

Sindi R. Schwartz

202 Newport Center Drive - The Muldoon's Building

Newport Beach CA 92660

June 27, 2016

To : Mahana Nova Associate Planner

[mnova@newportbeachca.gov](mailto:mnova@newportbeachca.gov)

## 150 Newport Center Drive

Dear Planning Staff , Planning Commission and City Council

My name is Sindi Schwartz. My husband Ron and I are owners of the Muldoon's Building and operate Muldoon's Irish Pub and Celtic Bar at 202 Newport Center Drive since 1974.

Both Ron and I have attended several of the hearings regarding 150 Newport Center Drive Residential project.

This residential project for people who can afford condo living as primary , 2nd and 3rd homes is just 50 feet from the hustle and bustle of one of California's award winning pubs and restaurants.

As Ron stated at the study session on June 23rd , Design Plaza is the 200 Block of Newport Center Drive . There are over 160,000 sq. feet of vibrant commercial businesses and professionals in these office buildings and 2 restaurants , one of which is Muldoon's just an ear shot from the windows and doors of the proposed residences at 150 Newport Center.

Adding a massively tall and wide residential building for 49 couples will cause a terrific strain on all neighbors , especially for those residents asleep in their beds when Muldoon's begins her morning as early as 6:00 am.

The applicant's representatives responded to this problem by saying they have triple glazed windows to block out all sound, then added , each resident will have to sign applicant's disclosure statements saying there will be noise coming from restaurants and others.

1.23 acres vs 10 acres :

Applicant's decision to propose a 163,000 square foot building on 1.23 acres causes us to resist, and it should, because it is known a building of this mass, breadth, width and height is calculated to be on a parcel of 10 acres .

Also, set backs both on Newport Center Drive and Anacapa were calculated for buildings under 50 feet, with most buildings as low as 32 feet.

Applicant's building is 75 feet, with 83 foot high appurtenances .

The massive height will simply overshadow the community of buildings on blocks 100, 200 and 300.

### Natural View Corridors :

#### Attachment 1

If you look at applicants overhead photo - Attachment 1, you will see where the Muldoon's building is set on the corner of NPCD and Anacapa. Muldoon's currently does have natural view corridors both to the south end of the Car Wash property and to the north end over looking Newport Center Drive.

#### Attachment 2

If you look at the applicant's architectural drawing you will see this massively wide and tall building blocks Muldoon's southerly view corridor as well her northerly view, where applicant has set this giant building only 20 feet from NPCD. Under any redevelopment, we would wish to preserve our view corridors.

### Heights:

The General plan called out that each block would rise from the lowest slope closer to the ocean progressively rising up as the land changes. The 100 block was called out to be 32 feet in height.

The applicant is asking for a variance of an additional 43 - plus feet and their response, when asked, why not 5 stories or 4 stories? It's not economically feasible.

Applicant's response to the Planning Commission was consistent with its tactic with City Staff , claiming any alternative plan , other than this one , is not economically feasible. Apparently , applicant's only definition of what is economically feasible is a return of \$400 million .

Thank you for your consideration.

Best Regards,

Sindi Schwartz

# VICINITY MAP



## **150 Newport Center Drive (PA2014-213)**

- General Plan Amendment No. GP2014-003
  - Code Amendment No. CA2014-008
- Planned Community Development Plan No. PC2014-004
  - Site Development Review No. SD2014-006
- Tentative Tract Map No. NT2015-003, County Tentative Tract Map No. 17915
  - Development Agreement No. 2014-002
- Environmental Impact Report No. ER2015-002 (SCH No. 201611032)



- \*NOTES:**
- SEE BUILDING HEIGHT DIAGRAM ON SHEET 'EXHIBIT 1' TO SHOW HOW THE BUILDING HEIGHT IS BEING CALCULATED
  - REFERENCE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE/HARDSCAPE FEATURES

	<p><b>Newport Center Condominiums</b> Newport Beach, CA</p> <p><small>Note: Conceptual Design Package Subject To Change</small></p>
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PERSPECTIVE - ANACAPA DRIVE

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