

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

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*

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. 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) and we will attempt to accommodate you.

My email is 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/

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 appliued.

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

- THANK YOU FOR YOUR CONTINUED SUPPORT! -

Sincerely,

Larry Kallestad

BIIA Membership Chairman
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 in collaboration with

Constant Contact



Try email marketing for free today!

From: [Donabrams](#)
To: [JEFF BUTCHER](#)
Cc: [Planning Commissioners](#)
Subject: Re: 5/7/2020 planning commission meeting public hearing Item 2
Date: Monday, May 4, 2020 6:43:36 PM

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

Well said Jeff!



DONALD L. ABRAMS

Broker BRE#01234323

C [714.325.9055](tel:714.325.9055)

O [949.675.4822](tel:949.675.4822)



On May 4, 2020, at 5:23 PM, JEFF BUTCHER <jeff.butcher@sbcglobal.net> wrote:

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



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*

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. 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) and we will attempt to accommodate you.

My email is 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/

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 appliqued.

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

- THANK YOU FOR YOUR CONTINUED SUPPORT! -

Sincerely,

Larry Kallestad
BIIA Membership Chairman

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 in collaboration with

Constant Contact



Try email marketing for free today!