from the alleyway.

**Exhibit 3.** Providing an additional setback to the third floor covered roof would have a substantial impact on reducing mass. I hope that Staff and Commission study this suggestion in greater detail. Specifically, it can be assumed that a guardrail built to Code with the top of the guardrail at the 24-foot height limit, would have a greater impact than the proposed covered roof.

**Exhibit 4.** Another option to possibly allow a small covered area and still have a reduction in building mass would be to establish a building envelope that begins at the setback line with a 1:1 slope. This concept can be modified to achieve a desired result city wide with easy to enforce rules. This approach has been suggested by others in the community.

**Exhibit 5.** A greater concern to limiting third floor mass should be the effect of mansards that are allowed to act as guardrails by looking at what can still be built under both the pre-2010 Zoning Code and the existing Zoning Code. Specifically mansards can be designed to a height of 27'-6" above existing grade with the deck level at the 24-foot height limit per Exhibit 5. Locating a small covered area as represented would not be visible under these circumstances.

**Exhibit 6.** To offer a suggestion, an incentive based approach could be implemented to achieve better massing. Specifically, if the Code was modified to allow a glass railing for a protective barrier above 24 feet, this simple change would eliminate a lot of convoluted mansard designs and forced design solutions. This simple and clear Code update would eliminate a lot of third floor mass at any location (front, side, rear) if glass was allowed.

**Exhibit 7.** This incentive based idea could expand to guardrails below the 24 foot height limit with, again, substantial impact on building mass.

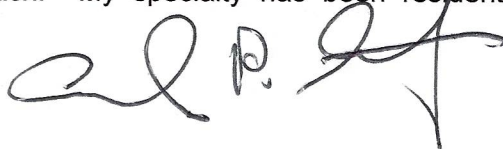
**Exhibit 8.** Looking at a small cabana from the alley point of view could be limited in size to one-half the building area or less, thereby requiring open railings around the balance of the third floor area.

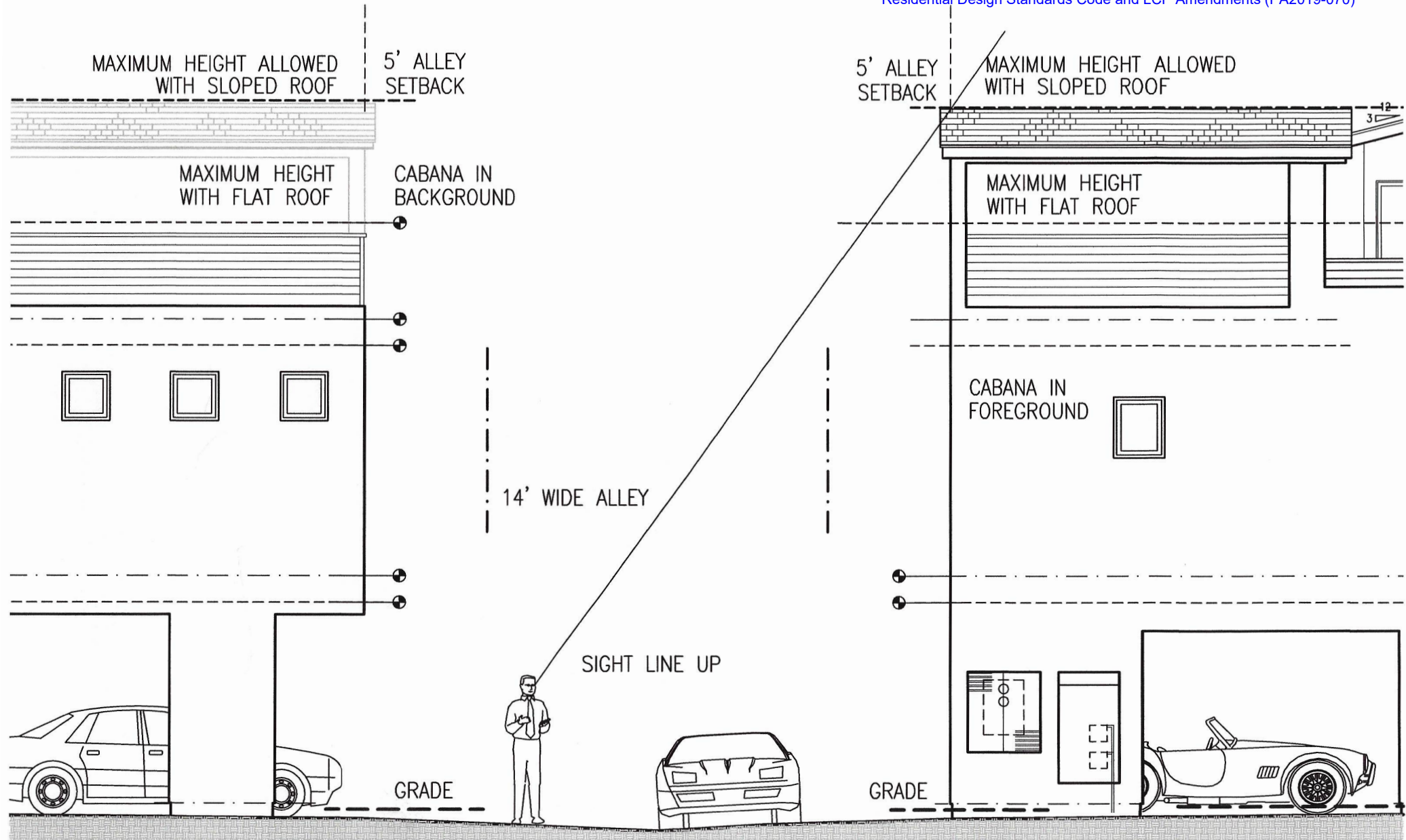
I have a concern on limiting the amount of roof area at the third floor as proposed. It is possible definitions of third floor roof area could come into effect when this roof could be a high ceiling at the second floor or a higher ceiling over a very tall first floor. Perhaps the concept of roof area on the third floor could be regulated by additional building envelopes similar to my Exhibit 4.

Lastly, I would be against the requirement of carports being opened on two sides. This, in no way, adds to the building mass that is the general subject of this Code Amendment. There are instances where having a carport open on one side may be necessary for mechanical needs or storage needs, none of which can be assumed to be nefarious in nature.

I am a resident of Corona del Mar and have over 30 years of experience as a practicing architect in the City of Newport Beach. My specialty has been residential construction, design and development.

Andrew Goetz, Architect





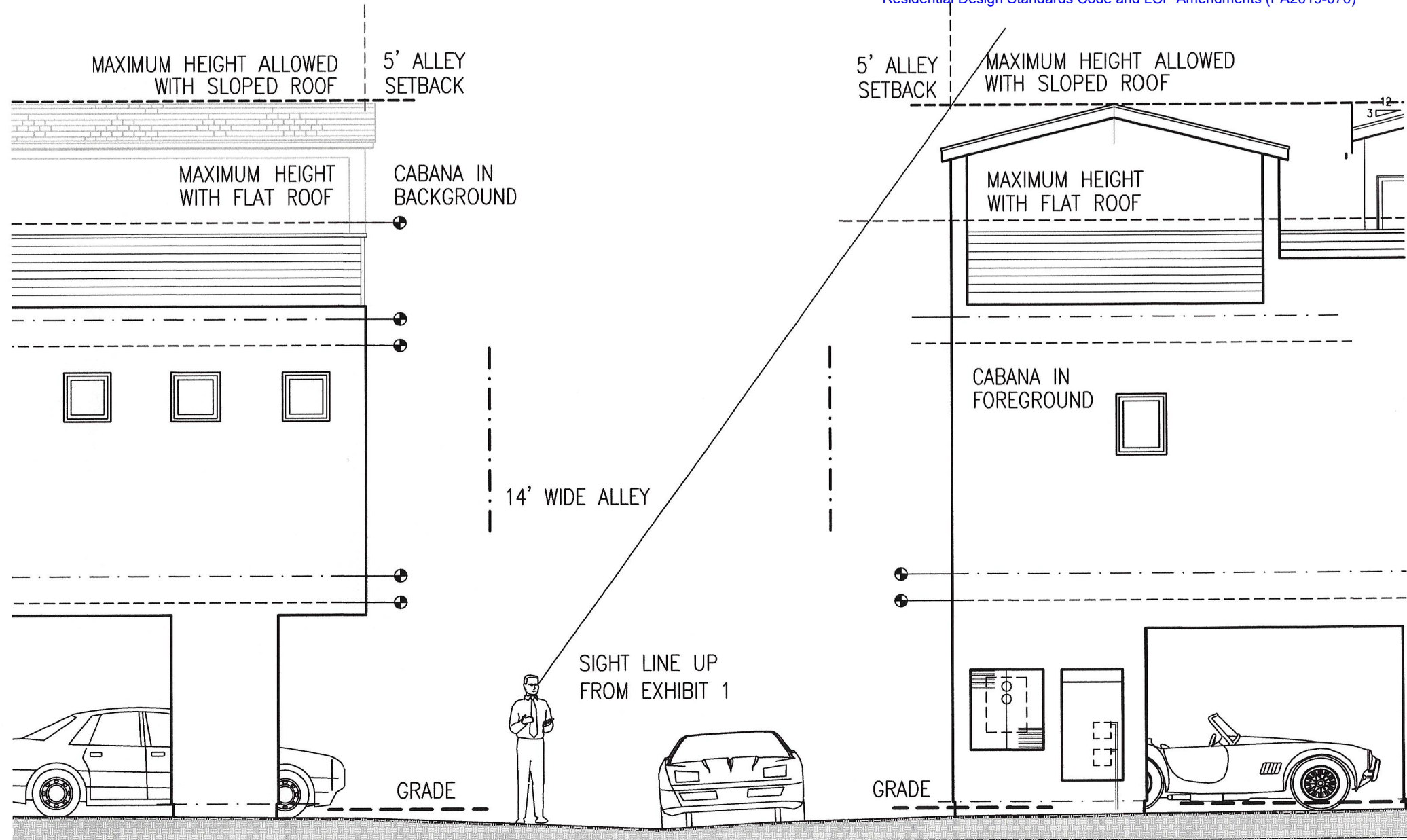
SIDE ELEVATION 3/16"

EXHIBIT 1  
SMALL CABANA

SIDE ELEVATION 3/16"

ANDREW GOETZ, ARCHITECT  
MAY, 2020



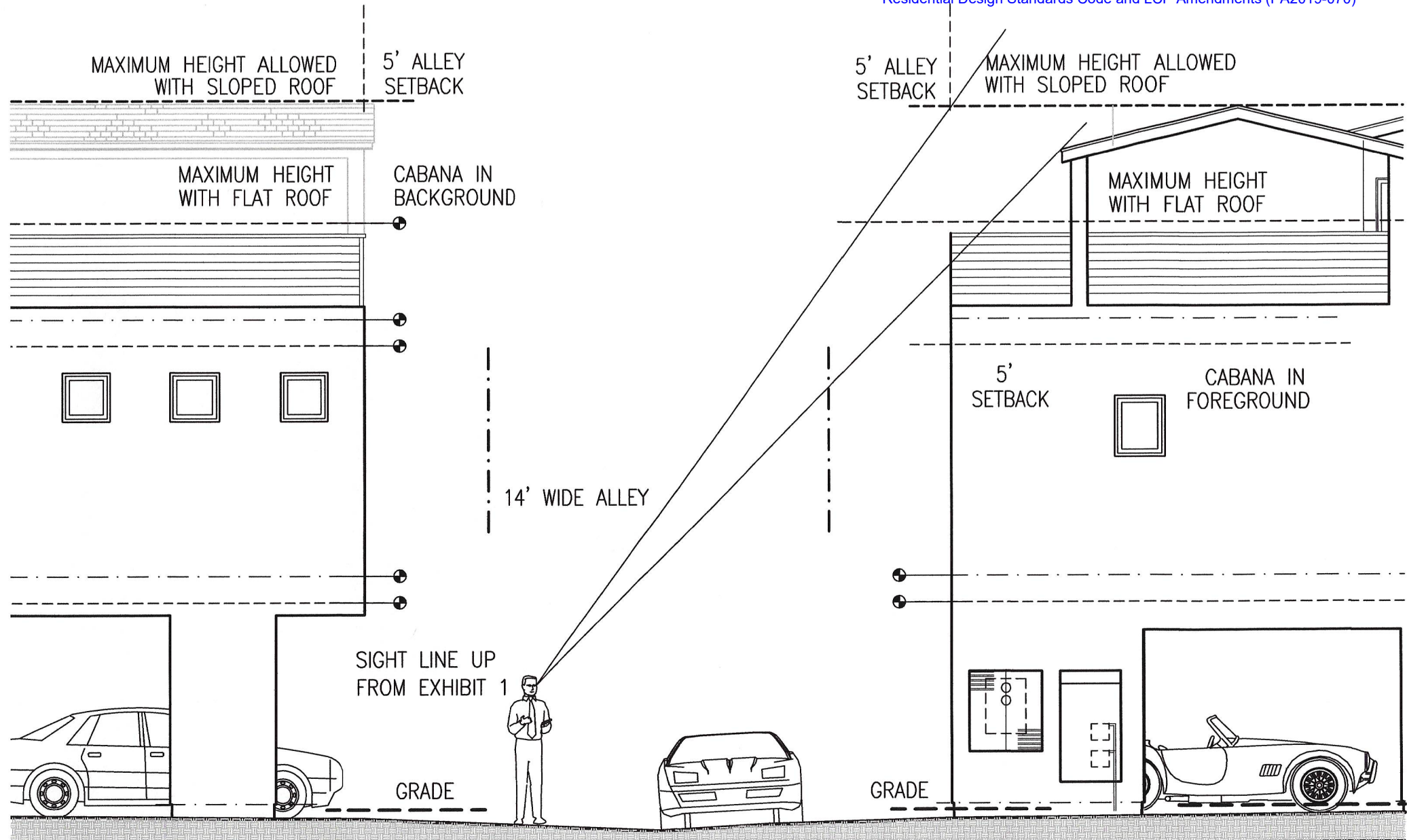


SIDE ELEVATION 3/16"

EXHIBIT 2  
LIMIT PLATE HEIGHT

SIDE ELEVATION 3/16"

ANDREW GOETZ, ARCHITECT  
MAY, 2020

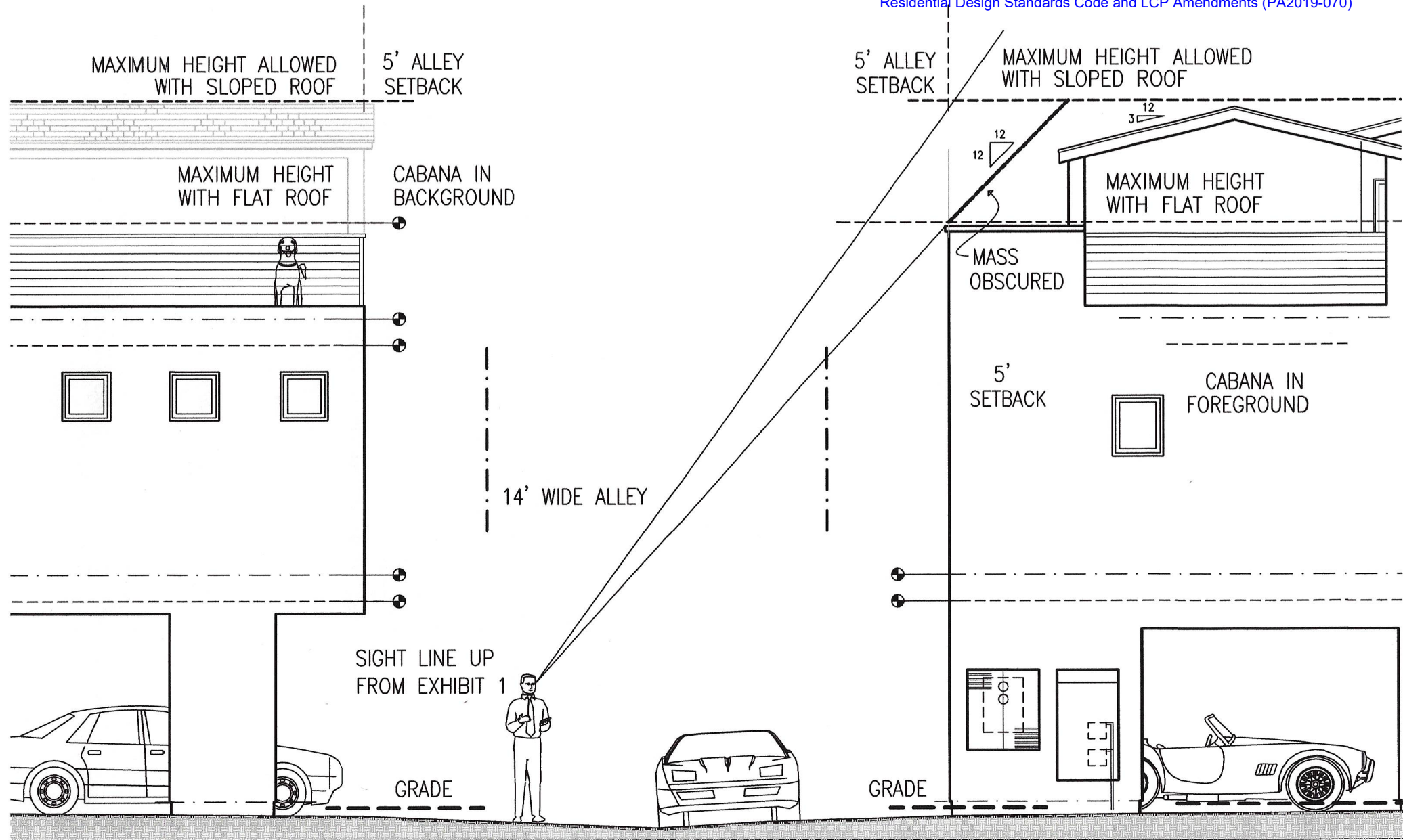


SIDE ELEVATION 3/16"

EXHIBIT 3  
LIMIT LOCATION

SIDE ELEVATION 3/16"

ANDREW GOETZ, ARCHITECT  
MAY, 2020



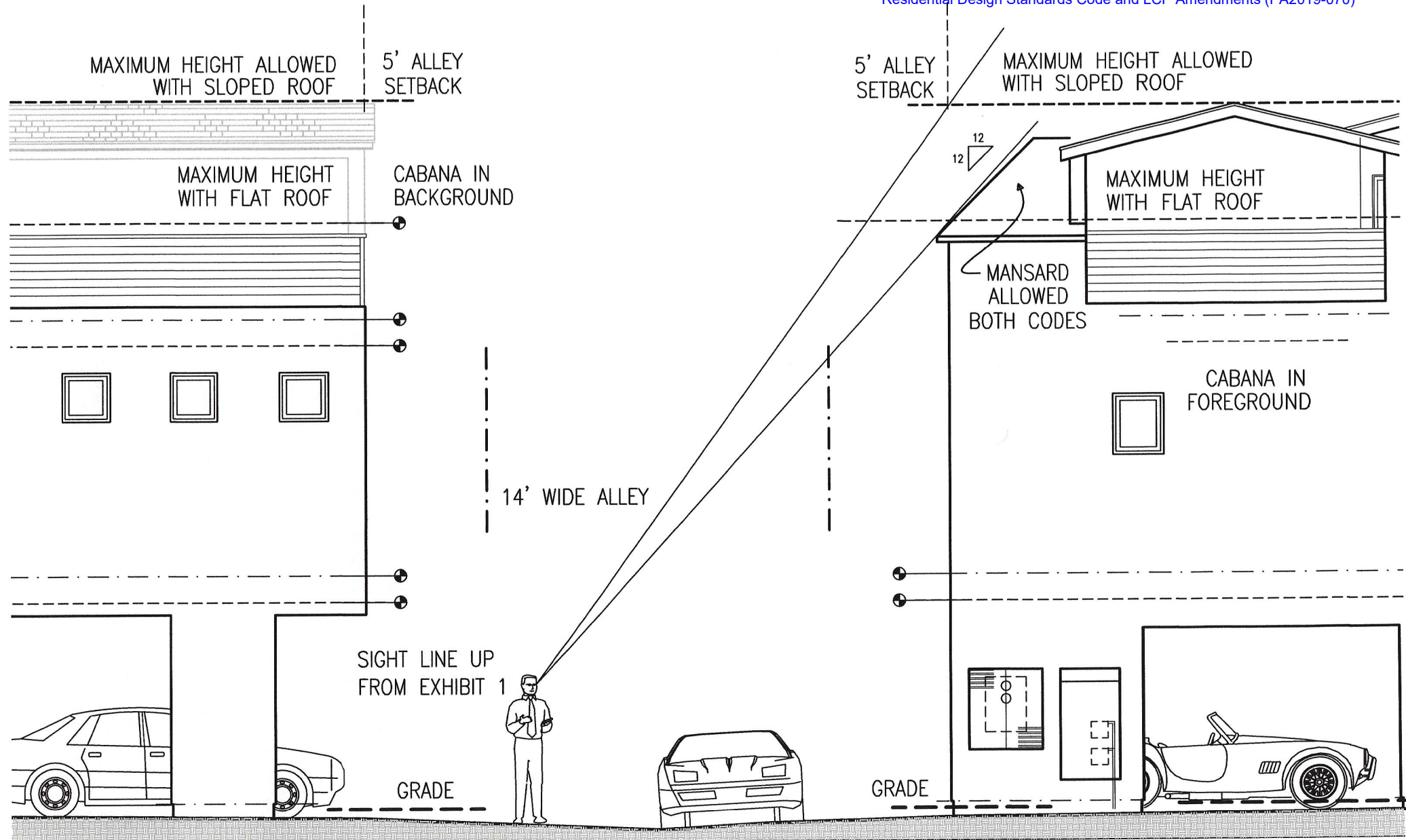
SIDE ELEVATION 3/16"

EXHIBIT 4  
LIMIT ENVELOPE

SIDE ELEVATION 3/16"

ANDREW GOETZ, ARCHITECT  
MAY, 2020



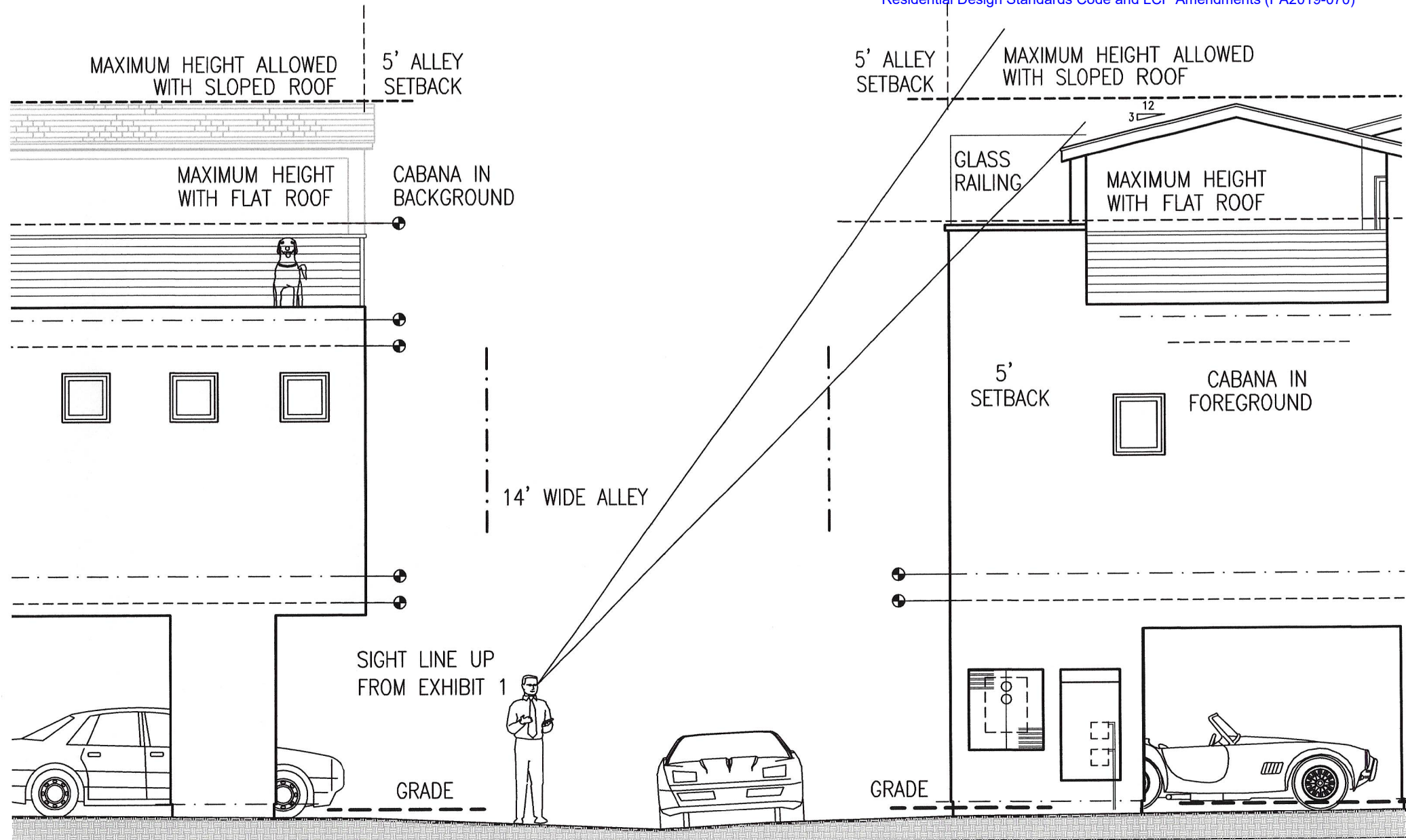


SIDE ELEVATION 3/16"

EXHIBIT 5  
MANSARD MASS

SIDE ELEVATION 3/16"

ANDREW GOETZ, ARCHITECT  
MAY, 2020



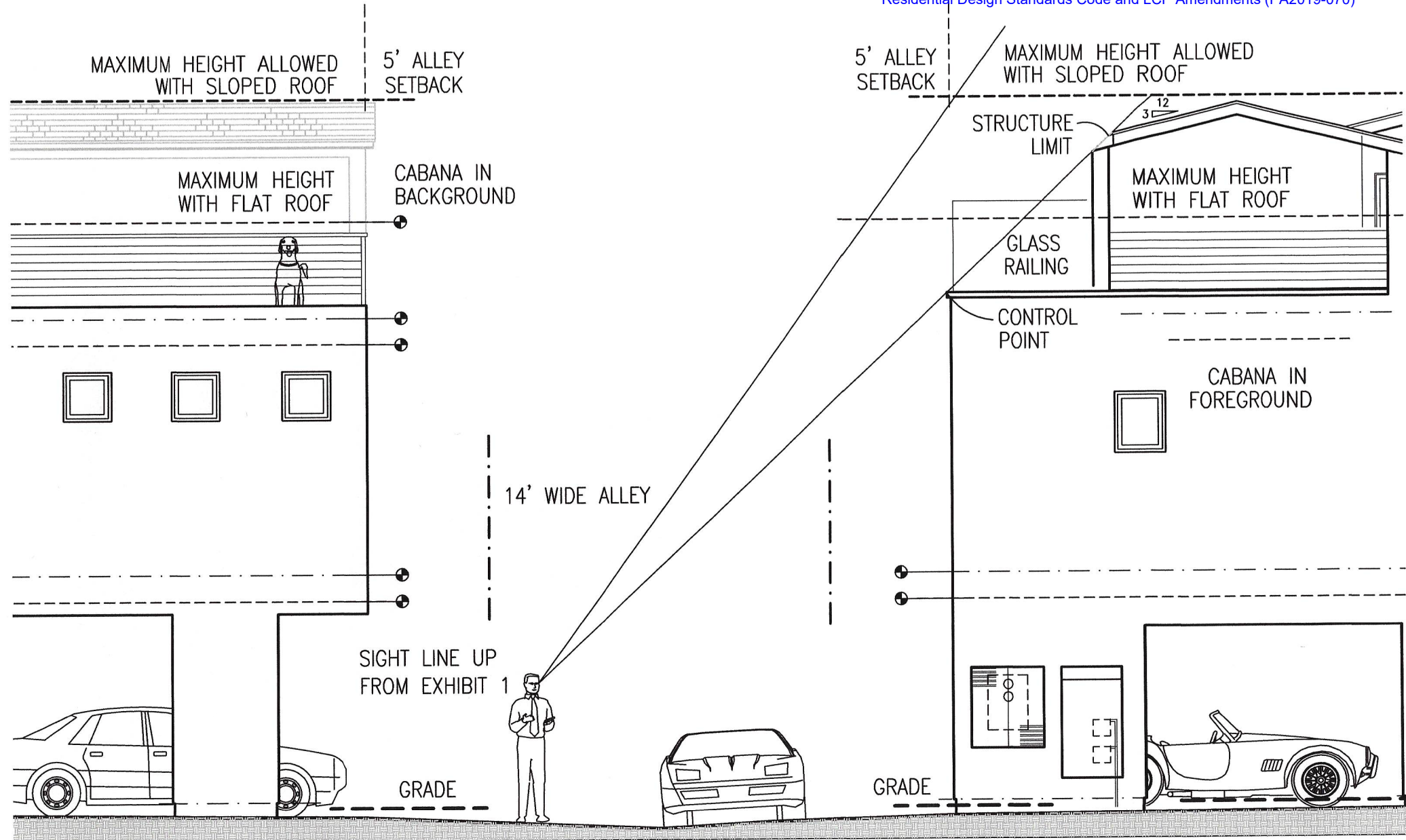
SIDE ELEVATION 3/16"

EXHIBIT 6  
INCENTIVE

SIDE ELEVATION 3/16"

ANDREW GOETZ, ARCHITECT  
MAY, 2020



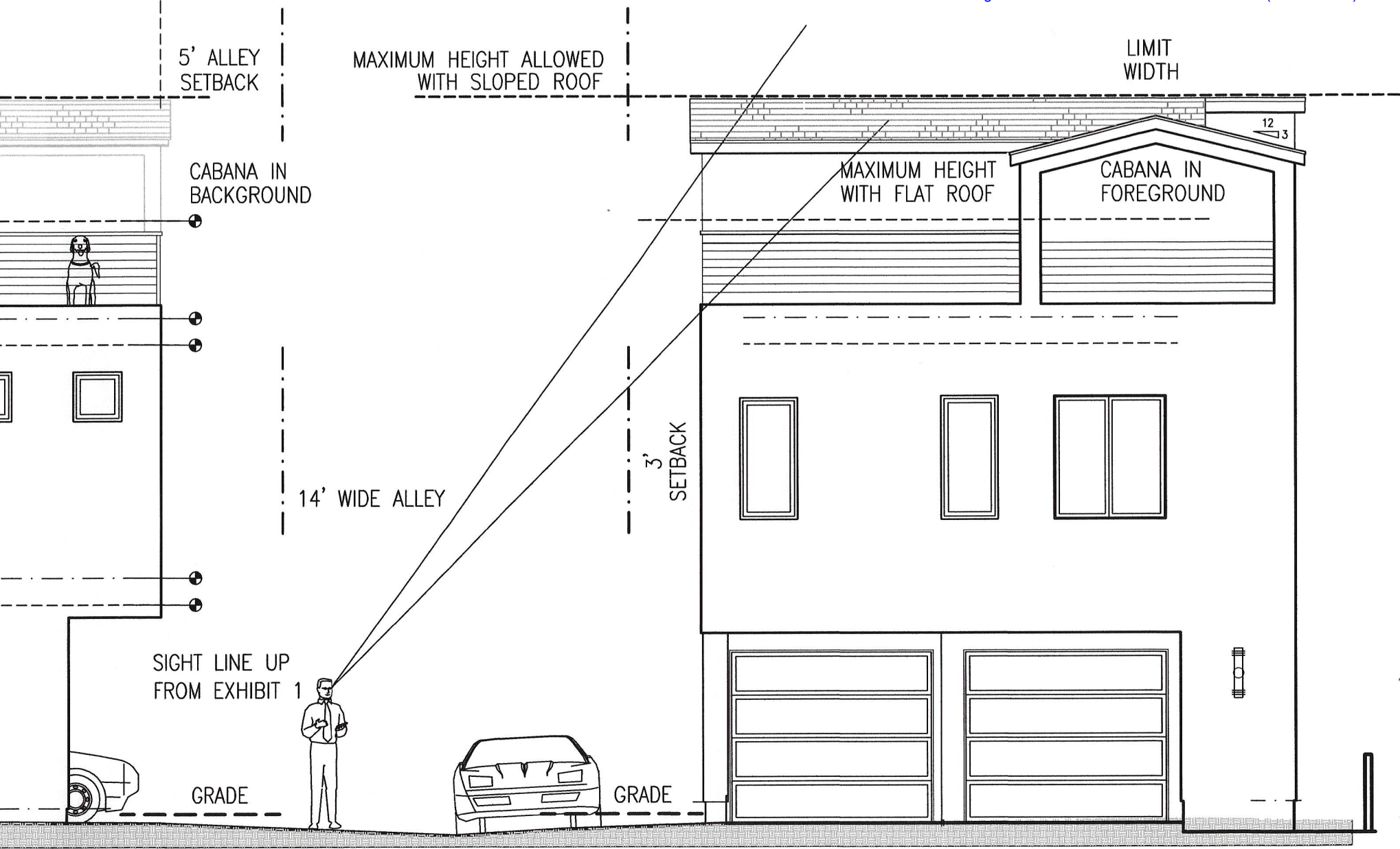


SIDE ELEVATION 3/16"

EXHIBIT 7  
INCENTIVE

SIDE ELEVATION 3/16"

ANDREW GOETZ, ARCHITECT  
MAY, 2020



SIDE ELEVATION 3/16"

EXHIBIT 8  
INCENTIVE

ALLEY ELEVATION 3/16"

ANDREW GOETZ, ARCHITECT  
MAY, 2020

**From:** [Joni Nichols](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Proposals being discussed  
**Date:** Monday, May 4, 2020 2:06:37 PM

---

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

Dear Commissioners

I have had the opportunity to read and review the following amendments posted on the Planning Commissions agenda. I have also had the opportunity to attend BI meetings and observe the changes in construction since I purchased my island home in 1994. I reviewed these recommendations and considered their effect on my neighbor's when I completely remodeled my home in 2012 and 2014.

I ask that you Adopt Resolution No. PC2020-013 recommending the City Council approve Amendment No.

CA2019-004; and of the proposed amendments to the City Council; and

Adopt Resolution No. PC2020-014 recommending the City Council authorize staff to submit

Local Coastal Program Amendment No. LC2019-006 to the California Coastal Committee.

Let's retain the integrity of the island's character without sacrificing the desired and almighty footage!!

In support of the proposals,  
Joni Nichols.  
213 Diamond Ave

Amendments to Title 20 (Zoning Code) and Title 21 (Local Coastal Program Implementation Plan) of

the Newport Beach Municipal Code (NBMC) revising development standards applicable to single- and

two-unit residential development. Specifically, the proposed amendments are designed to reduce

bulk and mass associated with future residential development as follows:

Revisions to Third Floor Development Standards

- Application of existing third floor front and rear step back requirements to covered deck areas

and to narrower lots 25-foot wide or less lots that are zoned R-2 (the narrower lots are currently exempt).

- Application of existing third floor side step back requirements to lots 30 feet wide or greater.

- Establish a new maximum coverage standard for third floor structures (enclosed or

unenclosed)  
by limiting them to 50 percent of buildable area of a lot. Uncovered deck area would remain unrestricted.

#### Clarification of the Definition of Gross Floor Area

- Currently finished attics with a ceiling height of 6 feet or higher meet the definition and the amendment would change the definition to include unfinished attics.
- Covered patios, decks, and balconies above the first floor would be defined as floor area unless completely open on at least two sides, rather than one side.
- Carports only open on one side would be defined as floor area.

#### Changes Applicable to Single-Unit and Two-Unit Dwellings in the R-BI and RM Zones

Existing third floor and open volume standards applicable to residences and duplexes in the R-1

(Single-unit Residential) and R-2 (Two-unit Residential) zones would apply to future single- and

two-unit dwellings in Two-Unit Residential, Balboa Island (R-BI) and Multiple Residential (RM) zones.

**From:** [Rhone, Dick](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Setback for three story houses  
**Date:** Monday, May 4, 2020 2:09:22 PM

---

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

Honorable Commissioners

I live on Balboa Island and fully support the need for set back on three story houses.

New houses without setbacks in the third level add bulk to homes and detract from eye appeal for the beach community. This is an area of unique family living without the need for large bulky buildings.

The walled out 3<sup>rd</sup> story also make it easier to close in the third level following occupancy.

Dick Rhone  
214 Diamond Ave  
Balboa Island



**From:** [Daniel Abbott](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Massing  
**Date:** Monday, May 4, 2020 2:56:03 PM

---

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

Dear Planning Commissioners:

My name is Dan Abbott and I reside at 804 South Bay Front on Balboa Island in an historically preserved John Lautner house. I am writing to support the proposal to create a setback to third story construction/additions and to make it more difficult to enclose a third story structure. I am also a Board of Director on the Balboa Island Improvement Association and take a very strong interest in my community.

A major reason I moved to the Island four years ago was to live in a community which has so much charm and originality. New home additions/remodels which include enclosed third stories which go all the way to the front of the structure ruin the overall character of this beautiful feeling of charm and of historic cottages. Many of my friends come to the Island specifically to enjoy this feeling, contributing to the overall economic good of Newport Beach. The Historic Cottage Incentive Program was recently approved by the City Council, indicating that our City leaders also support limiting the creation of outsized and dominating structures which are totally out of character to the Island's charm and historic nature.

I find spurious the claim by the realtors that these proposed limitations will negatively impact the sales values of new/remodeled homes if they are not allowed to build all the way out on the third story. I believe that just the opposite will happen—that the incongruous appearance of such large houses will ruin the current ambience of charm and proportionality of the houses on the Island and will result in decreasing values over time.

Respectfully submitted,

Dan Abbott, MD  
949 633-5715

**From:** [Arthur Lombardi](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Third Story Massing  
**Date:** Monday, May 4, 2020 3:03:16 PM

---

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

I am writing to support the creation of third floor setbacks for future home construction. I have been in the home building industry for over 50 years. During the last 14 years of my active career, I supervised the design and construction of over 7,000 homes in numerous subdivisions throughout the counties east of San Francisco Bay. I have also built custom homes in Manhattan Beach and on Balboa Island where I have lived for more than 20 years.

Creating a third floor setback will not be a detriment to future development. Some of the more recent new construction with no setback on the third floor are totally out of character with the majority of homes on Balboa. Frankly, these homes are architecturally inferior, i.e. just plain ugly.

Thank you for your consideration.

Art Lombardi  
310 Collins Ave.

**From:** [JEFF BUTCHER](#)  
**To:** [Planning Commissioners](#)  
**Subject:** 5/7/2020 planning commission meeting public hearing Item 2  
**Date:** Monday, May 4, 2020 4:33:04 PM

---

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

RE: Proposed Residential Design Standards Changes.

Dear Planning Commissioners:

I have been a long term owner of an original 1950's home on Balboa Island. I grew up on the island and have watched it grow over the years. We have had and continue to have a few new homes built on our block seemingly all the time. I'm even amazed at the size of some of the new homes.

Even with that said, I am appalled by the eroding of our property rights that has continued to occur, including today's proposed changes. The amount of restrictions already burdening homeowners and developers is bad enough, but some of the things on this addenda item don't even make sense... Such as counting an unfinished attic in floor area. And then to incorporate all these proposed changes into one set of changes?

I'm not sure if you are aware but the state of CA also passed restrictions on rent control and the ability of home owners to replace a rented duplex with an newly built SFR, all under the guise of needing more housing units. We have experienced a moratorium on short term rental's robbing owners of much needed income. And now we can't even walk around our island in one direction for fear someone stops and blocks the path.

What I am getting at is that the proposed changes are a continuation of the city's take, take, take policy and does not give anything back in return.

I hope you make the right decision and lessen the blow.  
If you don't you'll be approving exterior paint colors in a few years.

Thank you for your time.

Jeff Butcher  
217 Garnet, Newport Beach 92662

[\(949\)422-1108](tel:(949)422-1108)  
[Jeff.Butcher@sbcglobal.net](mailto:Jeff.Butcher@sbcglobal.net)

BIIA Activities



***A MESSAGE FROM THE BALBOA ISLAND IMPROVEMENT ASSOCIATION:***

***Dear Residents:***

***This Thursday, May 7th 6:30 p.m. the Planning Commission will hold a public hearing related to modifications to new home three story massing (the practice of allowing the third story of the home to be at the edge of the structure making it look out of proportion to other homes). The proposal create a setback to the third story and also makes it more difficult to enclose a third story structure (intended to be an outdoor area) often done after the final approval by the City.***

***The proposal was community initiated in the neighborhoods of Corona Del Mar, Balboa Island and the Peninsula. Island leadership have been involved in this initiative and have attended all of the pre-meetings, community meetings/workshops. This has also been presented at multiple Island General Meetings at the Fire Station.***

***If approved by the Planning Commission, the next step will be deliberation by the City Council. The BIIA has supported the two parts of the initiative including the Historic Cottage Incentive Program recently approved by the City Council. The staff report is located at City of Newport Beach Planning Commission Site ("quick link" on the right "agenda packet" Agenda item #2, may need to cut and paste the link below in your browser.***

***<https://www.newportbeachca.gov/government/departments/community-development/planning-division/planning-commission>***

***There has been limited opposition to the changes with the exception of a few in the real estate business and builders. Their position has been that that these changes are not needed and will impact sales value of new homes. The changes will not reduce any total square footage of the structure from the current allowance. There are pictures in the staff report and there is a new house on the 100 block of Pearl Avenue that is a good example of a very large third story and how it relates to***

*cottage next door. This was never the intent of the City when they made the changes to the code in 2010 and this proposal is considered by the staff as a fix.*

*Please help on Thursday if you support or oppose the proposal, the Planning Commission is the toughest hurdle for this project. What you can do to help is review the staff report, call in during the meeting or write comments and email to the Commission by Wednesday related to the staff recommendations. It took about three years to bring this proposal forward to the City, about a year and a half to design the changes, public meetings and outreach and this is the end of the process. Please make sure your neighbors are aware of this meeting too in case they are not a part of the Constant Contact group. Thank you for your help. Lee Pearl BIIA Local Government Liaison.  
[smartpearl1@hotmail.com](mailto:smartpearl1@hotmail.com)*

*From the Newport Beach Web Site:*

*1. You can submit your questions and comments in writing for Planning Commission consideration by sending them to the Planning Commissioners at [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov). To give the Planning Commission adequate time to review your questions and comments, please submit your written comments by Wednesday, May 6, 2020, at 5:00 p.m.*

*2. In addition, members of the public can participate in this meeting telephonically. Specifically, the meeting will be viewable on NBTv and live streamed on the City's website. If you are watching the meeting on NBTv or via the live stream, during the meeting, phone numbers for the public to call and to comment on specific agenda items will be posted on the screen. When you call, you will be placed on hold until it is your turn to speak. Please note that only twenty (20) people can remain on hold at a time. If you call in to speak on an item and the line is busy, please call back after a few moments. The City will ensure that it allows enough time per item for everyone to call in to comment.*

*Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the process set forth above, please contact the Community Development Department at (949-644-3200 or [CDD@newportbeachca.gov](mailto:CDD@newportbeachca.gov)) and we will attempt to accommodate you.*

*My email is [smartpearl1@hotmail.com](mailto:smartpearl1@hotmail.com) for your comments and*



*suggestions. Thanks Lee Pearl*

**The Mission of the BIIA is** "To promote a sense of community while enhancing our Island's beauty, safety, livability while preserving our unique culture."

BIIA website: [www.balboaislandnb.org/](http://www.balboaislandnb.org/)

*Your voluntary membership of the BIIA supports our efforts! Please use the form below to continue your membership for 2020. You can also mail a check to BIIA P.O. Box 64 Balboa Island CA 92662*

---

**- Online Membership Payments -**

Larry Kallestad is the new Membership chair for the BIIA. His contact information is below.

Membership Levels:

**Basic: \$50**

**Bronze: \$100**

**Silver: \$250**

**Gold: \$500**

**Diamond: \$1000**

Join at the Gold or Silver level and you will receive a printed Balboa Island banner or flag. At the Diamond level, it is appliqueed.

Payment Instructions:

- After clicking on your preferred donation amount above, you will be re-directed to the payment page.
- It is very important to fill out all of the fields completely so we get your address to send out letters & decals.
- After submitting the required information a receipt will automatically be emailed to you.
- Any questions can be directed to me; Larry Kallestad  
[balislelarry31@gmail.com](mailto:balislelarry31@gmail.com)

**- THANK YOU FOR YOUR CONTINUED SUPPORT! -**

Sincerely,

Larry Kallestad

BIIA Membership Chairman  
[balislelarry31@gmail.com](mailto:balislelarry31@gmail.com)

---

**Balboa Island Improvement Association**  
**Balboa Island, CA 92662**

Balboa Island Improvement Association, P.O. Box 64, Balboa  
Island, CA 92662

[Forward email](#) | [About our service provider](#)

Sent by [smartpearl1@hotmail.com](mailto:smartpearl1@hotmail.com) in collaboration with

Constant Contact



Try email marketing for free today!