

Ramirez, Brittany

To: Zoning Administrator
Subject: Additional Materials Received - Item No. 3

From: Catherine Cardoza [<mailto:cathdoza@gmail.com>]
Sent: Thursday, February 13, 2014 12:48 PM
To: Whelan, Melinda; Wisneski, Brenda; kbrant@newportbeachca.gov
Cc: Dr Raney; Ann Raney
Subject: 441 Old Newport - Parking Modification Permit

Dear Melinda,

Thank you for speaking with me yesterday regarding the property at 441 Old Newport Boulevard and their request for a parking modification. As we discussed, Dr. and Mrs. Raney, owners at 447 Old Newport, are firmly opposed to approving this modification permit. Please see the attached letter and support documentation that explains their position.

Please distribute this information to the decision maker(s) involved with this permit request.

Again, thank you for you time,

Sincerely,

Catherine Cardoza
Raney Zusman Medical Group
447 Old Newport Blvd, Suite 200
Newport Beach, CA 92663
(949) 650-3350 - Office
(949) 650-1274 - Fax

Please note that the information contained in this message may be privileged and confidential and protected from disclosure under the law, including the Health Insurance Portability and Accountability Act (HIPAA). If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited and may subject you to criminal or civil penalties. If you have received this communication in error, please notify the sender by replying to the message and delete the material from any computer.

**Dr. and Mrs. Aidan Raney
447 Old Newport Boulevard, Suite 200
Newport Beach, CA. 92663**

February 12, 2014

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

RE: 441 Old Newport Parking Modification – Public Hearing, February 13, 2014 at 3:30pm

Dear Zoning Administrator:

We are respectfully requesting that you deny the above referenced applicant a modification permit for parking. Their permit request is predicated on a parking issue that has been denied by City Council and twice denied by the Planning Commission.

We are requesting denial for the following reasons:

1. The modification permit would allow vehicle lifts and a carport to be constructed on the property in the parking lot. The use of vehicle lifts has not been granted to any other property owner along this stretch of Old Newport Boulevard. In all other cases, owners were required to provide adequate parking through the construction of subterranean garages or limited their buildable square footage to meet the medical office parking requirements. The industrial looking vehicle lift is not in keeping with the architectural integrity of the neighborhood. Permitting the use of the vehicle lifts will only benefit the property owner of 441 Old Newport, to the detriment of the surrounding home and commercial property owners.
2. We believe the vehicle lifts will not be effectively utilized. It will be easier for employees and patrons of 441 Old Newport to park elsewhere; in an effort to avoid parking their vehicles on the lifts, creating a “parking problem” for the adjacent properties that have abided by the rules set forth by the City of Newport Beach.
3. The square footage of the building is not accurate and therefore the minimum requirement for parking spaces is inaccurate. The City of Newport Beach is only recognizing 11,540 square feet. However, the applicant’s own (updated) website lists the “rentable square footage” at over 14,000 square feet. Please see his attached website information. Using the calculations provide by the property owner, on their website, the minimum parking space requirement should be >70 spaces.

As the owners of the property at 447 Old Newport Boulevard, we continue to be concerned about the repeated attempts by this property owner to circumvent the rules established by the City for medical office space parking. We urge you to reconsider the recommendation in the Staff Report and vote to deny granting this permit.

Very truly yours,

Aidan A. Raney, M.D.

Ann Raney



OCEAN VIEW MEDICAL PLAZA

AVAILABLE FOR LEASE OR LEASE OPTION TO PURCHASE



AVAILABLE
1,000 - 9,402 RSF

LEASE RATE
\$ 2.95 NNN/sq. ft.

LEASE TERM
5 Years Minimum

T.I. ALLOWANCE
\$50/USF

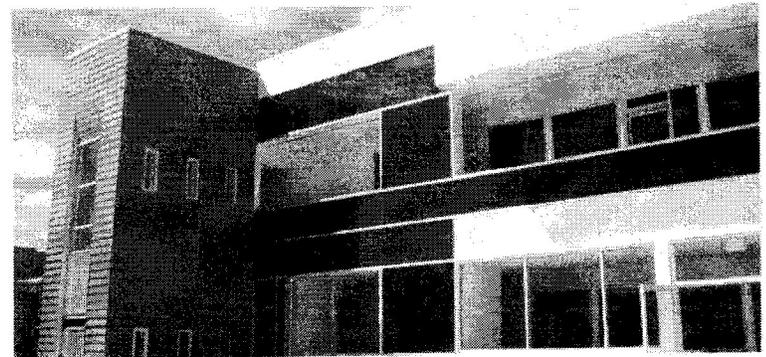
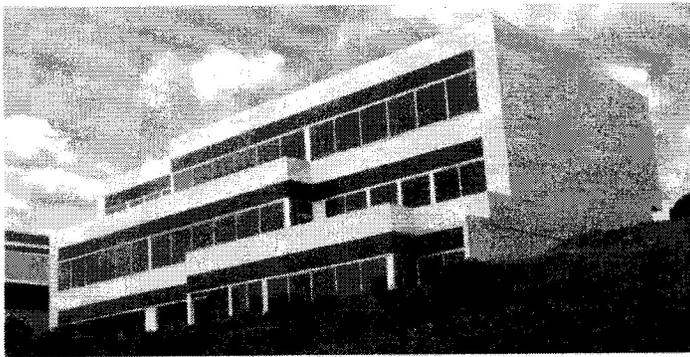
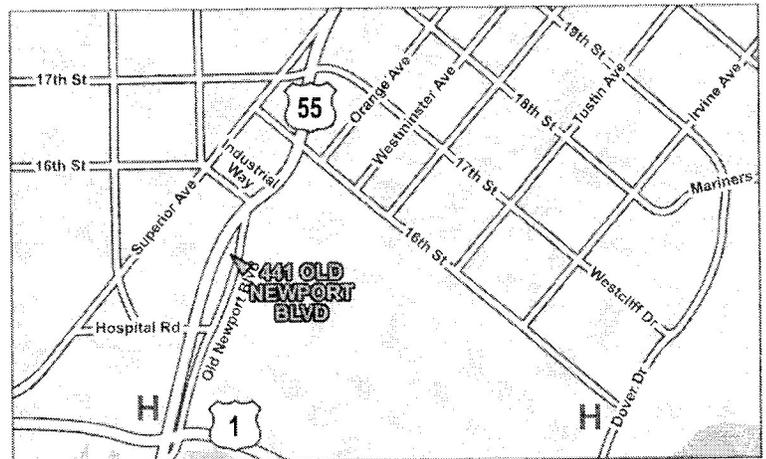
OCCUPANCY
Available Early November

441 OLD NEWPORT BLVD, NEWPORT BEACH, CA 92663

as of 2/10/14

FEATURES

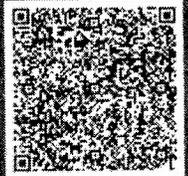
- Directly across from Hoag Hospital
- Brand New, Just Completed Facility
- 55,000 Average Daily Traffic
- Newport Blvd Signage Available
- Beautiful Glass Line with Balconies
- Gurney Size Elevator & Surface Parking
- Lease with Option to Purchase or Lease Only



JOHN BRAL
949.721.8600
jbral@ventureregroup.com
DRE Agent #01035461



MARIKO BEAVER
949.809.0510
mbeaver@ventureregroup.com
DRE Agent #01226745



2601 Main Street, Suite 960, Irvine, CA 92614 www.ventureregroup.com Broker License 01523188

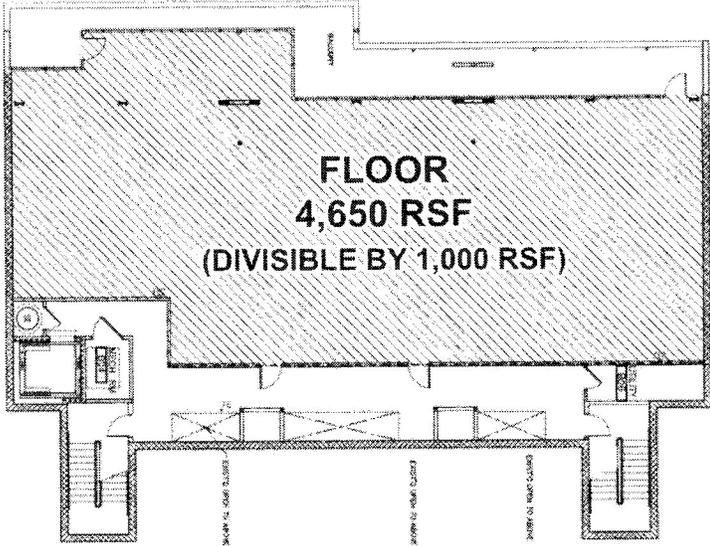
The information above has been obtained from sources believed reliable. However, Venture RE Group has not verified it and makes no guarantees, warranties or representations about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The presentation of this property is submitted subject to errors, omissions, change of price and availability or conditions prior to sale or lease, or withdrawal without notice.



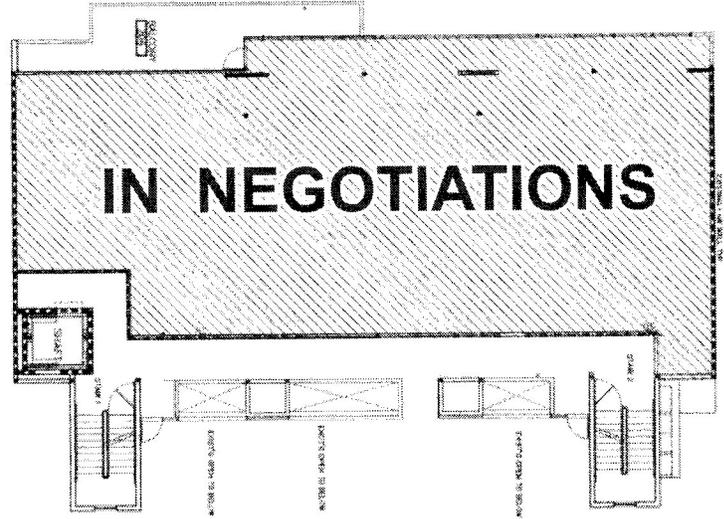
VENTURE
RE GROUP

OCEAN VIEW MEDICAL PLAZA
AVAILABLE FOR LEASE OR LEASE OPTION TO PURCHASE

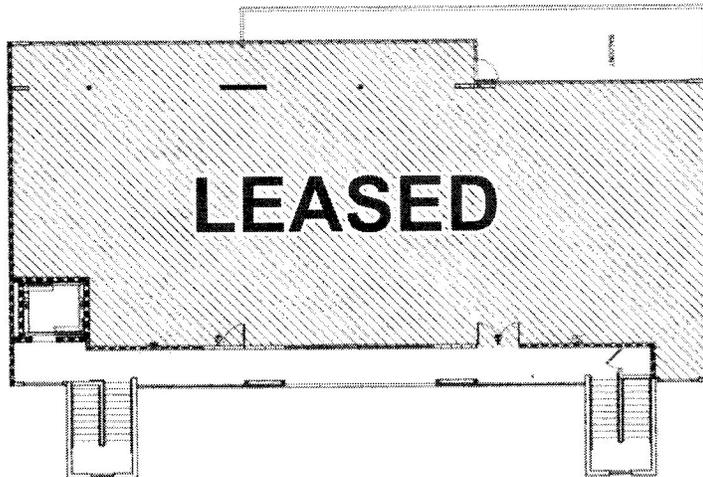
FIRST FLOOR - 4,650 RSF



SECOND FLOOR - 4,752 RSF



THIRD FLOOR - 4,907 RSF



FLOOR PLAN

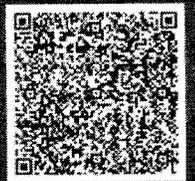
441 OLD NEWPORT BLVD, NEWPORT BEACH, CA 92663



JOHN BRAL
949.721.8600
jbral@ventureregroup.com
DRE Agent #01035461



MARIKO BEAVER
949.809.0510
mbeaver@ventureregroup.com
DRE Agent #01226745



2601 Main Street, Suite 960, Irvine, CA 92614 · www.ventureregroup.com · Broker License 01523188

The information above has been obtained from sources believed reliable. However Venture RE Group has not verified it and makes no guarantees, warranties or representations about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The presentation of this property is submitted subject to errors, omissions, change of price and availability or conditions prior to sale or lease, or withdrawal without notice.