

**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

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**[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.*

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

*suggestions. Thanks Lee Pearl*

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- 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)

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

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

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**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

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Well said Jeff!



**DONALD L. ABRAMS**

Broker BRE#01234323

C [714.325.9055](#)

O [949.675.4822](#)



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

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- 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)

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Balboa Island, CA 92662**

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**From:** [Lee](#)  
**To:** [Planning Commissioners](#)  
**Subject:** May 7 agenda item: 3rd floor massing on Balboa Island  
**Date:** Monday, May 4, 2020 8:19:17 PM

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

Dear Newport Beach Planning Commissioners:

I am pleased to support the proposal to amend the code to reduce 3<sup>rd</sup> Floor massing that is included in the Planning Commission's May 7 agenda.

We have worried about a future neighbor building a massed 3 story house, without articulation on the side walls and with limited openings on deck areas. It would greatly decrease the enjoyment of our property which is a classic Balboa Island cottage.

There are certainly competing interests trying to define how big is too big. I think the proposal by staff is intended to strike a reasonable balance.

However, there is one loophole that needs attention. The provision to allow a third floor 6 foot ceiling attic in addition to the 50% for living area and enclosed deck is ripe for manipulation. It is my request that staff refine the definition of an attic so that it doesn't just lead to more 3<sup>rd</sup> floor massing.

Respectfully,

Lee & Audrey Fellingge  
309 Grand Canal

Sent from [Mail](#) for Windows 10

**From:** [Ryan Gunderson](#)  
**To:** [Planning Commissioners](#); [Koetting, Peter](#); [Lowrey, Lee](#); [Weigand, Erik](#); [cellemore@newportbeachca.gov](mailto:cellemore@newportbeachca.gov); [Klaustermeier, Sarah](#); [Kleiman, Lauren](#); [Rosene, Mark](#)  
**Subject:** Thursday Planning Session  
**Date:** Monday, May 4, 2020 10:18:30 PM

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

Dear Planning Commissioners:

I am writing you this letter in regards to the agenda for Thursday night's session and in particular, regarding the proposed changes to third floors in the city. My family has lived on the Island for over 11 years, my wife and I lived on the Island, I work on the Island, served on the Board of the BIIA for over six years, and my business partner and I sell roughly half of the homes on the Island. My wife and I have personally owned and restored a vintage cottage, lived in another one when we first got married, and my parents have built two homes on the Island. I love vintage cottages and will support any measure that would help preserve or restore them, but in my view these proposed changes to the building codes for the third floors are not warranted, will negatively impact property values (and not just on new homes), and with everything going on right now between the pandemic, the new legislation regarding duplexes, rent control measures, etc the city needs to stop adding to the obstacles for progress to our property owners.

Things in our market, to our owners are changing quickly. What if you owned an old duplex on the Peninsula or Island just six months ago, that you owned for many years, but it is now almost beyond repair. It's so old you can't justify restoring it because the infrastructure just isn't there and you decide to sell it. A potential buyer would have many options and likely would have purchased it quickly, and for a strong number. Now....? The market is changing, most buyers do NOT want to build a duplex because of the parking requirements, and now they may be restricted on what they can do on a third floor. Does those limitations sound appealing for most potential buyers?

I have been blessed to be around many great leaders. One of the most common attributes of the ones I have been around is their ability to ask people who have an expertise in a particular field for advice on getting solutions. They ask questions.

As I mentioned earlier, my partner (who also happens to own two 1940s cottages in the city) and I sell the majority of homes on the Island and we both do not think this is a good idea. My guess would be if you spoke with some of the top agents in CDM and the Peninsula they would likely agree. I have multiple friends (who you may be receiving letters from) who are some of, if not the top architects in our city and I don't believe they agree with this either. They don't just design homes here and there. They design a large amount of the beautiful homes that have made the real estate in the city some of the most desirable

around. If we are having discussions about property values, building codes, etc, why would you not listen to the best experts you have at your disposal who live and work in the city? We are on the front lines helping residents sell these homes, helping buyers move into them, and have a common goal with you and the city: keep values as high as possible for our residents!

The simple fact is the majority of the buyers buying here or those buying to build a custom home want these new roof decks. If they didn't then this whole topic wouldn't be an issue. Clearly, by the amount of people buying and building them, there is a desire to keep the codes the way they are.

Also, as an aside, I am confused as to why this is becoming an issue now. There have been large, three story homes next to cottages for many years. I understand the new homes today are even more creative in how the architects design them but please see below a photo of a home on Agate as an example, built in the 90's, next to a cottage. The home had vaulted ceilings in the front of the house where the pitch of the roof is roughly the same height as the new homes people say are towering over other properties now.



We are already observing potential buyers pass on properties because of the new duplex

legislation and I have personally already had a client pass on a cottage because he is concerned about these proposed changes to roof decks. Who does this hurt most? Ironically, in my view, the cottage owners.

As an example, my team and I just sold three homes by a developer who built the same floorplan on the Island. The homes were very nice, but they didn't have overly elaborate roof decks. They sold for \$3,590,000, \$3,600,000, and \$3,650,000 respectively. Conversely, I sold two homes last year, both in better locations, but for \$4,250,000 and \$4,265,000 respectively that did have the roof decks in question and have another one in escrow at strong price now with a great third floor. Another home on the Island sold last year for almost \$3,900,000 with a great roof deck, in a considerably inferior location to the others that sold for much less. There are, of course other variables, i.e floorlan, quality etc, but the problem becomes, if there are more limitations to what you can do to a new home, then someone purchasing an older cottage can't justify paying more for it if the home will be worth less on the back end because of these restrictions.

My team and I love the charm of the cottages in our communities, and we will work to continue to preserve them where we can, but I don't believe this is the time or economic environment to make it less appealing to make a purchase or build a new property. I understand you may be under some pressure from residents who don't like these taller buildings next to cottages, and that is fair. I understand where they are coming from, but the fact is we continue to see a clear difference in values between the homes who design the current roof decks and those that don't.

As one potential compromise, if the Commission and Council were wanting to come up with a solution in between the current codes and the proposed changes, I would suggest continuing to allow building third floors all the way to the side set back with the large covered loggias, but require the covered loggias be set back from the front of the property somewhat. I think the main opposition I am hearing from people is when someone builds the third floor all the way to the front of the property, which can be an impediment to natural light and makes the new home feel more boxy.

I hope you will consider not recommending these proposed changes.

Thank you.

Sincerely,

Ryan Gunderson



**RYAN GUNDERSON**

REALTOR® BRE#01869795

**C** 949.873.3841 **O** 949.675.4822

[www.ryanmgunderson.com](http://www.ryanmgunderson.com)



**From:** [David Rose](#)  
**To:** [Planning Commissioners](#); [Koetting, Peter](#); [Lowrey, Lee](#); [Weigand, Erik](#); [cellemore@newportbeachca.gov](mailto:cellemore@newportbeachca.gov); [Klaustermeier, Sarah](#); [Kleiman, Lauren](#); [Rosene, Mark](#)  
**Subject:** RE: Thursday Planning Session  
**Date:** Tuesday, May 5, 2020 4:30:28 AM

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

To: Planning Commissioners:

I am a previous home owner in CDM (1999) and now on Balboa Island since 2016. I bought my BI home from Ryan and have had several other dealings with him finding him most knowledgeable and in tune with the area. What he says in the email below is 100% my feeling as well. There is plenty of charm in Newport Beach including CDM & BI that doesn't require changing the present ordinances under consideration. As a 20 year resident, I ask you to please leave them as is. Thank you for your consideration.

Regards,  
David Rose  
318 Amethyst Ave,  
Balboa Island

---

**From:** Ryan Gunderson <[ryan@abramscoastal.com](mailto:ryan@abramscoastal.com)>  
**Sent:** Tuesday, May 5, 2020 8:18 AM  
**To:** [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov); [pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov); [llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov); [eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov); [cellemore@newportbeachca.gov](mailto:cellemore@newportbeachca.gov); [sklaustermeier@newportbeachca.gov](mailto:sklaustermeier@newportbeachca.gov); [lkleiman@newportbeachca.gov](mailto:lkleiman@newportbeachca.gov); [mrosene@newportbeachca.gov](mailto:mrosene@newportbeachca.gov)  
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Also, as an aside, I am confused as to why this is becoming an issue now. There have been large, three story homes next to cottages for many years. I understand the new homes today are even more creative in how the architects design them but please see below a photo of a home on Agate as an example, built in the 90's, next to a cottage. The home had vaulted ceilings in the front of the house where the pitch of the roof is roughly the same height as the new homes people say are towering over other properties now.



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Sincerely,

Ryan Gunderson

Abrams Coastal Properties



**RYAN GUNDERSON**  
**REALTOR®** [BRE#01869795](#)  
C 949.873.3841 O 949.675.4822  
[www.ryanmgunderson.com](http://www.ryanmgunderson.com)



**From:** [Tina Wayt](#)  
**To:** [Planning Commissioners](#)  
**Subject:** RESIDENTIAL DESIGN STANDARDS CODE AND LCP AMENDMENTS (PA2019-070)  
**Date:** Tuesday, May 5, 2020 9:08:56 AM

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

We are writing to ask you to consider voting **FOR** the RESIDENTIAL DESIGN STANDARDS CODE AND LCP AMENDMENTS (PA2019-070)

We have been homeowners on Balboa Island for 32 years and have watched as our “quaint” Island transformed into a jumble of wall to wall McMansions, each dwelling being built higher than the next to maximize what little water view they can claim.

Please consider putting a stop to this outrageous practice and give us a chance to save our quaint "one of a kind" Island.

Thank you,

Bill & Tina Wayt

**From:** [Don Larsen](#)  
**To:** [Planning Commissioners](#)  
**Subject:** 3 rd story on Balboa Island  
**Date:** Tuesday, May 5, 2020 12:23:47 PM

---

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

I live Balboa Island.

Any new construction with 3 floors, should have the 3 rd floor pushed back from the side of the house.

It should not be visible from the street.

The ones you have been permitting are destroying the looks of the Islands 1 and 2 story houses.

Donald Larsen

318 Onyx Ave.

B.I.

## Rodriguez, Clarivel

---

**Subject:** FW: FW: Local Coastal Program Amendment

---

**From:** Christopher Brandon <[chris@brandonarchitects.com](mailto:chris@brandonarchitects.com)>

**Sent:** Monday, May 4, 2020 9:53 AM

**To:** Brion Jeannette <[BrionJ@bja-inc.com](mailto:BrionJ@bja-inc.com)>

**Cc:** O'Neill, William <[woneill@newportbeachca.gov](mailto:woneill@newportbeachca.gov)>; Murillo, Jaime <[JMurillo@newportbeachca.gov](mailto:JMurillo@newportbeachca.gov)>; Ian Harrison <[ian@ianharrisonarchitect.com](mailto:ian@ianharrisonarchitect.com)>; Dixon, Diane <[ddixon@newportbeachca.gov](mailto:ddixon@newportbeachca.gov)>; Avery, Brad <[bavery@newportbeachca.gov](mailto:bavery@newportbeachca.gov)>; Duffield, Duffy <[dduffield@newportbeachca.gov](mailto:dduffield@newportbeachca.gov)>; Muldoon, Kevin <[kmuldoon@newportbeachca.gov](mailto:kmuldoon@newportbeachca.gov)>; Herdman, Jeff <[jherdman@newportbeachca.gov](mailto:jherdman@newportbeachca.gov)>; Brenner, Joy <[JBrenner@newportbeachca.gov](mailto:JBrenner@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>; Ellmore, Curtis <[CEllmore@newportbeachca.gov](mailto:CEllmore@newportbeachca.gov)>; Klaustermeier, Sarah <[sklaustermeier@newportbeachca.gov](mailto:sklaustermeier@newportbeachca.gov)>; Rosene, Mark <[mrosene@newportbeachca.gov](mailto:mrosene@newportbeachca.gov)>; Jurjis, Seimone <[sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)>; Bill Guidero <[guiderodesign@gmail.com](mailto:guiderodesign@gmail.com)>

**Subject:** Re: FW: Local Coastal Program Amendment

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

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

I would also like to voice my concerns about the proposed changes. While I agree with some of the changes I am strongly opposed to others. The importance of the matter demands a robust dialogue with the community and design professionals which I don't believe can happen with the current circumstances. This is not a building safety issue and poses no immediate risk so I would strongly suggest the matter be postponed until regular processes can be conducted. I appreciate staff's diligence and hard work on the matter and I'm happy to make myself available for continued discussion.

Thank you.

Best Regards,

Christopher Brandon, AIA  
President

**BRANDON ARCHITECTS**

---

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151 Kalmus Dr. G-1, Costa Mesa, CA 92626  
[www.BrandonArchitects.com](http://www.BrandonArchitects.com)



On Fri, May 1, 2020 at 3:58 PM Brion Jeannette <[BrionJ@bj-inc.com](mailto:BrionJ@bj-inc.com)> wrote:

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*

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Newport Beach, CA 92663  
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[www.customarchitecture.com](http://www.customarchitecture.com)

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

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---

**From:** Donabrams [mailto:[don@abramscoastal.com](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

## Rodriguez, Clarivel

---

**Subject:** FW: Local Coastal Program Amendment

---

**From:** Ian Harrison <[ian@ianharrisonarchitect.com](mailto:ian@ianharrisonarchitect.com)>

**Sent:** Monday, April 27, 2020 10:00 AM

**To:** Dixon, Diane <[ddixon@newportbeachca.gov](mailto:ddixon@newportbeachca.gov)>; Avery, Brad <[bavery@newportbeachca.gov](mailto:bavery@newportbeachca.gov)>; Duffield, Duffy <[dduffield@newportbeachca.gov](mailto:dduffield@newportbeachca.gov)>; Muldoon, Kevin <[kmuldoon@newportbeachca.gov](mailto:kmuldoon@newportbeachca.gov)>; Herdman, Jeff <[jherdman@newportbeachca.gov](mailto:jherdman@newportbeachca.gov)>; Brenner, Joy <[JBrenner@newportbeachca.gov](mailto:JBrenner@newportbeachca.gov)>; O'Neill, William <[woneill@newportbeachca.gov](mailto:woneill@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>; Ellmore, Curtis <[CEllmore@newportbeachca.gov](mailto:CEllmore@newportbeachca.gov)>; Klaustermeier, Sarah <[sklaustermeier@newportbeachca.gov](mailto:sklaustermeier@newportbeachca.gov)>; Rosene, Mark <[mrosene@newportbeachca.gov](mailto:mrosene@newportbeachca.gov)>; Jurjis, Seimone <[sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)>

**Cc:** 'Donald Abrams' <[don@abramascoastal.com](mailto:don@abramascoastal.com)>; 'brionj@bj-inc.com' <[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

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949-887-4534

## Rodriguez, Clarivel

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**Sent:** Monday, April 27, 2020 10:40 AM

**To:** Ian Harrison <[ian@ianharrisonarchitect.com](mailto:ian@ianharrisonarchitect.com)>; Dixon, Diane <[ddixon@newportbeachca.gov](mailto:ddixon@newportbeachca.gov)>; Avery, Brad <[bavery@newportbeachca.gov](mailto:bavery@newportbeachca.gov)>; Duffield, Duffy <[dduffield@newportbeachca.gov](mailto:dduffield@newportbeachca.gov)>; Muldoon, Kevin <[kmuldoon@newportbeachca.gov](mailto:kmuldoon@newportbeachca.gov)>; Herdman, Jeff <[jherdman@newportbeachca.gov](mailto:jherdman@newportbeachca.gov)>; clerk; Brenner, Joy <[JBrenner@newportbeachca.gov](mailto:JBrenner@newportbeachca.gov)>; O'Neill, William <[woneill@newportbeachca.gov](mailto:woneill@newportbeachca.gov)>; Koetting, Peter <[pketting@newportbeachca.gov](mailto:pketting@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>; Ellmore, Curtis <[CEllmore@newportbeachca.gov](mailto:CEllmore@newportbeachca.gov)>; Klaustermeier, Sarah <[sklaustermeier@newportbeachca.gov](mailto:sklaustermeier@newportbeachca.gov)>; Rosene, Mark <[mrosene@newportbeachca.gov](mailto:mrosene@newportbeachca.gov)>; Jurjis, Seimone <[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

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

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Ian

Ian Harrison, Architect  
949-887-4534

**From:** [John Merchant](#)  
**To:** [Planning Commissioners](#); [Koetting, Peter](#); [Weigand, Erik](#); [Lowrey, Lee](#); [Ellmore, Curtis](#); [Klaustermeier, Sarah](#); [Kleiman, Lauren](#); [Rosene, Mark](#); [Campbell, Jim](#); [Dixon, Diane](#); [Avery, Brad](#); [Duffield, Duffy](#); [Muldoon, Kevin](#); [Herdman, Jeff](#); [Brenner, Joy](#); [O'Neill, William](#); [Dept - City Council](#)  
**Cc:** [ERIN WALSH](#); [lowercase Moloney](#); [Jim Moloney](#); [coastalenforcement@coastal.ca.gov](#); [ocpcustomer@ocpw.ocgov.com](#)  
**Subject:** The proposed modifications to new home three story massing;  
[https://www.newportbeachca.gov/PLN/planning\\_commission/current\\_agenda.pdf](https://www.newportbeachca.gov/PLN/planning_commission/current_agenda.pdf)  
**Date:** Tuesday, May 5, 2020 3:20:22 PM  
**Attachments:** [image.png](#)  
[image.png](#)

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

Dear Commissioners,

In response to the upcoming May 7, 2020, CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA:

[RESIDENTIAL DESIGN STANDARDS CODE AND LCP AMENDMENTS \(PA2019-070\):Revisions to Third Floor Development Standards](#)

I'd like to provide you with the input from an "outsider", someone (it's me in case you had picked up on that already) who had been fortunate enough to have discovered Balboa Island many years ago. A very real, and impossible to hide, detriment to the Island, has been spreading at an alarming pace. It takes away some of the charm and appeal as a place to rent a quaint cottage (at considerable cost, as you are certainly aware!) when you watch as we do, in a time-lapsed view between our stays on the island, to see this slow developing tsunami of McMansions overrunning and overshadowing the surrounding original cottages and two story homes.

I'm a big believer in being able to build as massive of a house as one is allowed to through zoning. With that said, there are many places where that happens, and probably even more places where it is allowed.

\*\*\*\*\*Balboa Island, and its neighboring peninsula just AREN'T and should NOT become, anymore than what has already been approved, one of those places\*\*\*\*\*

Common sense and steep tradition should be enough guidance for the commission; not builders, lobbyists, nor the desire to fill the city/county coffers with financial windfall from approving zone laws to allow for these three story "sky-high-scrappers" that are already displaying their expansive shadows and blocking views that previously existed for the last one hundred years!

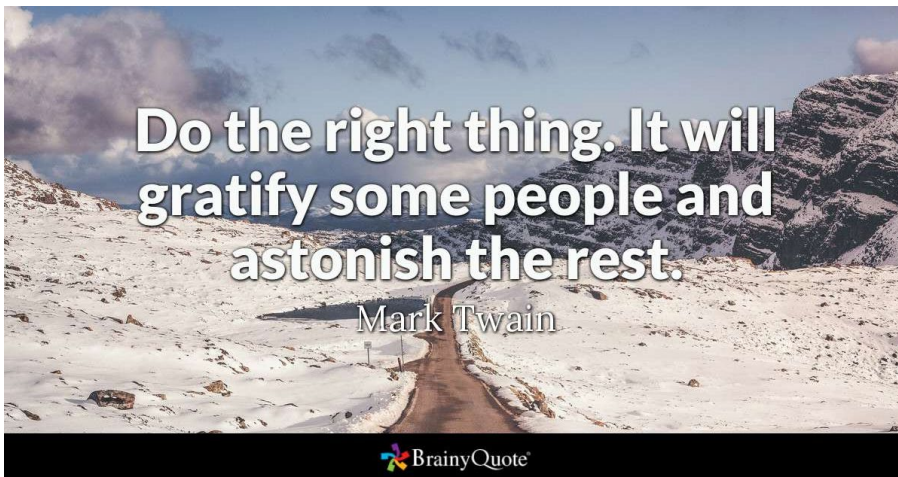
Look no farther than the cottages at Crystal Cove for a blueprint on preservation at its finest. Perhaps if you've had the pleasure of spending a night down there, you will appreciate what it is you are considering? Can you imagine how different it would be at Crystal Cove if instead of rebuilding all of those cottages as close as humanly possible to their original luster, that they just bulldozed them down, and replaced them with three story cookie cutter eyesores, blocking the neighboring buildings from the sun, wind and their views?

If the thought of that is appalling to you, and makes you sad to just to picture it in your mind for one second, then you have your answer to this growing "three-stories" emergency that is devastating Balboa and the peninsula.

You have a tremendous decision to wrestle with, and you alone control the future of the these ever-rare, charming, small communities. If you open the floodgates to these three stories proposals, then you're going to go in history (and her-story) as a named co conspirator for eternity, actively promoting the demise of a way of life to generations of families that have cherished this small towns. I'd be rather surprised if that is one the reasons why you joined the commission?

What do you want your legacy to be?





Sincerely,

A very concerned observer!

--

**John Edward Merchant**  
2941 Via Pacheco  
Palos Verdes Estates, CA 90274  
C: 424-209-5926  
H: 310-541-2951



**From:** [CDD](#)  
**To:** [Murillo, Jaime](#)  
**Cc:** [Rodriguez, Clarivel](#)  
**Subject:** FW: Planning Commission Meeting  
**Date:** Tuesday, May 5, 2020 3:24:50 PM

---

-----Original Message-----

From: Shari Bjorkqvist <sharikayb@aol.com>  
Sent: Tuesday, May 05, 2020 12:36 PM  
To: CDD <CDD@newportbeachca.gov>  
Subject: Planning Commission Meeting

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

Dear Planning Commission,

I am a Resident of Balboa Island. I am writing this email in regards to the public hearing on Thursday related to modifications to new hone three story massing . I urge you to vote in favor of the initiated proposal .

Sincerely,  
Shari Bjorkqvist  
Balboa Island

Sent from my iPhone

**From:** bill guidero <guiderodesign@gmail.com>  
**Sent:** Monday, May 4, 2020 10:44 AM  
**To:** Christopher Brandon  
**Cc:** Brion Jeannette; O'Neill, William; Murillo, Jaime; 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  
**Subject:** Re: FW: Local Coastal Program Amendment

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

Good morning everyone,

Jaime Murillo has been in contact with me on the possible changes in the third level covered patios and condition space over the last few months. I do like the reduction in of the mass in some of the projects that have been built in the last few years. But I'm in agreement with Brion Jeannette on the smaller depth build able lot area especially on the peninsula lots, the 15' front and rear setbacks are extreme. Possibly on Build able lot depth of 50' or less can have 10' front and rear setbacks? Thank you any questions I'm also available.

Bill Guidero

\*425 30<sup>th</sup> Street \* suite #23 \* Newport Beach \* CA \* 92663 \* [guiderodesign@gmail.com](mailto:guiderodesign@gmail.com) \* (949)\*675\*2626

On Mon, May 4, 2020 at 9:53 AM Christopher Brandon <[chris@brandonarchitects.com](mailto:chris@brandonarchitects.com)> wrote:

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

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Thank you.

Best Regards,

Christopher Brandon, AIA  
*President*

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## BRANDON ARCHITECTS

---

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Thank you, I would be please to answer any questions you may have.

Brion

### **Brion Jeannette Architecture**

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[brionj@bj-inc.com](mailto:brionj@bj-inc.com)  
[www.customarchitecture.com](http://www.customarchitecture.com)

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

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---

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**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:

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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

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