

CATHERINE STOVER

January 28, 2008

RECEIVED BY
PLANNING DEPARTMENT

City of Newport Beach, California
Zoning Administrator Hearing
3300 Newport Boulevard
P.O. Box 1768
Newport Beach, CA 92658

JAN 28 2008

CITY OF NEWPORT BEACH

Regarding: Property at 2316 Pacific Drive, Corona del Mar CA 92625

Dear Sir or Madam:

I was deeply distressed to learn that my former residence at 2316 Pacific Drive in Corona del Mar (CA 92625) might be "demolished and replaced by a two-unit condominium project," according to the Public Notice posted in front of it (copy attached).

I would like to appeal to my former neighbors to attempt to stop this change from happening. As you know, the two blocks that comprise Pacific Drive and the blocks surrounding it form a terrific neighborhood for families raising children. The owner of the property in question must respect the character of the neighborhood, and not act strictly out of consideration for their own personal gain.

The current owner wants to build condominium units in this neighborhood of primarily single-family dwellings. To be sure, some of the single-family dwellings in the neighborhood have "Mother-in-Law" type units on the property; however, there are no other properties in the two blocks on and around Pacific Drive that are occupied by only condominium units. Such an addition would lead to even more of the same types of condominiums being built, which would change the character of the neighborhood considerably.

Although this owner, understandably, wishes to turn a profit from the property, there are other means to do so than demolishing an existing house and creating new condominiums that are so out-of-character for the neighborhood.

The short-term gain of one owner stands to have a lasting future impact on the entire neighborhood. I cite the demolition of the former Corona del Mar Elementary School (located between Carnation and Dahlia, from 2nd Avenue to 4th Avenue) to make way for a housing development, as the same kind of development as this proposal – one that delivered short-term gain for the city and developers who profited, while leaving the neighborhood without a viable public elementary school option.

Please turn down this proposal to build new condominiums in place of the existing single-family dwelling that now stands. Thank you for your consideration in this matter.

Sincerely,



Catherine Stover
Former 2316 Pacific Drive Resident

cc: Neighbors of Pacific Drive