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October 29, 2020

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Bruce Bartram

Eric Weigand, Chair
Planning Commission

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Andrea Lingle

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

TREASURER

Dennis Baker

RE: Residences at 4400 Von Karman

SECRETARY

Allan Beek

Dear Chair Weigand and Commissioners:



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SPON, Still Protecting Our Newport, has been engaged and interested in the Airport Area, including Koll Center, since the 1970s when a business complex was developed with an eye to ambiance, parking space, and functionality for the owners and tenants. We opposed an earlier project, in 2003, which allowed for more intensity and impacted other buildings.

More recently, we actively opposed the Shopoff Group’s three luxury condo towers in Koll Center. SPON was concerned about the lack of work to reduce the problems for associated buildings. During the hearings for the condo towers, SPON produced a Solutions page with five categories of concern. Those were: Building Height; Livable Residential Village; Central Park; Retail Component; and Collaboration/Consensus. (See attached.) Not all of those issues have been addressed with the new Residences at 4400 Von Karman project.

At the present time, SPON is in the process of seeking a better planned vision for the Airport Area including both Koll Center and Newport Place for three reasons. First, the area is being piecemeal planned as more housing is being sought. Second, the area is attractive for housing, but, the State’s Regional Housing Needs Assessment needs require the same attention to good planning. And third, we believe the new residential areas should be planned in a way that optimizes the chances for achieving our “Solutions.” This would create a vibrant, livable residential community with plenty of retail components, and will have collaborated with residents and businesses to reach a consensus.



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

SPONNB.org | Info@SPON-NewportBeach.org
Social Media @SPONNB & @SPONNewport



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October 29, 2020
Erik Weigand, Planning Commission Chair
Residences at 4400 Von Karman
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To that end we find the Planning Commission Hearing on November 5 too soon as there has clearly not been a chance for reduction of significant impacts to the existing properties and businesses. Some of the supporting documents remain unavailable to the public such as the final project plans which we understand may be published on October 30.

One key concern is parking for the impacted existing businesses. The parking ratios cannot be calculated without considering the office space capacity and parking rights confirmed in the CC&Rs signed by owners and tenants. Further, the proximity of the stand-alone parking structure to several buildings is of serious concern. Their closeness impacts existing views, light and open space which are all crucial to the existing office working spaces.

What happens with this project is important to us. It is evidence of an interest in good planning in a holistic sense for the Airport Area – or it is just one more piecemeal project with token attention to the adjacent owners and public.

Thank you very much for consideration of our concerns.

Sincerely,

Bruce Bartram

President - SPON

cc: **Planning Commission**
Lee Lowrey, Vice Chair
Lauren Kleiman, Secretary
Curtis Elmore
Sarah Klaustermeier
Peter Koetting
Mark Rosene

City Staff
Seimone Jurjis, CDD Director
Jim Campbell, Deputy CDD Director
Rosalinh Ung, Associate Planner



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