



**150 Newport Center
Planning Commission Meeting – July 21, 2016**

Samples of resident emails sent to Planning Commission and/or City Council

July 18/19/20/21

Carroll Hochschild
CC

I object to this project. It seems that such projects are suddenly popping up without much publicity. These projects are not in keeping with the general plan of Newport Beach and such projects are changing the character of Newport Beach. Instead of being a special place Newport is quickly becoming a city of high rises, traffic problems and over population. Carroll Hochschild Corona del Mar

Paul Christ
PC

The purpose of this email is to express my opposition to the 150 Newport Center Dr. project as proposed. We ordinary citizens are again faced with a developer backed proposition that increases density, traffic, requires monumental changes to our city governing documents and for absolutely no plausible reason other than to enrich the property's owners/developers at the expense of the environmental concerns that have frequently been expressed and regrettably remain unaddressed. Yes, perhaps a small two story residential development with up to ten units would be appropriate for the site but definitely not a grandiose five story with underground parking, etc. etc. etc... Thank you for taking the time to read this evaluation. Paul Christ Newport Beach CA 92660

Paul Christ
CC

The purpose of this email message is to express my opposition to proposed changes for the 150 Newport Center site. I agree that the car wash may not be the best use of the property but neither is a five story monstrosity with underground parking and massive changes to our city's governing documents. Perhaps the property owners and developers can refocus on a project of say ten units that will more accurately maintain the area's integrity and ambiance and not create additional traffic and increased population requirements and problems. Thank you for taking the time to read this. Paul Christ Newport Beach CA 92660

Herbert Karg

Please do not let this project through. It violates the General Plan and several other regulations. Herbert Karg, 40-yr CdM resident



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Vikki Swanson
PC

I'm very sad. 14 Years ago I purchased what I thought was my 'forever home' in Corona del Mar. I'm beginning to second guess my decision to choose Newport Beach as my adopted hometown.

Why you ask? The character of this charming beach community is quickly changing, and not for the better. While there has been a relatively constant state of 'McMansionization' going on both CdM and Balboa Island where I lived previously, development, particularly over the past few years, is running amok in throughout Newport and it seems that the city is bending over backwards to encourage it through spot zoning and other variances, which I find disheartening...or shall I say appalling.

Abraham Lincoln put forth the notion that government is supposed to be 'of, by and for the people'. Over the last 15-20 years, the residents (aka the 'people') of Newport Beach have made their wishes very clear in the form of passage of the Greenlight initiative, the sound defeat of Measure Y (despite the city's best attempts at confusing the issue by disguising Measure Y as a 'traffic reduction initiative'), and the pending supreme court review of the City's approval of the development proposed at Banning Ranch, that we are not ok with growth outside that allowed in the General Plan. The general plan is supposed to be just that. It is supposed to set the 'rules', as it were, that the City's staff is supposed to work within. One current example of development that can only occur should the City not enforce its own rules is the project proposed on the site of the Beacon Bay Autowash at Fashion Island. In the spirit of this 'of, by and for the people' notion I ask that you vote NO on the proposed project at the site of the former Beacon Bay Autowash, as this project fails to meet height and density restrictions of the General Plan...in other words, the only real option is to vote NO.

Respectfully submitted, Vikki Swanson CdM



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Vikki Swanson
CC

I and several of my neighbors were appalled recently when we witnessed the demolition of the former home at 424 Larkspur. As is typical of these projects, Tight Quarters was terribly efficient in eliminating all trace of what was once two homes in the span of an hour. In the process, the 'claw' picked up numerous items including refrigerators, a stainless steel dishwasher and 3 high-end air conditioning units the former owner had installed just two years ago (and used just one year prior to selling the developer and moving out of state), dropping them into trucks ready to haul them off with the other debris. The 'developer' sat on this vacant property for months, and I'm told by a former tenant only tried to sell some of the contents (of this and 7 other properties I'm told they're in the process of 'developing' simultaneously) one week prior to demolition...what didn't sell was just 'crunched' (rendering it useless outside of recycling).

This is wrong on so many levels. I work in finance, and cannot imagine having so much money that one can just blithely trash \$6,000+ in new air conditioners (I was told they were offered \$500 for one of them and passed). Beyond that, I'm questioning whether the environmental rules for proper disposal of refrigerant in the refrigerators and A/C units were followed before they were 'crunched'. Then I think back to my volunteer work with the 'deconstruction team' at Habitat for Humanity where we would have been thrilled to remove the functional appliances, cabinets, fixtures, etc from these homes to re-sell them to those less fortunate all while keeping them out of our landfill. I've also heard of charities that deal with deconstructing projects all the way down to the lumber to be re-used south of the border.

Given the volume of 'McMansionization' going on in the City of Newport Beach, my ask is that the City require a 'demolition plan' for projects of this nature that the planning department would need to review, approve and potentially inspect, the purpose of which is to ensure this supposed 'progress' is achieved in as 'green' or 'sustainable' a manner as possible.

Regards, Vikki Swanson, CdM



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Bruce Knapp
PC & CC

Please vote NO on this project! The townhouse apartments near police station are bad enough. Anyone's guess who will be able to rent.....many have a good idea. Poor taste for sure! Building height, location and traffic are out of reasonable and thoughtful control for-our Newport Beach environment. Sincerely, Bruce G. Knapp CDM

John Petry
PC

Some residential development in Newport Center may be appropriate, but it needs to be properly planned rather than approved on a first-come, first serve basis through spot zoning, Planned Community waivers, etc. Also, as one resident stated the projects currently proposed (150 Newport Center and The Museum House) take the McMansionization syndrome to new heights (pun intended). The residents of Newport Beach do not want our city turned into a Santa Monica-like concentration of high-rises. This was most recently made perfectly clear with the overwhelming defeat of Measure Y. Please listen to the people who live and love it here. Thanks.

Lila Crespin
CC

Some residential development in Newport Center may be appropriate, but it needs to be properly planned rather than approved on a first-come, first serve basis through spot zoning, Planned Community waivers, etc. Also, as one resident stated the projects currently proposed (150 Newport Center and The Museum House) take the McMansionization syndrome to new heights (pun intended). The residents of Newport Beach do not want our city turned into a Santa Monica-like concentration of high-rises. This was most recently made perfectly clear with the overwhelming defeat of Measure Y. Please listen to the people who live and love it here. Thanks.

Melinda Seely
PC

It is my understanding you will be reviewing the 150 Newport Center (F I Car wash) proposal at your meeting on the 21. I am hoping you will recommend to the City Council that they not approve this project. Because this project requires a General Plan Amendment, a Zoning Code Amendment and a waiver of the 10 acre minimum requirement for a Planned Community Development (not to mention an increase in allowable height limit) - it appears to me it is in conflict with the legal requirements of the City of Newport Beach. Melinda Seely, Newport Beach, 92660



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- Marsha Kendall
PC
I request that the City Planning Commission please adhere to the zoning code that is currently in effect regarding the proposed 150 Newport Center project. If you were to change the zoning, it will definitely set a precedent for other builders and the entire Fashion Island landscape of buildings will change and I don't think for the better. In addition, Fashion Island does not yet have the new 500+ Irvine Company apartment units occupied in the corner of Jamboree and San Miguel which will affect the amount of cars racing around Newport Center Drive causing traffic and noise for the residents all ready existing in the area. Thank you for your consideration from a local resident.
Marsha Kendall
- Tom & Lu Anne Baker
PC
The proposed 150 Newport Center contains many negative factors including:
1) Inappropriate change in height
2) Incorrect Spot Zoning
3) Detrimental Growth Precedent for the lower portion of Newport Center. This project should be disapproved, until it is revised to conform to the General Plan and the associated Commercial Building Height constraints (32 feet). Sincerely, Lu Anne and Tom Baker
- Gordon & Greer
Beach
PC
We are opposed to eliminating the car wash at Newport Center and building a high rise for the privileged few. Congestion is already a problem at Newport Center and Fashion Island-traffic and parking getting impossible with more coming with the 540 units at Jamboree and San Joaquin. Traffic on Mac Arthur and Jamboree seems to be getting heavier by the day. Lowering the proposed complex by 10 feet is laughable.
- How much density is enough?
 - How much traffic is enough?
- It seems to us that this doesn't really fit the Master Plan-this constant increasing density no longer makes any sense. Common sense is always a good idea-seems to be missing here. Greer & Gordon Beach (NB)
- Cindy ???
CC
A 52 year resident votes NO to the illegal high rise on the Car Wash site in Newport Center!



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Chuck Hardy
PC

APPROVAL FOR RESIDENTIAL AT THE CAR WASH SITE IS A TERRIBLE IDEA, EVEN WITH THE REDUCED HEIGHT. WHAT ARE YOU GUYS THINKING? THIS IS CRASS POLITICAL INFLUENCE AT ITS WORST AND A COMPLETE REDUCTION IN THE QUALITY OF LIFE FOR NEWPORT RESIDENTS ANY CHANGE SHOULD BE TO AN OFFICE USAGE. Chuck Hardy

Karen Lyons
CC

No to increasing the height limit in Fashion Island.
Karen Lyons Corona del Mar



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Beverly Blais
Moosmann
CC & PC

Dear Members of the City Council: I am unable to attend the meeting this evening and wish to express my opinion regarding the 150 Newport Center proposed development.

First, it is important to consider the lengthy and involved process in developing the Newport Beach General Plan, which was approved by the residents of Newport Beach. The General Plan, as submitted to the voters, focused on conserving the existing pattern of land use and established policies for protecting our community. It also provides guidance to preserve the qualities that define the development of Newport Beach.

The proposed 150 Newport Center development requires a General Plan Amendment, a zoning amendment, a height restriction exception and a waiver of the planned community 10-acre minimum. The Green Light Initiative and the sound defeat of Measure Y in 2014, which sought to update the General Plan through redistribution of land uses, including in Newport Center, should serve as an indicator as to how the residents of Newport Beach feel about the continued development of Newport Center through projects such as 150 Newport Center.

The property on which this project has been proposed, is surrounded by 2-story commercial buildings. There are no residential structures in this area. To construct two 7-story residential building (or two 5-story buildings with the same number of units) at this location is inconsistent with the General Plan and incompatible with the esthetics and character of this area of Newport Beach. Furthermore, one must ask if 150 Newport Center is allowed to proceed, how many more residential complexes will be proposed and how many more people will be brought into Newport Beach to use our city services, water and our infrastructure?

As a 37-year resident of Newport Beach, I have seen significant changes in our city that appear to be at the whim of the developers and inconsistent with the residents of Newport Beach, who have strongly voiced their opposition to



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continued development. Such development has done nothing to enhance life in our beautiful city. Instead, we routinely experience dramatically increased traffic issues and have to question if our water usage is already restricted, how can Newport Beach provide more people with water and city services? Furthermore, to the extent that the reason for allowing developments such as this proposed project is to provide people working in Newport Center/Fashion Island with new housing options, it must be noted most of the housing built thus far and that which has been proposed, is hardly affordable housing.

In closing, based on the above, I strongly urge that this proposed project be denied in full. Thank you for your time and consideration.
Sincerely, Beverly Blais Moosmann



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