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OFFICERS

June 6, 2016

PRESIDENT

Marko Popovich

To: City of Newport Beach
Planning Commission
c/o Kory Kramer, Chair
via email: kkramer@newportbeachca.gov

VICE PRESIDENT

Elaine Linhoff

TREASURER

Dennis Baker

Subject: The Residences at Newport Place (PA2014-150)

SECRETARY

Allan Beek

Dear Chairman Kramer and Members of the Planning Commission:

—

We would like to request that, before taking action on this project, The Residences at Newport Place, or any other near the Airport, the City of Newport Beach Planning Commission and City Council embark upon a Specific Area Plan or comprehensive plan for the Airport Area bounded by: Bristol Street to the South, Jamboree to the West, Campus Drive to the East and North.

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We have attached our prior letter of March 23, 2016 with more description of the expectations approved by voters in 2006.

- The essential reason for our request is the lack of comprehensive planning including that anticipated in the Implementation Program 13.1.b of the 2006 General Plan. Although the number of residential units was established in that plan, the placement and design was left entirely for future determination.
- As it is the projects are being proposed on a piecemeal basis starting with Uptown Newport and now the Residences at Newport Place. The projects are very large and because of underground parking, changing the characteristics of the neighborhood significantly. Prior on-ground parking availability is removed along with some of the at-grade retail opportunities that are needed by area businesses.

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



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RE: The Residences at Newport Place (PA2014-150)

- The area has no cohesive plan calling for nearby amenities for residents such as a grocery store. Business owners are concerned about loss of parking and other amenities. Any “complete” neighborhood concept presumes a mixed use development and should include: neighborhood parks, green space, pedestrian ways that are not parking lots, 30’ setbacks from the curb, retail amenities and community amenities to sustain a work/live environment.
- The area needs a streetscape plan such as that being developed for the West Newport Mesa so that there are appropriate setbacks, walkability, greenery and good feeling of neighborhood ambiance.
- Without an overall plan, each project will be taken up individually, some subject to a public vote under Greenlight, some subject to lawsuits and even referenda.
- A cohesive plan would allow for properly planned use of Public Benefit funds that could benefit the area and encourage the right infrastructure and facilities appropriate for the area.

The Airport Area is an important part of our community and should be taken as seriously as other planning areas. The character of the Airport area should be carefully defined and the impact of interspersing residential within commercial zones should be understood prior to approving new projects.

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City of Newport Beach Planning Commission
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Thank you very much for your consideration of our concerns.

Sincerely,

Marko Popovich

Marko Popovich
President

Copies to:

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