

From: [Heather Christiano](#)
To: [Planning Commissioners](#)
Subject: Peninsula Point 3rd story amendment
Date: Wednesday, September 16, 2020 5:57:00 PM

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To whom it may concern,

As a Peninsula Point neighbor, we urge you to approve the amendments to the third story guidelines. This will help to mitigate the effects felt in our neighborhood due to third story massing. We don't believe that the intended result of the initial guidelines is being met.

Thank you,
Heather and Steve Christiano

Please excuse any typos... Sent from my iPhone.

From: [Lee Pearl](#)
To: [Planning Commissioners](#)
Cc: [Terry Janssen](#); [Ken Yonkers](#); jodipatrich@gmail.com; [Jack Callahan](#); [Tom Houston](#)
Subject: Comments Massing Agenda Item 9/17/20
Date: Thursday, September 17, 2020 4:13:04 AM

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Planning Commission: I have included my May 6th comments to the Commission. This item has received considerable staff work, public meeting and public comments at City meetings. Since the May 6th meeting the Little Balboa Island Property Owners Association LBIPOA also endorsed the staff recommendations. All three resident groups BIIA, BIPA and LBIPOA now have endorsed the staff recommendations. This is a City Council initiated item and it is the responsibility of the Commission to return this item to the City Council for public input and deliberation. I will not be able to testify today due to travel obligations so this is my testimony for the hearing. Lee Pearl

May 6, 2020

Planning Commission:

I am writing this email wearing two hats. As a resident of Balboa Island with no plans to ever sell or rebuild my home and as the Balboa Island Improvement Association (BIIA) Local Government Liaison.

Thank you for your review of the changes and for including the Balboa Island Constant Contact in your agenda packet. I have done my job to insure as many residents of Balboa Island as possible are aware of this initiative. The Constant Contact was distributed to 1,200 emails/ Island residents. I promoted City workshops with residents and personally attended most of the meetings. The General Meetings last year held at the Balboa Island fire station included updates too.

Four past President's of the BIIA (included in the cc to this email) support these changes along with the Board of Directors of the BIIA. The President of the Little Balboa Island Property Owners Association was also included as a courtesy. I have corresponded with the two individuals on Balboa Island voicing opposition to the changes with written correspondence and in the recent Constant Contact to residents encouraged those that support and oppose the changes.

I hope the Planning Commission recognizes the importance of fixing the 2010 code revisions that are having a negative impacts on our communities and moving this initiative to the City Council to allow our elected officials to deliberate on this issue with their constituents. I not sure how many of you were on the Commission in 2010 but the attached home on Pearl is an example of the homes currently under constriction on the Island next to a single story with second story on the rear original cottage, an interesting constrast. The third photo is the home on the other side, a modern two story home built pre 2010 code change.

I plan to testify at the Public Hearing but voice my support of the staff recommendations. The staff has done a great job of community outreach and integrating feedback into the final staff report.

Lee Pearl the
316 Onyx
Avenue



From: [Nancy Byrnes](#)
To: [Planning Commissioners](#)
Subject: Amendments to third stories in Peninsula Point
Date: Thursday, September 17, 2020 9:06:30 AM

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

Dear Commissioners,

I have just heard that you are taking up this topic tomorrow at your meeting. We are residents of Peninsula Point and have loved the quaint feel of our neighborhood. Recently, there have been houses built that cover the entire 3rd story with rooms. Please, approve the amendments to the 3rd story guidelines, to prevent further enlargement of the 3rd story.

Thank you,

Nancy Byrnes and Bert Paul
2112 Seville Ave

Balboa Island Preservation Association



The gem of Newport Beach

September 17, 2020

Dear Planning Commission:

I cannot stress enough the importance of fixing the 2010 code revisions as this is a reasonable request that deserves your upmost attention.

Our community has the right for responsible development and by allowing third story massing, when it was never the intent in the first place, it is “a wrong” that needs to be made “a right.” All organizations on Balboa Island, as well as the majority of the residents support fixing the 2010 code. Our community, which has been paying taxes and supporting our City for many generations, should not be discounted for the desires of a few interested parties that make money off the massing of our homes on the island.

Please acknowledge that property rights must also be extended to the property owners that live next door to such projects. Not acknowledging this is irresponsible and turning a blind eye to the wishes of all other property owners. To continue to allow the massing projects to disfigure and disrupt our community will be an abomination for years to come and is being placed on the Commission’s shoulders to decide what legacy matters in Newport Beach and on our iconic island.

Our community REJECTS the notion that the desires of a few should dictate the desires of the majority. The impacts of this massing incentive have been so negative that I urge you to fix the code and support this fair and reasonable request.

Regards,

A handwritten signature in black ink, reading 'Jodi P. Bole' with a stylized flourish at the end.

Jodi P. Bole
Chair, Balboa Island Preservation Association

From: [Mark becker](#)
To: [Murillo, Jaime](#); [Planning Commissioners](#)
Subject: Peninsula Point needs the third story amendment even more than Balboa Island
Date: Thursday, September 17, 2020 11:19:11 AM

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Dear planning commissioners. I was in attendance at the previous hearing on this subject back in Late April. It was brought up by a commissioner to isolate the third story amendment to Balboa Island and not include the peninsula. As a resident of Peninsula Point, myself and the majority of my neighbors reject this notion. Peninsula Point is literally the last area remaining with some sense of scale. The third story amendment must include our neighborhood. We view this as an important step to help alleviate the massing problems we're experiencing. We are hoping for even more rigorous adjustment to scale and massing in the future. We want a universal building envelope to help preserve light and air flow from one property to the other.

Thank you,

Mark Becker
410 Belvue Lane
Newport Beach, Ca
92661

From: [Dennis Bress](#)
To: [Planning Commissioners](#); [Dept - City Council](#)
Subject: Balboa Island : Dennis Bress asking for Planning Commission to FIX the 2010 code revisions as it pertains to Third Story Massing
Date: Thursday, September 17, 2020 2:00:14 PM

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Hello and hope you are well and safe,

September 17, 2020

Dear Planning Commission and City Council,

I am emailing you to ask that you fix the 2010 code revisions as it pertains to Third Story Massing.

Our community has the right for responsible development and by allowing third story massing, when it was never the intent in the first place, it is "a wrong" that needs to be made "a right." All organizations on Balboa Island, as well as the majority of the residents support fixing the 2010 code.

As a home owner on Balboa Island I am asking for this change / fix in the code that will NOT allow for Third Story Massing.

Thank you.

Keep up the good work and be safe.

All the best.

Dennis Bress
110 Agate Avenue
Newport Beach, Ca. 92662 USA
Cell 714-878-1276