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March 4, 2016

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Ms. Rosalinh Ung, Associate Planner
Community Development Department
City of Newport Beach

Subject: The Residences at Newport Place (PA2014-150)
Mitigated Negative Declaration Comments

Dear Ms. Ung,

SPON believes that the deadline for submitting comments for the Mitigated Negative Declaration (MND) should be postponed until such time as the issues and questions raised by the City of Newport Beach Planning Commission at the March 3, 2016 study session are addressed by the Applicant and City staff, and brought back to the Planning Commission for review at a future date.

Additionally, given that there was no previous informational meeting, it seems unfair to expect SPON and the public to intelligently comment on the adequacy of an MND for a major proposed project less than 24 hours after the details of that project have first been informally presented.

Please see issues raised by the Planning Commission below:

- Rationale for adjustment to setbacks
- Rationale for adjustment to height
- Concern about overall design aesthetics and compatibility with Newport Beach
- Question surrounding inward orientation of residential units
- Question of reducing residential units to provide for onsite grocery store and other support services to reduce traffic



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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The applicant and City staff's resolution of these issues may result in a very different project that calls for a revised initial study and possibly the need for a complete CEQA review and an Environmental Impact Report.

We respectfully request that any decision regarding acceptance of an MND for this project is premature given the nature of the issues and follow-up required for this proposed project.

Thank you for this opportunity to comment.

Sincerely,

Marko Popovich

President

Copies to:

Planning Commission Chair, Kory Kramer, kkramer@newportbeachca.gov

Vice Chair Tim Brown, tbrown@newportbeachca.gov

Commissioner Peter Koetting, pkoetting@newportbeachca.gov

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Commissioner Ray Lawler, rlawler@newportbeachca.gov

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