

# SPON

Still Protecting Our Newport

Inspiring The Next  
Generation

## Community Newsletter

Spring/Summer 2015

### Why was it important to defeat Measure Y?

Newport Beach residents who got the facts and voted No on Measure Y prevented more than 1 million square feet of construction in Fashion Island and thousands of daily car trips on the already overcrowded roads around it. The projects voted down would have been *in addition to* the intensive development we are now seeing in the Newport Center area and other parts of the City. So that's one for us.

By defeating Y, we also sent a powerful message to developers and the City Council that we are on the ball and ready to continue our **campaign to preserve the character of Newport Beach**.

Many projects now in the pipeline are against the spirit of our General Plan. Requiring variances and bending the rules, they would chip away at the landscape of our City and create a 'new normal' the next generation would be stuck with. More development also means more water. With mandatory restrictions just kicking in, we cannot help but be concerned about our already overextended water supply.

### What is SPON's plan to keep you informed?

SPON is launching a quarterly newsletter to keep you up to date on projects that threaten to change the character of our City. We hope you'll sign up and help shape the future of Newport Beach. The newsletter will be short, with highlights of what's going on, what you can do about it, and where to get more information.

### Feedback please!

Please let us know what you think after reading our newsletter. We are open to suggestions and ideas, and encourage you to share yours. We also hope you will pass along this Newsletter to friends who share your concerns. The stronger our voice, the more effective we can be in achieving our common goals.

### What can YOU do now?

#### Looking ahead.

The newly-elected City Council promised total transparency but Planning Commission meetings are still not available for viewing on the City's cable station or website. There is absolutely no reason why the activities of a commission that reviews and acts on **every** major development project should not be as easy to monitor as City Council activities. **Contact City Council members to request that all Planning Commission meetings be viewable by the community.**

By email:

[CityCouncil@NewportBeachCA.gov](mailto:CityCouncil@NewportBeachCA.gov)

or by Postal mail:

Newport Beach City Council  
100 Civic Center Drive  
Newport Beach, CA 92660

## No turning back



Banning Ranch, in Newport Beach, is the **last large parcel of unprotected open coastal space in Orange County**. Once it's gone, it's gone forever.

A super high-density development project before the California Coastal Commission would put homes, retail space and a resort on the Ranch and **15,000 more cars on and near PCH every day**. Get the facts and **tell the Coastal Commission you want to preserve our coastline** and keep Banning Ranch as open space, as recommended in the General Plan.

### Send your message to the Coastal Commissioners.

Go to <http://banningpledge.com/speakup/>

On that webpage you will find a letter template to email to the Coastal Commission. Or you can copy the letter and send it by postal mail to the Coastal Commission.

## What is SPON doing now?

- One thing we're doing is math – trying to calculate exactly what is left to build under the 2006 General Plan, how much more space it would eat up, and how many more cars it would dump on our roads. The figures seem to change all the time and are very hard to pin down, but we're on it.
- We're also monitoring attempts to get around height limits designed to protect the look and feel of the City. The proposal for the Newport Center Beacon Bay Auto Wash looks like a perfect example of developers bending the rules and asking the city to let them do it, with a 49-unit condo development housed in an 87' building – almost three times the 32' limit for that zoning district!
- The proposed Back Bay Landing project at the corner of Bayside Drive and PCH, adjacent to the Bayside Village Mobile Home Park and Pearson's Port, would include 49 dwelling units, a three-story boat storage, other mixed-use development and a 65' viewing tower!

We have not been able to find any evidence that any of these projects represent changes for the better or would benefit current residents in any way.

## It's not too early . . .

One of the best ways to ensure that residents' interests are protected is to have the right people conducting the City's business. We notably need concerned citizens and long-time residents who care on the City Council to prevent Newport Beach from being sold piecemeal to developers and becoming an overcrowded, unrecognizable mess.

Are you or someone you know interested in running for City Council in 2016? Do you know residents in the community who share the same concerns as we do about enforcing our voter-approved General Plan provisions? Let's not wait for candidate decisions to be made for us. Let's find candidates that we can count on and work together to get them elected.

## Join SPON

You can also help us speak up for Newport Beach by becoming a SPON member. Tax-deductible contributions starting at \$35 make it possible for us to get the facts to people like you who can make all the difference. And the more residents we represent, the louder our voice will be when it's time to say no to developers and yes to our quality of life. A membership application can be found on our website (see below). Click on the **SUPPORT** tab.

## Contact SPON

### Internet:

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Stop Polluting Our Newport (SPON) is a 501.c.3 non-profit public education organization working to protect and preserve the residential and environmental qualities of Newport Beach.