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*Volunteers working since 1987 to protect, preserve and improve our community's quality of life.*

BOARD OF DIRECTORS: June 17, 2010

**PRESIDENT:**

Karen Tringali

**VICE PRESIDENT:**

Debra Allen

**TREASURER:**

Marjorie Sawyer

**SECRETARY:**

Elizabeth Torelli

Jim Campbell, Principal Planner  
City of Newport Beach  
3300 Newport Boulevard  
Newport Beach, CA 92663

**RE: Proposed Zoning Code Changes – Corona del Mar Village**

**CdM VILLAGE:**

Dennis Baker

Paul Bartlau

Betty Butterworth

Bonnie Duckworth

Paul Glowienke

Bud Rasner

Michael Toerge

Elizabeth Torelli

Dear Jim:

On May 20, 2010 City of Newport Beach you and Greg Ramirez presented details of the proposed zoning code to the CdMRA Board of Directors. The presentation largely focused on the proposal to eliminate Corona del Mar's existing 1.5 floor area ratio limitation from the zoning code.

On June 17, 2010, after substantial discussion, the CdMRA board voted, without opposition, to forward a letter to the Planning Commission and City Council summarizing the results of their resident survey conducted specifically on this issue and requesting that the 1.5 FAR limitation be maintained in the proposed zoning for the CdM Village, just as it has been maintained for Balboa Island.

**IRVINE TERRACE:**

Val Skoro

Bernie Svalstad

**Survey Results**

In April 2010, CdMRA mailed its newsletter to all 6,350 residential households in Corona del Mar (Zip 92625). Included in that newsletter was an article about the proposed zoning code changes which specifically impact CdM properties and a survey question regarding the existing 1.5 floor area exception which has a direct impact on lots in the CdM Village.

**HARBOR VIEW HILLS:**

Debra Allen

**CORONA HIGHLANDS:**

Carl Jeremias

**SHORE CLIFFS:**

Sandie Haskell

Over 88% of survey respondents wanted to maintain the character and village atmosphere in the Flower Streets, and didn't believe that it can be achieved if the floor area ratio is increased over what it is today. Based on the number of respondents and the overwhelming majority opinion, we can say with a 95% confidence level that between 78%-98% of all Corona del Mar residents would have responded the same way.

**CAMEO HIGHLANDS:**

Marjorie Sawyer

Karen Tringali

**CAMEO SHORES**

Laura Dietz

**Additional Comments**

Following the Board's vote, further discussion ensued on alternative approaches to planning techniques that could accomplish the goal of preserving the CdM village atmosphere by restricting large scale homes on the small village lots. Examples included elimination of a third floor component by lowering the height limit, or considering floor area bonuses if a specific home design resulted in significantly reduced visual mass. While implementation details were not discussed, and no public outreach on alternatives has been conducted, the Board believes that these or other alternatives do exist which will accomplish our residents' expressed desires to maintain our village atmosphere, which has been integral to the charm of this neighborhood.

**MEMBERS AT LARGE:**

**THE TERRACES**

Margaret Ryckoff

Roberta Kuhlmann

**JASMINE CREEK**

Bill Simons

Bruce Beardsley

**WEBSITE:**

[www.cdmra.org](http://www.cdmra.org)

**EMAIL:**

[Info@cdmra.org](mailto:Info@cdmra.org)

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**Conclusion**

*The CdMRA and its Board appreciates the efforts to modernize and simplify the zoning code in our city, but remains concerned that increasing the allowable square footage through the elimination of the floor area ratio may have the unintended consequence of encouraging designers, architects and home owners to design directly to the maximum limit, resulting in significantly larger homes on small village lots.*

*The village atmosphere and charm of "Old Corona del Mar" has been and continues to be one of the reasons we are such a desirable and vibrant neighborhood in Newport Beach. We want to work with you to find a way to maintain our vitality over the next 20 years by implementing zoning code changes that support this vision and goal. Absent further review or consideration of other alternatives (third floor elimination, FAR bonuses, etc.) the CdMRA Board of Directors requests that the 1.5 FAR limitation be kept for the small lots in Corona del Mar Village just as it is on Balboa Island.*

*Sincerely,*



*Karen E. Tringali, President*  
*CdM Residents Association Board of Directors*