



Corona del Mar Residents Association
NEWSLETTER

**Spring
2005**

by Michael Toerge

CdM Residents Association Web Site Launched

Your **Corona del Mar Residents Association** is advancing to the internet world. The CdM Residents Association board members have been hard at work creating the CdM Residents Association web page. It can be found at www.cdmra.org. The web site will feature current events, association by-laws, mission statement, activities calendar, board meeting minutes, board member contact information and future board meeting agendas. With the rising cost of preparing, printing, assembling and mailing the newsletter, it is our hope that the web site will serve to expand our reach to residents at a very low cost. We will still prepare and send out our periodic newsletters, however, the web page will enable members and non-members alike to stay informed of the pressing issues facing our community. Please visit the web site and e-mail your thoughts and suggestions to info@cdmra.org.

Condo Conversions

It seems everywhere you look in CdM, there are condominiums sprouting up. Many condos are the result of the demolition of the previously existing structure and replacement with newly constructed condos. In these cases, the new condos are required to comply with current municipal codes, most significantly, current parking requirements which require a minimum of two on-site parking spaces for each condo. These up-to-code condo conversions provide a healthy supply of affordable homes in our community.

Concern was expressed at our February CdMRA board meeting about another way condos can be approved in CdM. Current City code allows for the conversion of an existing duplex, situated on an R-2 lot, to be converted into two separate condos, provided each condo is served with separate utility, water and sewer connections. However, in this case, where existing structures are converted to condos without demolition, there is no requirement for the property to provide any more parking than what was provided prior to the conversion. In many cases in CdM, existing duplexes and multi-family developments provide only one parking space for each unit. So, the current code allows the conversion to condos without requiring two parking spaces for each condo.

**CORONA DEL MAR RESIDENTS ASSOCIATION
P.O. Box 1500
CORONA DEL MAR, CA 92625**

Condo Conversions cont.

A very visible example of this can be seen at the corner of Marguerite and Bayside Drive, across the street from the CdM Farmers Market held on Saturdays. This seven-unit apartment complex was recently approved for conversion to seven separate condominiums and the site only provides 7 parking spaces. This is a facility that has 15 bedrooms in 7 units and provides only 7 parking stalls along Bayside Drive. Other examples include the common CdM cottage with an apartment over the alley-accessed garage. These too can be converted into condos without providing the additional parking that would otherwise be required if the property were demolished and reconstructed. Of course, the concern expressed at our meeting was the inadequate parking perpetuated by these condo conversions and the impact the spillover parking has on neighbors and the entire community.

The ordinance allowing for the conversion of existing duplex developments into condos was initiated several years ago by the City Council in an attempt to encourage home ownership in West Newport. West Newport has a large quantity of duplex homes that are populated by a younger and more socially active population. In summer, rents in this area are increased substantially due to high demand by beach-going vacationers. The rents are then lowered in the winter months to carry the properties until the next summer season. This sustains the current, somewhat blighted, condition in the area as the property owners have little motivation to improve their properties. The condo conversion ordinance was meant to create motivation for these owners to convert their rental properties to condos, thereby introducing homeowners into the area rather than seasonal renters. The effect this ordinance has had on CdM and other areas of the City is a by-product

of the City's responsible efforts to cure a problem in another neighborhood of the City.

Your board wants to hear from you on this topic. What do you think about the condo conversion ordinance? Should the CdMRA initiate an effort to modify the ordinance or do you feel it provides a necessary supply of lower cost housing in our community? Would you like us to invite City officials to our next General Membership meeting to discuss this issue? Please respond by calling a board member or by e-mailing your comments to info@cdmra.org.



CORONA DEL MAR RESIDENTS ASSOCIATION

NAME:

STREET ADDRESS:

MAILING ADDRESS:

TELEPHONE:

E-MAIL ADDRESS:

COMMENTS:

Please send a check in the unbelievably low amount of only \$12 for one full year, along with this application to:

**P.O. Box 1500
Corona del Mar, CA 92625**

Corona del Mar Residents Association

CdM State Beach Amenity Project

For those of you wondering whatever happened to the rehabilitation of the aging public facilities down at Big Corona, here's a little update. The public beach is owned by the State and managed and operated by the City. The current facilities were built between 1951 and 1970 and have deteriorated beyond reasonable repair. After much public outreach, the scope of the project was set to include the replacement and expansion of restroom facilities, replacement of the concession stand and the expansion of lifeguard facilities. Current facilities occupy roughly 4,044 square feet and the new facility is to be comprised of 4,828 square feet. The architecture of the proposed project is impressive. You can see the drawings at the City's website www.city.newport-beach.ca.us/; clicking first on "General Info" then on "CdM State Beach." The City put the project out to bid last summer and received only one response from a qualified contractor. The bid exceeded available funding by a wide margin, like double, so the project was shelved until additional funding could be identified or until additional and hopefully lower competitive bids could be generated. The City expects to put the complete project out to bid again this summer. The City may elect to build the project in phases as additional funding comes available. If you have questions, please call City Engineer, **Lloyd Dalton at 949 644-3328.**

Corona del Mar Centennial Plaza

The final push is on by the CdM Centennial Foundation to complete the funding for the CdM Centennial Plaza, to be built at the southwest corner of Coast Highway and Marguerite. This commemorative plaza features a clock tower, time capsule and Founder's Monument. The CdM Centennial Foundation is offering several creative donor recognition opportunities for you to immortalize your presence in CdM. Several sponsorship levels are offered in three components of the project, the Centennial Plaza, the Founders Monument and the Time Capsule. You can be the featured sponsor of the Founders Monument, or you can have your name set in stone or you can include your very own personal information page to be inserted into the time capsule. If you have interest, please contact any one of the many CdM Centennial Celebration volunteers or contact the Foundation's executive director, **Peggy Fort, at 949 675-0501** or at PeggyFort@aol.com.



CdM Residents Association Membership

We need your help, actually we need your help **and** we need your money. The primary expense of the CdM Residents Association is the preparation and mailing of this newsletter. Nearly all the money we receive goes to the newsletter. We mail two newsletters per year, one to the members of our association and another one (this one) to all registered voters in the 92625 zip code. The newsletters consume almost our entire annual budget. When funding allows, we send a third newsletter. We do not need more money from each of you, we simply need each of you to remit your annual dues so that we can continue to act as a consolidated voice for Corona del Mar. It's simple, send in \$12 today, only twelve bucks! If we find that you have already paid for 2005, we will apply your additional payment to 2006. Please consider the significant effort put forth by the volunteers of the CdM Resident Association to enhance our community and consolidate a voice for Corona del Mar. **Please renew your membership today.** When returning your membership renewal, please offer your comments and suggestions. If you are internet connected, please provide us with your email address.

Orchid Plaza

The site of the old Shell service station at Orchid and PCH came before the planning commission for approval of an approximate 3,533 square foot office / retail development on the 7,066 square foot site. In order to develop the maximum allowed square footage and to provide required parking on the small site, the owner proposed to build the office / retail space on a second floor above ground level parking. The design of the proposed structure falls within the floor area and building height limits set by the City, however, the building bulk exceeds City standards by over 50 percent. The planning commission felt that the 30 foot tall design was not compatible with the scale of neighboring developments, that the parking lot design was inadequate to properly serve the project, and that the second floor commercial space was not consistent with the pedestrian orientation of CdM. As a result, the project was denied without prejudice to allow the property owner the opportunity to redesign and resubmit. The applicant is preparing additional design concepts and will soon review them with the City. This property poses a real challenge in that the site is very small, fronts on PCH and, unlike most commercial property along Coast Highway, has no rear alley access. All of the parking must access the site from either PCH or Orchid. Of course, many believe the site would be ideal for additional parking for the post office, however, according to the property owner, a parking lot would not generate enough revenue to provide a reasonable financial return on the value of the property. Stay tuned and keep an eye on the site for the posting of the next scheduled public hearing notice.

Calendar of Events

In an effort to save space in this newsletter and to offer a more complete calendar of events, the calendar of events is now posted on our web site at www.cdmra.org. Please check out our website for the current calendar and other up-to-date information. **Our next Board meeting is April 21st, 7:30 a.m. at the Newport Beach Country Club.**

CdM Residents Association 2005 Board of Directors

Chairman

B. J. Johnson (949) 721-0132

Section 1 - Irvine Terrace

Val Skoro (949) 673-3456

Bernie Svalstad (949) 644-8171

Section 2 - CdM West

Open

Section 3 - Harbor View Hills

Debbie Allen (949) 644-9264

Yvonne Houssels (949) 640-0120

Section 4 - CdM Southwest

Michael Toerge (949) 675-9312

Bud Rasner (949) 673-4123

Section 5 - CdM Northwest

Bettye Butterworth (949) 644-7694

Paul Bartlau (949) 644-7959

Section 6 - CdM Southeast

Bonnie Duckworth

Section 7 - CdM Northeast

Liz Torelli (949) 720-7495

Robert Sattler (949) 760-1944

Section 8 - Shorecliffs

Open

Section 9 - Corona Highlands

Carl Jeremias (949) 720-9086

Section 10 - Cameo Shores

Laura Dietz (949) 721-8035

Section 11 - Cameo Highlands

Marjorie Sawyer (949) 760-1766

Karen Tringali (949) 719-9390

The Terraces

Margaret Ryckoff (949) 720-1321

CdMRA Advisors

City Council

Richard Nichols (949) 644-7735

Planning Commission

Ed Selich (949) 723-6383

CdM Vision Plan

Plans for the latest round of improvements of the CdM Vision Plan continue to move forward. Bid packages for the raising and landscaping of the medians in Coast Highway from MacArthur to Poppy have been made available to all qualified contractors. The bids were opened February 23rd, however, at press time we do not know the results. The City Council will review the bids and make their recommendations at their March 8th meeting. If the project is approved in March, construction could commence as soon as April and be complete sometime in mid-summer. Consideration was given to the spring and summertime construction schedule, however, with rapidly rising construction costs, the City feels the improvements should be completed without further delay. The improvements are in conjunction with the City and BID's goal to beautify the commercial village in Corona del Mar.

