



P O B o x 1 0 2 | B a l b o a I s l a n d , C A 9 2 6 6 2 | 9 4 9 . 8 6 4 . 6 6 1 6

March 7, 2016

OFFICERS

PRESIDENT
Marko Popovich

Gregg Ramirez, Senior Planner
Community Development Department
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660
gramirez@newportbeachca.gov

VICE PRESIDENT
Elaine Linhoff

TREASURER
Dennis Baker

SECRETARY
Allan Beek

RE: Comments on Scope of EIR for Museum House Project

Cumulative Impacts

Our comments stem from a comparison of anticipated project impacts to baseline conditions; that is, what is on the ground now. The existing use of the property stems from the San Joaquin Plaza Planned Community District (PC-19). This District allowed for a building footprint of 15 -20%, parking area of 45-50%, and landscaped area of 35 – 40%. The current proposed project for The Museum House represents an enormous increase in scale and resulting impacts both direct and indirect. The use of a Planned Community Development District to overcome zoning restrictions, with a waiver from the 10 acre requirement allows this huge change in scale, density, height, congestion and community character. The cumulative impacts of such a precedent need to be addressed as it can be continued in Newport Center and is already occurring in other areas of Newport Beach.

Visual Impacts

Again considering what is on the ground now, the height and density are of major concern to the public. The baseline that residents have relied on since Newport

BOARD MEMBERS

- Nancy Alston
- Don Harvey
- Dorothy Kraus
- Donald Krotee
- Andrea Lingle
- Bobby Lovell
- Jeanne Price
- Melinda Seely
- Jack Skinner
- Nancy Skinner
- Jean Watt
- Portia Weiss
- Terry Welsh



A 501(c)(3) non-profit public education organization working to protect and preserve the residential and environmental qualities of Newport Beach.

www.SPON-NewportBeach.org | Info@SPON-NewportBeach.org
FB SPON-Newport Beach | Twitter @SPONNewport



P O B o x 1 0 2 | B a l b o a I s l a n d , C A 9 2 6 6 2 | 9 4 9 . 8 6 4 . 6 6 1 6

March 7, 2016

Gregg Ramirez, Senior Planner
Page Two

RE: Comments on Scope of EIR for Museum House Project

Visual Impacts (cont'd)

Center was established included a sloping decline in heights with high rises occurring in the northeast blocks of Newport Center. A high rise of this proportion will negatively impact the residents nearby in Newport Center but also occur in a whole new skyline space compared to the other existing high rises. It is noteworthy that the renderings depicting this project so far have not shown the building fully but only the lower entry level. To fulfill the needs of the EIR and inform the public, there needs to be a mechanism to show the impact of the proposed height and bulk of the building from all angles.

Density

The EIR should analyze the cumulative effect of increased density and population if the new precedent for underground parking and high rise buildings are continued in the surrounding area. Parking in Newport Center has primarily been with surface and above low rise parking structures. The Museum House Project and the simultaneously occurring Newport Center Villas/150 Newport Center Drive is suggesting a completely new “big city” type environment with associated increases in population, density and congestion.

Traffic

Along with the yet to be seen traffic from the adjacent new apartment complex, there will be on the ground and noticeable changes in traffic patterns for nearby residents and especially on increasingly congested intersections such as San Joaquin Hills Drive and Jamboree Road. There needs to be a complete traffic analysis which shows the results of assumed traffic from the number of bedrooms



A 501(c)(3) non-profit public education organization working to protect and preserve the residential and environmental qualities of Newport Beach.

www.SPON-NewportBeach.org | Info@SPON-NewportBeach.org
FB SPON-Newport Beach | Twitter @SPONNewport



P O B o x 1 0 2 | B a l b o a I s l a n d , C A 9 2 6 6 2 | 9 4 9 . 8 6 4 . 6 6 1 6

Gregg Ramirez, Senior Planner
Page Three

RE: Comments on Scope of EIR for Museum House Project

Traffic (cont'd)

rather than the number of units alone. This need is in keeping with the new lifestyle changes whereby multiple disassociated people often occupy a condo or rent rooms out using Airbnb for example. The worst case should be examined and such analysis should also apply to parking for the building. There also needs to be a discussion of how traffic analyses have been changed due to revisions in CEQA guidelines which prohibit the use of level of service analysis to make significance determinations.

Alternatives and Mitigation

This project has the potential to degrade substantially the character and quality of the environment for nearby residents. The precedent for allowing increased heights and density can be replicated throughout Newport Center and other areas of the City. This precedent, breaking through previous zoning restrictions and adding population that is not allowed in the current General Plan, is a significant and unavoidable impact and the only mitigation is “no project” or a seriously different project.

Please incorporate by reference the comments submitted by Jim Mosher, Susan Skinner and Debra Stevens.

Thank you very much.

Marko Popovich

President



A 501(c)(3) non-profit public education organization working to protect and preserve the residential and environmental qualities of Newport Beach.

www.SPON-NewportBeach.org | Info@SPON-NewportBeach.org
FB SPON-Newport Beach | Twitter @SPONNewport