

RESPONSES TO COMMENTS

THE KOLL CENTER RESIDENCES  
ENVIRONMENTAL IMPACT REPORT  
SCH NO. 2017011002

Prepared for

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

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Date

January 2018  
Revised January 2019



COMMENTS RECEIVED AFTER THE PUBLIC  
COMMENT PERIOD FOR THE KOLL CENTER  
RESIDENCES DRAFT EIR





## TABLE OF CONTENTS

**Note: Sections 1-5 were provided under separate cover in January 2018**

<u>Section</u>	<u>Page</u>
<b>1 Introduction .....</b>	<b>Error! Bookmark not defined.1-1</b>
1.1 Introduction.....	<b>Error! Bookmark not defined.1-1</b>
1.2 Format .....	<b>Error! Bookmark not defined.1-1</b>
1.3 CEQA Requirements Regarding Comments and Responses .....	1-2
<b>2 List of Respondents .....</b>	<b>Error! Bookmark not defined.2-1</b>
<b>3 Responses to Environmental Comments.....</b>	<b>3-1</b>
3.1 Topical Responses .....	3-1
3.1.1 Topical Response: Cumulative projects .....	3-1
3.1.2 Topical Response: Alternatives .....	3-5
3.1.3 Topical Response: Airport Noise .....	3-10
3.1.4 Topical Response: Energy Action Plan Consistency .....	3-11
3.1.5 Topical Response: Senate Bill 32.....	3-12
Comment Letters and Responses: Agencies (A) .....	3-15
Comment Letters and Responses: Organizations (B) .....	3-43
Comment Letters and Responses: Individuals and Businesses (C) .....	3-11
<b>4 Native American Tribal Consultation .....</b>	<b>4-1</b>
<b>5 Clarifications and Revisions .....</b>	<b>5-1</b>
<b>6 Letters and Comments Received After the Public Comment Period for the Koll Center Residences Draft EIR.....</b>	<b>6-1</b>
6.1 CEQA Requirements Regarding Comments and Responses .....	6-1

### Appendices

**Note: Appendix A and Appendix B were provided under separate cover in January 2018**

Appendix A	COMAC Comment Letter C-5b Attachments Olen Comment Letter C-7c Attachments
Appendix B	CalEEMod Model Runs



## 6 COMMENTS RECEIVED AFTER THE PUBLIC COMMENT PERIOD FOR THE KOLL CENTER RESIDENCES DRAFT EIR

### 6.1 CEQA Requirements Regarding Comments and Responses

The Draft Environmental Impact Report (EIR) (State Clearinghouse Number 2017011002) for the Koll Center Residences Project was released for public review and comment by the City of Newport Beach on September 13, 2017 for a 45-day review period ending on October 27, 2017. Under the California Environmental Quality Act (CEQA) Guidelines Section 15105, the City was required to provide a 45-day public review period. The City twice extended the public review period, from October 27, 2017 to November 3, 2017 and then to November 13, 2017.

In accordance with CEQA Guidelines Section 15088, the City of Newport Beach, as the lead agency, prepared written responses to environmental issues received during the 62-day public review period. The Responses to Comments were included as an attachment to the staff report to the Planning Commission for the Koll Center Residences Project Study Session on January 18, 2018. The Responses to Comments were posted on the City website on Jan. 9, 2018.

Since the close of the Draft EIR public review period for the Koll Center Residences Project, the City has continued to receive comments on the Draft EIR and on the merits of the Project.

A list of commenters, the date of the correspondence to the City received through January 17, 2019, and a brief summary of issues raised by the commenters are provided on the following table. Correspondence included emails and letters (“comment letters”) from organizations and businesses, individuals, and one City Councilmember. Most of the comment letters addressed the merits of the Project – both in support and in opposition – and made no specific reference to the Dra. EIR or environmental issues. The remaining comment letters identified issues (both environmental and non-environmental) to support their position on the Project.

It is important to note that CEQA does not require the lead agency to respond to late comments, to reopen the comment period, or delay acting on an EIR (Public Resources Code [PRC] §21091(d)(1) and PRC §21092.5(c)). PRC Section 21091(d)(2)(A) notes that the lead agency may respond to comments that are received after the close of the public review period. As a practice, the City of Newport Beach does not prepare written responses to comments received after the close of a review period on an EIR or a Negative Declaration. However, the City recognizes that every comment rendered is a part of the Administrative Record for the Project. As such, this attachment is intended to identify the letters and comments received, and to provide corrections to misstatements and clarifying language as needed and follows this list of commenters.

In summary, the late comments do not raise issues not previously addressed in the EIR, inclusive of the Responses to Comments, that would render the EIR deficient or require recirculation.

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
<b>Agencies</b>		
Newport Beach City Councilman, Scott Peotter (note: Mr. Peotter is no longer on the City Council)	Jan. 17, 2018	Comments made were unrelated to Project or EIR. Noted that dwelling units were approved by voters as a part of the General Plan.
Newport Beach City Councilman, Scott Peotter (note: Mr. Peotter is no longer on the City Council)	Jan. 17, 2018	Requested ProtectNB.org to provide the City with all emails submitted to its website.
<b>Organizations &amp; Businesses</b>		
Environmental Audit, Inc., Debbie Stevens	April 25, 2018	Requested air quality modeling data associated with Responses to Comments.
JM Commercial LLC, Jon Merry	Jan. 12, 2018	Supports Project
Team Color Inc., Andy Wolfe	Jan. 15, 2018	Supports Project
ProtectNB.org	Jan. 15, 2018	Describes ProtectNB website
ProtectNB.org	Jan. 17, 2018	Response to S. Peotter's Jan. 17, 2018 email.
Protect NB.org	May 11, 2018	Opposes Project. Building height, scale; ICDP and General Plan.
Developers Research, Laura Oldham	Jan. 2, 2018	Supports Project
John S. Adams & Associates, Inc., John Adams	Jan. 16, 2018	Opposes Project. Consistency with intent of General Plan; displace surface parking, landscaping, and view corridors between office buildings; impacts on aesthetics; minimum 10-acre requirement for development.
Meyer Properties, James B. Hasty	Jan. 16, 2018	Opposes Project. Shadows on office buildings; impacts to visual character; change of use/ disruption of business environment; air quality; physically divide community; distance to schools; Congestion Management Program criteria
SPON Chatten-Brown & Carstens, LLP, Michelle Black c/o SPON	Jan. 17, 2018	Project inconsistent with General Plan and policies. The commenter provides information in support of their opinion.
SPON Chatten-Brown & Carstens, LLP, Michelle Black c/o SPON	Jan. 18, 2018	EIR is inadequate; not walkable; Development Agreement disclosure
Olen Properties Shute, Mihaly & Weinberger, Julie Ault	Jan. 8, 2018	Project is incompatible with surrounding land uses; inconsistent with the ICDP; EIR should include an ICDP alternative; inadequate in its review of the UCI Long-Range Development Plan and the City's Anomaly and Statistical Area requirements.
Olen Properties Shute, Mihaly & Weinberger, Robert Perlmutter	Jan. 17, 2018	Project is inconsistent with the ICDP; EIR should include an ICDP alternative; revise and recirculate EIR.
SoCal Pilots Association, Joe Finnell	March 5, 2018	Aircraft noise above site; noise on exterior living areas; wait for General Plan update.

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Von Karman Corporate Owners Association, Dana Haynes VKCOA Members: Sonia Summers, Fred Fourcher, Steven Liang, Trustee, Davis Family Trust, Cameron Jackson, Jinyan Lu, Adriana Fourcher, Ahsan Khan	Jan. 16, 2018	Opposes Project. Association maintenance fees; location of parking structure is inconvenient; no parking management plan provided; cost for additional parking spaces; buildings are incompatible and out of scale.
Harvey & Company LLC, David and Pamela Harvey	Jan. 18, 2018	Opposes Project
Orange County Business Council, Byron de Arakal, Lucy Dunn	Jan. 18, 2018	Supports Project
Hines, Ray Lawler	Jan. 18, 2018	Supports Project
UniNational, James M. Otis	April 25, 2017	Supports Project. Note April 25, 2017 letter precedes completion of the Draft EIR.
David Taussig & Associates, David Taussig	March 15, 2017	Supports Project. Note March 15, 2017 letter precedes completion of the Draft EIR.
Building Industry Association, Orange County Chapter Adam Wood/Steven LaMotte	Jan. 18, 2018	Supports Project
Newport Lexus, David Wilson	Jan. 8, 2018	Supports Project
BitCentral, Inc., Fred Fourcher	Feb. 16, 2018	Attached response letter dated Feb. 14, 2018 to City's letter dated November 13, 2017.
Craig Realty Group, Steven Craig	March 30, 2018	Supports Project
<b>Individuals</b>		
John Abraham	Jan. 17, 2018	Supports Project
Elizabeth Adams	Feb. 13, 2018	Opposes Project
John Adams	March 12, 2018	Supports Project
Sondra Addison	Feb. 26, 2018	Opposes Project. Traffic; water use/supply.
Charles Albright	Feb. 5, 2018	Opposes high rises.
Mia Alexis	March 6, 2018	Opposes Project
Dick Allen	March 12, 2018	Supports Project
Nancy Alston	Feb. 5, 2018	Opposes Project. Traffic; neighborhood does not have amenities; too massive.
Patrick Anderson	March 12, 2018	Supports Project
John Alstrom	March 12, 2018	Supports Project
Mr. and Mrs. J.R. Andre	Jan. 17, 2018	Opposes Project
Mr. and Mrs. J.R. Andre	Jan. 18, 2018	Opposes Project
Mr. and Mrs. J.R. Andre	Jan. 19, 2018	Opposes Project
Mary E. Andrews	Feb. 26, 2018	Opposes Project
Jessica Andrusaitis	Jan. 14, 2019	Opposes Project
Gloria Apodaca	Feb. 21, 2018	Opposes Project. Traffic; keep community small.

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
John Arens	Jan. 7, 2018	Supports Project
Michael Arens	Jan. 7, 2018	Supports Project
Michael Arens	Jan. 11, 2018	Supports Project
Robyn Ashton	Jan. 14, 2018	Opposes Project
Chase Ault	Feb. 12, 2018	Opposes Project
Julie Ault	Feb. 26, 2018	Opposes Project
Miranda Ault	Jan. 16, 2018	Traffic
Anonymous	Jan. 17, 2018	Supports Project
Lu Baker	Jan. 13, 2018	Traffic; utilities; air quality; neighborhoods.
Tom Baker	Feb. 19, 2018	Opposes Project
Kelly Bangert	Jan. 16, 2019	Opposes Project. Traffic; airport noise
Bruce Bartram	Feb. 9, 2018	Opposes Project
Allen Basso	Jan. 16, 2018	Opposes Project
Martha Beauchamp	Feb. 22, 2018	Opposes Project
Terry Becker	March 6, 2018	Opposes Project
Allan Beek	Feb. 2, 2018	Opposes Project
Allan Beek	Feb. 9, 2018	Opposes Project
Jean Beek	Jan. 16, 2018	Opposes Project
Michael Begley	March 12, 2018	Supports Project
Karen Behringer	March 7, 2018	Opposes Project
Patti Beletti	March 12, 2018	Supports Project
Marcia Bernhardt	Feb. 16, 2018	Opposes Project. Traffic; overcrowding.
Hyla Berteau	Jan. 14, 2018	Opposes Project. Traffic; water; air quality.
Parissa Blake	Jan. 15, 2018	Opposes Project. Traffic; quality of life; impacts on natural, public, and community resources.
David Blum	Jan. 8, 2018	Supports Project
Belle Borsi	March 12, 2018	Supports Project
Alison Boserup	Feb. 20, 2018	Opposes Project
Andy Bowden	March 12, 2018	Supports Project
Anita Boyd	Jan. 14, 2018	Opposes Project
Kathy Bronstein	Jan. 14, 2018	Opposes Project
Kathy Bronstein	Jan. 2, 2019	Opposes Project. Too big; ugly; congestion.
Mary Ann Bruce	Jan. 13, 2018	Opposes Project
Sophie Bundalo	Jan. 3, 2019	Opposes Project
Mark Byer	Jan. 14, 2019	Opposes Project. Density; traffic; not compatible.
Bridgette Campbell	Jan. 14, 2019	Supports Project. Meets goals of General Plan; part of a broader urban village; neutralize traffic.

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Alan Carmichael	Jan. 18, 2018	Supports Project. Live-work; may reduce traffic.
Lindsey Carr	Feb. 12, 2018	Opposes Project
Arlene Cartozian	Jan. 15, 2018	Opposes Project
Steve Cassel	Jan. 17, 2018	Supports Project
Britt Cecil	Jan. 14, 2018	Opposes Project
Eric Cernich	Jan. 8, 2018	Supports Project. Meets goals of General Plan.
Lynn Cerra	Feb. 28, 2018	Opposes Project
Vincent Cestra	Feb. 19, 2018	Opposes Project
Sandra Chakmak	Feb. 1, 2018	Opposes Project
Ronald Chaisson	Jan. 22, 2018	Supports Project
Mindee Childers	Jan. 16, 2018	Opposes Project
Patricia Chinnici	Feb. 19, 2018	Opposes Project
Patricia Chinnici	March 2, 2018	Opposes Project
Carrie Christy	Jan. 17, 2018	No comments provided on email
Anita Clark	Jan. 16, 2018	Opposes Project
Jeff Clark	Jan. 18, 2018	Supports Project
Loretta Clark	Feb. 8, 2018	Opposes Project
Janet Clarke	Jan. 13, 2018	Opposes Project
John Clement	Jan. 22, 2018	Supports Project
Matthew Clemo	Jan. 17, 2018	Supports Project
Jordan Cobb	Jan. 17, 2018	Supports Project
John Colletti	March 12, 2018	Supports Project
Lindsay Coluccio	Jan. 17, 2018	Supports Project
Nancy Conklin	Feb. 14, 2018	Opposes Project
Nancy Conklin	March 19, 2018	Opposes Project
Jeanne Conwell	Jan. 18, 2018	Opposes Project.
Elisabeth Cook	Feb. 7, 2018	Opposes Project. Traffic and parking.
Bill Cool	Feb. 1, 2018	Opposes Project
Sally Corngold	Jan. 13, 2018	Opposes Project
Mackenzie Courtney	Jan. 17, 2018	Opposes Project. Traffic; location of schools and related uses (e.g., grocery, gas station, shops); never meant to be a residential area
Edward Czisny	March 15, 2018	Opposes Project
Maxine Czisny	Jan. 15, 2019	Opposes Project
Tom Dallape	Jan. 3, 2018	Supports Project
Thomas Damiani	Jan. 2, 2018	Supports Project
Thomas Damiani	Jan. 2, 2018	Supports Project. Attached letter sent to the Daily Pilot in support of Project.

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Marlene Dandler	Feb. 1, 2018	Opposes Project. Traffic; quality of life.
Rollin Daniel	Jan. 4, 2018	Opposes Project. Need for new General Plan.
Linda Davis	Jan. 11, 2018	Traffic; air pollution; over development.
Charles Davison	May 2, 2018	Supports Project. Attached letter sent to the Daily Pilot in support of Project.
Tricia Dambowy	March 12, 2018	Supports Project
Emily Dawidoff	Feb. 14, 2018	Opposes Project
Kirk Dawsom	March 12, 2018	Supports Project
Bill Decker	March 12, 2018	Supports Project
Elizabeth Decker	May 22, 2018	Opposes Project
Trejsi DeGuire	Feb. 22, 2018	Opposes Project
Roxy Deleonardis	Jan. 15, 2018	Opposes Project
Joan Delozier	Jan. 16, 2018	Traffic; water supply.
Joan Delozier	Feb. 13, 2018	Traffic; water supply.
Jeff Dever	May 18, 2018	Opposes Project. Traffic; safety.
Bette Doremus	Jan. 14, 2018	Opposes Project
Paul Doremus	Feb. 12, 2018	Opposes Project
Deborah Dorf	Jan. 16, 2018	Opposes Project
Deborah Dorf	Feb. 2, 2018	Opposes Project
Larry Dorn	Feb. 21, 2018	Opposes Project. Project residents will commute to work outside of Newport Beach; traffic.
Larry Dorn	Feb. 28, 2018	Opposes Project. Project residents will commute to work outside of Newport Beach; traffic.
Lucy Dovey	Jan. 13, 2018	Opposes Project
Devin Doyle	Jan. 2, 2018	Supports Project. Need for housing; adequate infrastructure.
Mark Doyle	March 12, 2018	Supports Project
Gary Dreyfus	Feb. 13, 2018	Opposes Project. Traffic.
Anne Drobka	Jan. 17, 2018	Opposes Project. No shopping or neighborhood amenities; traffic; too many high-rises on Jamboree Rd.; visual blight.
Kara Duffy	March 12, 2018	Supports Project
Kenneth Dufour	Dec. 29, 2017	Supports Project. Need for housing; adequate infrastructure.
Kenneth Dufour	Jan. 10, 2018	Supports Project; consistent with the General Plan.
Kenneth Dufour	May 17, 2018	Supports Project. Consistent with/upholds vision of General Plan; neutralizes issues like traffic.
Susan Dvorak	Feb. 1, 2018	Opposes Project



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<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Mary Pat Earl	Jan. 14, 2019	Supports Project. Upholds City's General Plan and will help community prosper; part of bigger urban village; neutralize traffic.
Jade Earlaugh	March 12, 2018	Supports Project
Timothy Eaton	Dec. 31, 2018	Opposes Project. Traffic, blocks views; need more parks.
Marilyn Elmer	May 16, 2018	Opposes Project. Traffic; use of scarce resources; change in character.
Richard Eimers	Jan. 16, 2018	Opposes Project. High density.
Iman Eletreby	May 14, 2018	Opposes Project
Hirad Emadi	Jan. 17, 2018	Supports Project
Gareth Estwick	Jan. 18, 2018	Supports Project
Gareth Estwick	May 2, 2018	Supports Project
Jodi Estwick	Jan. 17, 2018	Supports Project
Jodi Estwick	May 2, 2018	Supports Project
Mark Eubanks	May 15, 2018	Opposes Project. Density; traffic.
Mark Eubanks	Jan. 15, 2019	Opposes Project. Density; traffic.
Duff Evans	Jan. 11, 2018	Supports Projects
Paul Evans	Jan. 5, 2018	Supports Project. Provides needed housing.
Aric Evatt	Jan. 10, 2018	Supports Project
Nazila Farhang	Feb. 22, 2018	Opposes Project
Grace Ferrell	March 12, 2018	Supports Project
Marsha Ferrall	Jan. 31, 2018	Infrastructure; water shortage.
Robert Ferrante	Jan. 17, 2018	Supports Project
Esther Fine	Jan. 14, 2018	Opposes Project. Traffic.
Cheryl Fischer	Jan. 13, 2018	Opposes Project. Traffic.
Stuart Flamm	Jan. 2, 2019	Opposes Project. Ugly; too dense.
Lisa Fogarty	Jan. 10, 2018	Supports Project
Taylor Fogarty	Jan. 15, 2018	Supports Project
Adriana Fourcher	Jan. 31, 2018	Opposes Project
Mary Foster	Feb. 7, 2018	Water supply
Glenn Fowler	Feb. 21, 2018	Opposes Project
Chris Fox	Jan. 17, 2018	Supports Project
Marci Franklin	Feb. 27, 2018	Opposes Project
Jennifer Frazier	March 12, 2018	Supports Project
Thomas Fredericks and Linda Stadler	Feb. 21, 2018	Opposes Project
Gale Friedman	Jan. 14, 2018	Opposes Project
Walter Friedman	Feb. 8, 2018	Opposes Project

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Julie Fujita	Feb. 5, 2018	Opposes Project
Mark Fujita	Feb. 20, 2018	Opposes Project
Erich Funke	Jan. 10, 2019	Opposes Project. Excessive human congestion; negative effects on traffic, parks, etc. Buildings are ugly and high.
Nancy Gadol	March 7, 2018	Opposes Project
Mark Gaughan	March 12, 2018	Supports Project
Nancy Geerlings	Feb. 2, 2018	Opposes Project
Michael Genovese	Jan. 17, 2019	Opposes Project
Edward Geraghty	May 18, 2018	Opposes Project. Scale and height inconsistent with Plan.
Richard Gerber	March 12, 2018	Supports Project
Natalie Giannulli	Jan. 10, 2019	Opposes Project. Traffic; ruin skyline.
Dani Gold	May 15, 2018	Opposes Project. Traffic, density.
Kim Gordon	Feb. 1, 2018	Opposes Project
Craig Gordon	Feb. 8, 2018	Limit high density in Newport Beach; traffic.
Trang Gordon	Feb. 27, 2018	Opposes Project
Decourcy Graham	March 2, 2018	Opposes Project
Tyler Greenberg	Jan. 7, 2019	Opposes Project
Bob Griffith	Feb. 22, 2018	Opposes Project
Kristen Griffith	Feb. 23, 2018	Opposes Project
Sally Griffith	May 23, 2018	Opposes Project. Traffic on Jamboree Road.
Sarah Griffith	Jan. 15, 2018	Opposes Project
Whitney Griffith	Feb. 21, 2018	Opposes Project
Paul Grover, IV	Jan. 11, 2018	Supports Project
Paul Grover	Jan. 17, 2018	Supports Project
Tony Guan	March 12, 2018	Supports Project
Deborah Gubernick	Jan. 16, 2018	Opposes Project. Traffic
Amy Haggard	Feb. 19, 2018	Opposes Project
Jason Hackney	May 18, 2018	Opposes Project.
Tami Hanna	May 16, 2018	Opposes Project. Traffic and mass construction.
Scott Harada	Jan. 16, 2018	Opposes Project. Traffic
Bijan Hagh	Feb. 26, 2018	Opposes Project
Parissa Hagh	Jan. 16, 2018	Opposes Project
Richard Hamm	Jan. 17, 2018	Supports Project
Kathy Harbour	May 21, 2018	Opposes Project. Unattractive aesthetics; increased population and traffic; Newport is over built.
Richard Harrington	Jan. 14, 2019	Supports Project. Upholds City's General Plan and will help community prosper; part of bigger urban village.

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Carol Hartman	Jan. 4, 2019	Opposes Project. Project does not conform to the Newport Beach Land Use Agreement; traffic.
Don and Patty Harvey	Jan. 18, 2018	Opposes Project. Wait until General Plan is updated
Jerry Harvey	March 12, 2018	Supports Project
Jim Hasty	March 13, 2018	Opposes Project; no nearby schools, parks, groceries; traffic.
Carol Heller	Jan. 14, 2019	Opposes Project. Traffic.
Maria Heropoulous	March 12, 2018	Supports Project
Frank Hickey II	Feb. 1, 2018	Opposes Project. Traffic.
Justin Hill	Jan. 17, 2018	Supports Project
Hedy Hirsch	May 21, 2018	Opposes Project. Skyscrapers and massive condominiums.
Bob Hogue	Jan. 15, 2018	Opposes Project
Elaine Hogue	Jan. 15, 2018	Opposes Project
Brendan Horgan	Feb. 26, 2018	Opposes Project
Griffin Hornby	Jan. 2, 2019	Opposes Project. Too large.
Jay Houlihan	Feb. 1, 2018	Opposes Project. Traffic, parking.
Candi Hubert	Jan. 15, 2018	Opposes Project
Drew Huffman	Jan. 22, 2018	Supports Project
Elizabeth Hufker	Feb. 1, 2018	Opposes Project
Jo Carol Hunter	Jan. 15, 2018	Too dense and tall; too many units; traffic; not affordable to airport and clerical workers.
Jo Carol Hunter	Jan. 17, 2018	Opposes Project. Size/massing; traffic; incompatible.
Jo Carol Hunter	Jan. 18, 2018	Opposes Project. Too dense/massive/imposing on surrounding uses; traffic. Update the General Plan.
Jo Carol Hunter	Jan. 17, 2019	Opposes Project. Inconsistent with General Plan; traffic; too tall/massive/imposing on surrounding uses.
Jennifer Irani	May 17, 2018	Opposes Project. Not safe for high density; no provisions for park or outdoor areas; not integrated into community; traffic; no improvements provided to other residents.
Benjamin and Lisa Jack	Jan. 2, 2018	Supports Project
Cameron Jackson	Jan. 16, 2018	Traffic
Michael Jarvis	Jan. 4, 2019	Opposes Project
Sydney Johnson	May 23, 2018	No more density in the area.
Jennifer Jones	Feb. 9, 2018	Opposes Project. Traffic, water supply; public utilities. Need more parks and open spaces.
Jim Jorgensen	March 12, 2018	Supports Project
Kathleen Kayl	Feb. 23, 2018	Opposes Project

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Kathleen Kayl	May 15, 2018	Opposes Project. Traffic; crowds.
Richard Kanzler	Jan. 13, 2018	Supports Project
Herbert W. Karg	Jan. 17, 2018	Opposes Project
Dan Kassel	Jan. 17, 2018	Supports Project
Signe Keller	Jan. 13, 2018	Opposes Project. Quality of life.
Kathryn Kendall	Jan. 15, 2018	Opposes Project. Impacts on infrastructure.
Kathryn Kendall	May 15, 2018	Opposes Project. Density.
Marsha Kendall	May 11, 2018	Opposes Project. Traffic.
Marsha Kendall	Jan. 16, 2018	Opposes Project. Traffic.
George and Judy Kent	Jan. 17, 2018	Opposes Project. Traffic.
Colleen Kerrigan	Feb. 9, 2018	Too much development.
Mary Ann King	Jan. 3, 2018	Supports Project. Provides needed housing.
Stacey Kissam	Jan. 31, 2018	Opposes Project
Jeffrey Klein	Jan. 17, 2018	Supports Project
Mark Knaeps	Jan. 17, 2019	Opposes Project. Density will create bottlenecks.
Marji Knitter	March 12, 2018	Supports Project
Lynne Koffler	Jan. 15, 2018	Opposes Project. Traffic.
Kimberly Kolstad	Jan. 15, 2018	Opposes Project
Sheila Koff	Feb. 6, 2018	Opposes Project. Incompatible; traffic; safety.
Marie Kontos	Jan. 14, 2018	Opposes Project
Marilyn Krahe	Jan. 16, 2018	Opposes Project
Donald Krotee	Jan. 16, 2018	Opposes Project. Traffic; traffic methodology ("shoulder season")
Ralph Kuhen	July 25, 2018	Opposes Project. Unneeded development; eliminating trees, grass, parking; opposes parking structures.
Ralph Kuhen	July 26, 2018	Opposes Project. Unneeded development; eliminating trees, grass, parking; opposes parking structures.
Melissa Kurtzman	March 12, 2018	Supports Project
Caren Laing	Jan. 13, 2018	Opposes Project
Dale Landon	Jan. 10, 2019	Opposes Project. Building height and density are too high.
Linda Langley	Jan. 13, 2018	Opposes Project
Linda Langley	Jan. 17, 2018	Opposes Project
Scott Lanni	Jan. 17, 2018	Supports Project
Mike Larkin	Feb. 27, 2018	Opposes Project. Preserve neighborhoods in and around Newport Beach.
Raymond Lawler	Jan. 18, 2018	Supports Project
Christy Lea	Jan. 16, 2018	Opposes Project
Christy Lea	Feb. 13, 2018	Opposes Project

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Michele Leal	May 15, 2018	Opposes Project. Density.
Susan Leal	Jan. 13, 2018	Opposes Project. Traffic.
Emery Ledger	Jan. 5, 2018	Opposes Project
Emery Ledger	Feb. 1, 2018	Opposes Project
Emery Ledger	Feb. 9, 2018	Opposes Project
John Leehey	Jan. 17, 2018	Supports Project
Andrew Leguay	Jan. 13, 2018	Opposes Project
Joe Leon	Jan. 5, 2018	Supports Project. Consistent with General Plan.
Leonid Lerner	Jan. 2, 2019	Opposes Project. Traffic; parking.
Shirin Levi	Feb. 5, 2018	Opposes Project
Ron Lewis	Jan. 22, 2018	Supports Project
Leslie Light	Jan. 18, 2018	Supports Project
Robert Lindsey	March 12, 2018	Supports Project
Anne Lindt	Jan. 14, 2018	Opposes Project. Traffic; water supply; noise; pollution; overcrowding.
Anne Lindt	Feb. 6, 2018	Opposes Project. Traffic; water supply; noise; pollution; overcrowding.
Elaine Linhoff	Jan. 17, 2018	Opposes Project. "Out of proportion" with surrounding area; deficiency of affordable housing; traffic.
Elaine Linhoff	Feb. 22, 2018	Opposes Project
Martin & Mildred Litke	Feb. 23, 2018	Opposes Project
Greg Little	March 8, 2018	Opposes Project
Cheryl Livingston	Jan. 17, 2018	Opposes Project. Traffic.
Phoebe Loos	Jan. 14, 2018	Opposes Project
Leslie Long	Feb. 5, 2018	Opposes Project
Ryan Long	March 15, 2018	Opposes Project
Lynn Lorenz	Jan. 13, 2018	Opposes Project
Rodger & Julie Lowery	Jan. 18, 2018	Opposes Project. Traffic.
Mary Pat Lucas	May 17, 2018	Opposes Project. No high density or high rises in City.
Kristen Lucescu	Jan. 31, 2018	Opposes Project. Traffic; crime; smog; people; congestion.
Dale Lyon	Feb. 21, 2018	Opposes Project
Mac Mace	Feb. 14, 2018	Opposes Project
Carolyn Macbeth	Jan. 16, 2018	Opposes Project
Carolina Maldonado	Jan. 15, 2018	Opposes Project
Larry Mandell	Jan. 5, 2018	Supports Project
Trudie Mann	Jan. 15, 2018	Opposes Project. Traffic; plenty of existing housing.
Trudie Mann	Feb. 8, 2018	Opposes Project. Traffic.
Jennifer Mannon	Jan. 14, 2018	Opposes Project

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Jeremy Mape	Jan. 17, 2018	Supports Project
Colleen Masterson	Jan. 17, 2018	Supports Project
Sean Masterson	Jan. 17, 2018	Supports Project
Bob Mauer	March 12, 2018	Supports Project
Joan McCauley	Jan. 16, 2018	Opposes Project. Traffic.
Michele Baron McCormack	Jan. 1, 2018	Supports Project
Daniel McDonough	Jan. 3, 2018	Supports Project
Bob McFarland	Jan. 4, 2018	Supports Project
Jana Mcgrath	Jan. 15, 2018	Opposes Project
Patrick Mckeown	Feb. 23, 2018	Opposes Project
Alissa Mclarand	March 12, 2018	Supports Project
Eddie Mehrfar	Feb. 2, 2018	Keep pollution out of Newport.
Katherine Meleski	Feb. 7, 2018	Opposes Project. Traffic; noise; pollution.
Jess Mendoza	March 12, 2018	Supports Project
Barbara Meserve	Jan. 18, 2018	Supports Project
Ed Meserve	Jan. 17, 2018	Supports Project
John Meserve	Jan. 18, 2018	Supports Project
Leslie Meserve	Jan. 22, 2018	Supports Project
Scott Meserve	Jan. 17, 2018	Supports Project
Robert Meyer	Jan. 18, 2018	Opposes Project. Does not comply with the Master Plan.
Gordon Michie	Jan. 31, 2018	Opposes Project. Inconsistent with character of business district and low-rise development; traffic, density.
Jennifer Middlemas	Feb. 14, 2018	Opposes Project
Keri Miller	Jan. 16, 2018	Opposes Project
Phil Milner	Feb. 2, 2018	Traffic
Kirsten Minasian	Feb. 13, 2018	Opposes Project
Jasmine Moini	Jan. 4, 2018	Opposes Project
Jasmine Moini	Jan. 14, 2019	Opposes Project
Robert Montgomery	Jan 15, 2019	Opposes Project
Patricia R. Moore	March 12, 2018	Supports Project
Stephanie Moore	Feb. 2, 2018	Opposes Project. Water; traffic.
Terry Moore	Jan. 15, 2019	Opposes Project. Provide low to moderate income housing.
Beverly Moosmann	Jan. 16, 2018	Opposes Project
Bob Moosmann	Feb. 5, 2018	Opposes Project
Lisa Morsey	Jan. 17, 2018	Opposes Project. Too many units.
Robert Mortensen	Feb. 2, 2018	Opposes Project
Robert Morton	March 12, 2018	Supports Project

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Jim Mosher	Jan. 18, 2018	Relationship of Project to Regional Housing Needs Assessment (RHNA); updates to the Anomaly tables; need for visual simulations; minimum acreage requirements; building elevations.
Olivia Motschenbacher	Jan. 8, 2019	Opposes Project. Overcrowding in Fashion Island.; traffic in City; density.
Tom Moulson	Jan. 22, 2018	Opposes Project
Cory Muehlhauser	Feb. 12, 2018	Traffic
Tina Mulligan	Jan. 16, 2018	Opposes Project
Steven Murow	Jan. 4, 2018	Supports Project
Charlene Murphy	Jan. 4, 2018	Opposes Project. Traffic; density; aesthetics.
Patricia Naruse	Feb. 19, 2018	Opposes Project
Patricia Naruse	Feb. 20, 2018	Opposes Project
Terri Neuman	May 14, 2018	Opposes Project. Aesthetics; traffic; size; compatibility.
Carl Neuss	Jan. 17, 2018	Supports Project
Patricia Nichols	Jan. 31, 2018	Opposes Project. Quality of life.
Karen Odell	Jan. 16, 2018	Opposes Project. Traffic.
Karen Odell	Feb. 9, 2018	Opposes Project. Traffic.
Laura Oldham	Jan. 17, 2018	Supports Project
Mackey O'Donnell	Jan. 7, 2018	Supports Project
Ryan Ogulnick	Jan. 17, 2018	Supports Project
Kay Olsen	March 12, 2018	Opposes Project
Bonnie O'Neil	Jan. 15, 2018	Opposes Project
Sherry O'Neil	Feb. 7, 2018	Opposes Project
Lori Openshaw	Jan. 15, 2018	Opposes Project. Overgrowth; traffic.
Holly Ostrout	Jan. 14, 2019	Opposes Project. Traffic; make City more walkable; reduce height; more retail; more greenspace.
Debbi Pack	Dec. 29, 2017	Supports Project
Debbi Pack	Jan. 17, 2018	Supports Project
Anika Padlar	March 12, 2018	Supports Project
Debbie Painter	Jan. 9, 2018	Supports Project. Provides needed housing.
David Palmer	Jan. 16, 2019	Opposes Project
Carol Pangburn	Feb. 13, 2018	Opposes Project
Cheryl Paulette	March 5, 2018	Opposes Project
Patricia Peard	Jan. 14, 2018	Opposes Project
Patricia Peard	Feb. 16, 2018	Opposes Project

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Mary Peikert	Jan. 13, 2018	Opposes Project
Mary Peikert	March 13, 2018	Opposes Project
Charlette Peterson	Jan. 18, 2018	Scale of Project
Martha Peyton	Jan. 13, 2018	Opposes Project
Phyllis Piccolo	March 12, 2018	Supports Project
Gwen Piwnica	May 23, 2018	Opposes Project
James Place	Feb. 8, 2018	Opposes Project
James Place	May 25, 2018	Opposes Project. Generates 1,000 trips per day; traffic impacts to MacArthur Blvd. and Pacific Coast Highway; General Plan calls for slow growth.
Lauren Pomeroy	Jan. 16, 2018	Opposes Project
Scott Porterfield	Jan. 17, 2018	Supports Project
Colleen Premer	Jan. 14, 2018	Opposes Project
Michael Price	Jan. 16, 2018	Opposes Project
Michael Price	Feb. 5, 2018	Opposes Project
Anna Rager	Feb. 21, 2018	Opposes high density projects; traffic; pollution; City on an earthquake fault; in the flight path of John Wayne Airport.
Joan Ramstedt	Jan. 4, 2018	Opposes Project
Frank Randall	March 12, 2018	Supports Project
Debbie Reay	Jan. 16, 2018	Opposes Project
Wayne Redfearn	Jan. 16, 2018	Opposes Project. Traffic.
Nicole Reynolds	Jan. 15, 2018	Opposes Project. "Spread housing out".
Patricia Reilly	Feb. 6, 2018	Opposes Project
Hailey Rheinschild	Jan. 17, 2018	Supports Project
Courtney Richards	Jan. 16, 2018	Opposes Project
Kathleen Risser	Jan. 15, 2018	Opposes Project
Allison Robbins	March 5, 2018	Opposes Project
Lynda Robison	Jan. 15, 2018	Opposes Project
Raquel Robles	Feb. 8, 2018	Opposes Project
Patricia Rodewald	Jan. 14, 2018	Opposes Project
Patricia Rodewald	Feb. 2, 2018	Opposes Project
Pat Rolfes	Feb. 6, 2018	Questions the need for more housing.
Maureen Rolles	Feb. 16, 2018	Opposes Project
Don Ronaldson	Jan. 14, 2018	Opposes Project
Lukas Ronaldson	Feb. 5, 2018	Opposes Project
Vicki Ronaldson	Jan. 14, 2018	Opposes Project
Peggy Rose	Feb. 19, 2018	Opposes Project. Traffic.
Carie Ross	Feb. 28, 2018	Opposes Project



<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Steven Ross	Jan. 3, 2019	Opposes Project
Jeff Rowerdink	Jan. 5, 2018	Supports Project
Jeff Rowerdink	Jan. 17, 2018	Supports Project
Mary Ruck	Feb. 6, 2018	Opposes Project
Dwight Ryan	Jan. 16, 2018	Opposes Project
Julian B.R.	Jan. 15, 2019	Opposes Project. Traffic.
Dianna Sahhar	Feb. 6, 2018	Opposes Project
Dianna Sahhar	Feb. 12, 2018	Opposes Project
Joy Sanders	Feb. 6, 2018	Opposes Project
John Santry	Dec. 27, 2017	Supports Project. Provides needed housing.
Louis Sarandon	March 12, 2018	Supports Project
David Schniepp	Jan. 14, 2019	Supports Project. Upholds City's General Plan and will help community prosper; part of bigger urban village; neutralize traffic.
Verda Schroeder	Feb. 28, 2018	Opposes Project
Missy Ann Schweiger	Feb. 23, 2018	Opposes Project
Melinda Seely	Feb. 7, 2018	Opposes Project
Susan Seger	Feb. 8, 2018	Need another high school before more high rises; Project needs support services (e.g., grocery, dry cleaners, restaurants); water and sewage services; need more traffic lanes on Jamboree Road.
Eileen Serra	Jan. 17, 2018	Opposes Project
Eileen Serra	Feb. 12, 2018	Opposes Project
Myriam Shapiro	Feb. 13, 2018	Opposes Project
Steve Shapiro	Feb. 9, 2018	Opposes Project. No need for more housing in City.
Steve Shapiro	Feb. 13, 2018	Opposes Project. No need for more housing in City.
Steve Shapiro	Jan. 11, 2019	Opposes Project
Don Sheetz	March 12, 2018	Supports Project
Chris Shiota	Jan. 2, 2018	Supports Project
Chris Shiota	Jan. 22, 2018	Supports Project. Upholds City's General Plan and will help community prosper.
Michelle Sholkoff	Feb. 12, 2018	Opposes Project
Stephen Sholkoff	Feb. 20, 2018	Opposes Project
Bridget Skinner	Feb. 8, 2018	Opposes Project
Nancy Skinner	Feb. 5, 2018	Opposes Project
Susan Skinner	Jan. 17, 2018	Opposes Project. 260 units were "temporarily assigned" to Koll; no amenities.
Susan Skinner	Jan. 31, 2018	Opposes Project
Jalee Simaan	Feb. 16, 2018	Opposes Project

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Todd Sincock	Jan. 16, 2018	Opposes Project
Carrie Slayback	Feb. 6, 2018	Opposes Project. High-rises.
Catherine Sloan	Jan. 14, 2018	Opposes Project. Traffic.
Catherine Sloan	Feb. 9, 2018	Opposes Project. Traffic and congestion.
Carol Smith	Jan. 31, 2018 6	Opposes Project. Traffic.
Michael Smith	Jan. 13, 2018	Opposes Project
Michael Smith	May 14, 2018	Opposes Project
Pauline L. Smith	Jan. 13, 2018	Traffic
Ralph Smith	Jan. 16, 2019	Opposes Project. Traffic.
Sunny Smith	Jan. 17, 2018	Opposes Project. Adhere to Master Plan.
Amber Snider	March 1, 2018	Opposes Project
Diana Snider	Feb. 1, 2018	Opposes Project
David Snyder	Jan. 16, 2018	Opposes Project. Traffic; pollution.
Ellen Solaas	Jan. 16, 2018	Opposes Project
Tracy Specter	Feb. 9, 2018	Opposes Project
Debbie Speier	March 12, 2018	Supports Project
Steve Speier	March 12, 2018	Supports Project
John Spiezia	Feb. 9, 2018	Opposes Project
Dianne Stegmann	Jan. 13, 2018	Traffic; insufficient roadway infrastructure.
Dianne Stegmann	Feb. 8, 2018	Traffic; insufficient roadway infrastructure.
Dianne Stegmann	Feb. 14, 2018	Traffic; insufficient roadway infrastructure.
Jacqui Stephen	Feb. 20, 2018	Opposes Project
Danah Stimpson	March 8, 2018	Opposes Project
Danah Stimpson	May 21, 2018	Opposes Project; traffic; noise; pollution. City needs civic projects.
Timothy Stoaks	Jan. 31, 2018	Opposes Project. Impacts to adjacent neighborhood.
Donald and Doris Stoughton	Jan. 18, 2018	Opposes Project. Overgrowth in community; traffic.
Donald and Doris Stoughton	Jan. 18, 2018	Opposes Project. Housing not needed; traffic.
Lynn Stranberg	Feb. 12, 2018	Opposes Project
Lynn Stranberg	May 21, 2018	Opposes Project. Too big; traffic.
Joe Stuart	Jan. 18, 2018	Opposes Project. Buildings are inappropriate in this location.
Corinne Sudbeck	March 12, 2018	Supports Project
Norman J. Suker, P.E., T.E.	Jan. 18, 2018	Deny or delay until General Plan is updated.
Norman J. Suker, P.E., T.E.	Jan. 18, 2018	Opposes Project. Deny or delay until General Plan is updated.
Greg Sullivan	Dec. 30, 2017	Supports Project
Greg Sullivan	Jan. 18, 2018	Supports Project
Lynn Swain	Feb. 2, 2018	Opposes Project

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Luann Syler	March 2, 2018	Opposes Project
Mark Tabbert	Jan. 13, 2018	Opposes Project. Build in Irvine.
Sue Pharris Tallman	Jan. 11, 2018	Supports Project
Finley Taylor	March 12, 2018	Supports Project
Nita Tewari	Jan. 15, 2018	Traffic
Michael Thagard	Jan. 5, 2018	Supports Project
Mary JoLane Thomas	Feb. 8, 2018	Opposes Project. Traffic.
Roger Thomas	Feb. 20, 2018	Opposes Project
Diana Thompson	Jan. 14, 2018	Opposes Project
Mauren Tobin	March 12, 2018	Supports Project
Craig Tobin	March 12, 2018	Supports Project
Dominic Tucci	March 12, 2018	Supports Project
James Turco	Jan. 2, 2018	Supports Project
Margaret Cheng Turco	Jan. 2, 2018	Supports Project
Eila Ulyett	Jan. 16, 2018	Opposes Project
Ana Vargas	Feb. 8, 2018	Opposes Project. Traffic.
Amber Vasquez	March 12, 2018	Supports Project
Polly Verfaillie	Feb. 1, 2018	Opposes Project
Lucia Vincent	Feb. 7, 2018	Opposes Project. Traffic.
Mia Vloet	Jan. 16, 2018	Opposes Project
Judy Wagner	Feb. 19, 2018	Opposes Project
Ed Wallace	March 12, 2018	Supports Project
Bob Walters	March 12, 2018	Supports Project
Scott Watson	Jan. 22, 2018	Supports Project
Jean Watt	Feb. 27, 2018	Opposes Project
Jean Watt	May 24, 2018	Requests 12 minutes for SPON to speak at the Study Session.
Tim Weaver	Feb. 1, 2018	Opposes Project
Marci Weinberg	Feb. 5, 2018	Opposes Project. Too dense, traffic.
William Weinberg	Feb. 14, 2018	Opposes Project. Traffic.
Marcel Weise	March 12, 2018	Supports Project
Portia Weiss	Jan. 13, 2018	Opposes Project. Traffic, environmental pollution, view obstruction.
Sally and Terry Welsh	Jan. 16, 2018	Opposes Project
Patty White	March 19, 2018	Opposes Project

<b>Late Comments: Comments Received After the Close of the Public Review Period</b>		
<b>Commenter</b>	<b>Date of Correspondence</b>	<b>Issues Raised</b>
Robert Wiegand	Jan. 17, 2018	Comments unrelated to Project or EIR.
Bill Williams	March 12, 2018	Supports Project
Byron Williams	March 12, 2018	Supports Project
Corynne Winters	Feb. 7, 2018	Opposes Project
Sheri Worth	May 21, 2018	Opposes Project. Traffic; too many high rises.
Sandra Wright	May 22, 2018	Opposes Project. Size and density inconsistent with style and character of area.
Karen Zilberstein	Feb. 12, 2018	Opposes Project
Robyn Zieper	Jan. 16, 2018	Opposes Project. Traffic
Jay Zubrin	May 22, 2018	Opposes Project. Negative effects of an urban community.

Several comment letters stated a need to recirculate the Draft EIR to provide more information, most specifically related to the relationship of the Airport Business Area Integrated Conceptual Development Plan (ICDP).

CEQA Guidelines Section 15088.5 addresses recirculation of EIRs prior to certification. The section reads as follows:

A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

“Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR” (CEQA Guidelines §15088.5(b)). The CEQA Guidelines do not require a lead agency to recirculate an EIR simply because, for example, new mitigation is provided, additional alternatives to a project are suggested, or proposed improvements to the project are developed in response to comments submitted on the EIR.

The final determination of whether recirculation might be warranted under these standards will ultimately be made by the City of Newport Beach decision-makers. However, City staff has reviewed the comments on the Draft EIR and the response to those comments, and to the additional comments provided after the close of the public review period and have not identified any significant new information in those comments or responses that would necessitate recirculation under the standards set forth in CEQA Guidelines Section 15088.5.

With respect to comments regarding the relationship between the Airport Business Area ICDP and the Proposed Project, the following is provided as background on the Airport Business Area ICDP. As addressed in the Draft EIR and the Responses to Comments, the City of Newport Beach General Plan 2006 Update includes General Plan Land Use policies which promote the introduction of residential and mixed-use development within the Airport Area of the City of Newport Beach. As a prerequisite to the consideration of these land uses in the Airport Area, General Plan Land Use Policy LU 6.15.11 requires the preparation of a Conceptual Development Plan. The Airport Business Area ICDP was approved by the City Council in 2010 for the Conexant site (under construction as Uptown Newport) and the Koll Company site (the Koll Center Residences site). As previously addressed by the City, the ICDP is not a regulatory document. Each property owner is responsible to independently prepare and submit to the City, a proposed Regulatory Plan for their property. The Regulatory Plans, along with any required environmental clearance documents, are the subject of a public review process as established by the City and the basis for action by the City Council.

The Airport Business Area ICDP identifies that the Regulatory Plans will, in substantial compliance with the Integrated Conceptual Development Plan, describe more fully the proposed design of buildings, parking, streets, pedestrian and bicycle ways, parks and open spaces, and how infrastructure, including parking, required to support the proposed development will be provided. The Regulatory Plans should include sufficient detail for the City to determine that the design of infrastructure connecting the two properties is coordinated. They will also include provisions to ensure compatibility with office, industrial and other non-residential uses. The Regulatory Plans are to be in substantial compliance with the ICDP, particularly in terms of the number and density of residential units; the general location and configuration of residential development; the total amount and general location of open space; the general location of parking facilities; and the network of streets and pedestrian ways. Substantial deviations, or additions to the number of residential units, would require an amendment to the Airport Business Area ICDP.

With respect to required Regulatory Plans, the project site is zoned “Koll Center Newport Planned Community (PC-15 Koll Center)” and zoning regulations are provided in the Koll Center Planned Community Development Standards (PC Text) adopted by Ordinance No. 1449 and subsequently amended several times. The EIR identifies and evaluates the amendment to PC-15 Koll Center to include provisions allowing for residential development consistent with the General Plan and the Airport Business

Area ICDP. The proposed changes to PC-15 Koll Center include a Mixed-Use Residential Overlay and Public Park Overlay.

The City determined that implementation of the Proposed Project would require the following discretionary actions by the City of Newport Beach:

- Certification of The Koll Center Residences Final EIR
- Planned Community Development Standards Text Amendment: An amendment to the Koll Center Newport Planned Community Development Plan (PC-15 Koll Center) to allow for residential mixed uses in Professional and Business Offices Site B.
- Development Agreement: A development agreement between the Applicant and the City describing development rights and public benefits for the residential development pursuant to Newport Municipal Code Section 15.45.020.A.2.a (development of 50 or more residential units).
- Traffic Phasing Ordinance Study: A traffic study pursuant to Municipal Code Chapter 15.40 (Traffic Phasing Ordinance).
- Site Development Review: Site development must be in accordance with applicable Planned Community, as amended, and Municipal Code development standards and regulations pursuant to Newport Beach Municipal Code Section 20.52.80 (Site Development Reviews).
- Tentative Tract Map: For condominium purposes including five numbered lots for development and seven lettered lots for the public park, parking, and private streets (see Figure 3-20, *Tentative Tract Map*).
- Tentative Parcel Map: For finance and conveyance purposes.
- Transfer of Development Rights: Transfer of 3,019 sf of unbuilt office/retail from PC-15 Koll Center Office Site A (Anomaly Location 1) to Office Site B (Anomaly Location 2) of Koll Center Newport.

As addressed in the Draft EIR, the Airport Business Area ICDP notes that the following principles were established for the Koll Property to meet the intent of the General Plan policies for a mixed-use village:

- Spatially organize new residential uses with existing office development in a way that creates an engaging neighborhood fabric of useable and defined open spaces, and pedestrian-friendly streets and promenades.
- Balance the amount of surface parking with publicly accessible open spaces and streets, so that an appropriate residential environment is created, and the feeling of living in a parking lot is avoided. Provide replacement office parking for displaced surface parking in new structures that are encapsulated or screened.
- Create a network of pedestrian-friendly streets and walkways that connect to existing and future activities within the area, and that give structure and organization to the village.
- Create ground level retail and residential uses that promote active and engaging street fronts.
- Create a neighborhood park as a focal point of the village with pedestrian connectivity to existing amenities that contribute to the residential quality of the village.

The City did not find that an amendment to the Airport Business Center ICDP was required. The Proposed Project:

- Meets the General Plan requirements for the minimum land area for residential development and minimum density to create a critical mass of residential units. The Project would allow for the development of the approximately 13.16-acre project site (which exceeds the 10-acre requirement) at a density of 30.7 dwelling units per acre. The density required by General Plan Policy LU 6.15.7 is calculated based on the net area of the parcels (Parcels 1, 2, 3 and 4 of the Tract Map) which is 8.46 acres/260 units.
- Is an in-fill mixed-use development adjacent to office buildings ranging in height from two to ten stories. The Project would also a public park, open space/garden areas, and a pedestrian linkage system consisting of sidewalks and paseos would be created that would provide an important and convenient linkage system throughout the project site and to adjacent and surrounding uses. The Project would provide residences, retail uses, and a public park proximate to other existing, under construction, and planned offices, residences, financial institutions, retail uses and restaurants, and hotels.
- Removes surface parking from the development footprint area and replaces it with reconfigured surface parking, a free-standing screened parking structure, and structured parking within Buildings 1, 2, and 3. The provision of underground structured parking minimizes the visibility of parking within the area.
- Vehicular access to and through Koll Center Newport is currently gated. The spine street that crosses the property from Birch Street to Von Karman Avenue would become an open-access (ungated) center spine street through the site. As a part of the Project, the pedestrian linkage system would include sidewalks and paseos to provide convenient linkages through the site, to existing sidewalks, to adjacent and surrounding uses including Uptown Newport, which is a part of the Airport Business Area ICDP.
- Provides street level retail uses in Building 1 and the shared ground floor podium for Buildings 2 and 3. The Airport Business Area ICDP contemplated 3,400 sf of commercial uses for the project site; the Project proposes 3,000 sf of uses.
- Includes a public park and open space areas. Open space would include gardens and gathering areas at the ground level and between buildings; a plaza area adjacent to the spine street; naturalized landscape areas and an elevated walkway; and a landscaped plaza adjacent to Von Karman Avenue. Private courtyard areas are provided for the residential buildings and would include indoor and outdoor recreational amenities.
- Provides a 1.17-acre publicly accessible park with dedicated parking adjacent to Birch Street. The park would be deeded to the City and would be constructed and maintained by the Applicant. Both passive and active recreational areas would be provided. Uses may include pickleball courts; gardens and lawn areas; plaza areas with seating; and shade structures. Walkways would be provided within the park and adjacent to the roads. The park would be landscaped with a variety of grasses, trees, shrubs, groundcover, and succulents.

General Plan Policy LU 6.15.7 states “...provide for the development of a mix of building types ranging from townhomes to high-rises to accommodate a variety of household types and incomes and to promote a diversity of building masses and scales.” As noted in the Responses to Comments, the City acknowledged that the Project is a condominium development in three buildings up to 160 feet in height. Townhomes or other development types have not been proposed by the Applicant. The City recognizes that each development project may not include a range of building types. Rather, this policy aims at ensuring that, in the Airport Area, a range of building types and densities are developed.

It is herein restated that that, under CEQA, a project is consistent with the underlying general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment. A given project need not be in perfect conformity with each and every general plan policy (*Clover Valley Foundation v. City of Rocklin* (2011) 197 Cal.App.4th 200, 238). Moreover, a lead agency’s determination that a project is consistent with the general plan is entitled to deference (*Ibid.*).

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Some commenters stated that the Project exceeds the development limits for Anomaly Area 2 and therefore the Project must be reduced in size or the applicant must request a General Plan Amendment. It was also asked why Table LU2 is not updated concurrently with a General Plan Amendment.

The City of Newport Beach General Plan land use category for the project site is “Mixed Use Horizontal 2 (MU-H2)”. The MU-H2 designation specifically applies to some properties located in the Airport Area. Non-residential uses are permitted according to the limits included in General Plan Table LU2: Anomaly Locations. The project site is within Anomaly Location 2 of Statistical Area L4. Anomaly Location 2 has a development limit of 1,052,880 sf, which is only for non-residential development and is built out. For this reason, the Project proposes a transfer of development rights to transfer 3,019 sf of unbuilt office/retail square footage from PC-15 Koll Center Site A (Anomaly Location 1) to Site B (Anomaly Location 2) within Statistical Area L4 (Airport Area).

Anomaly Location 1 allows for 460,095 sf of development. There is currently 457,076 sf of development in Anomaly Location 1, with 3,019 sf of remaining unbuilt square footage under the control of Koll Center Newport. Should the City approve the transfer as a part of the Project, Anomaly Location 1 would be capped at 457,076 sf. Anomaly Location 2 would increase from 1,052,880 to 1,055,899 sf, a net increase of 3,019 sf. No other changes to Land Use Element Table LU2, Anomaly Locations, would occur.

The transfer of 3,019 sf of unused development rights between Anomaly Location 1 and Location 2 does not require a General Plan Amendment. The transfer between the two areas does not cause a change in land use or trigger the voter approval requirements set forth in City Charter Section 423. General Plan Land Use Element Policy 4.3 allows for transfers of development rights and is implemented by Newport Beach Municipal Code Section 20.46.030 which permits transfers of development rights where the donor and receiver sites are located within the same General Plan Statistical Area. Both sites are located within the Koll Center Newport Planned Development Plan and General Plan Land Use Statistical Area L4. Both Anomaly Locations 1 and 2 are in Statistical Area L4 (see attached General Plan Land Use Element Figure LU3). There is available remaining square footage within Statistic Area L4 to accommodate the transfer.

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A commenter noted that Figure 4.1-1 is flawed by identifying “Height to Sea Level” and “NAVD88” and the Responses to Comments response was inadequate. The purpose of Figure 4.1-1 is to identify the height of existing and planned development in the area in comparison to the Proposed Project. The EIR addresses building heights in relationship to above mean sea level, which is the metric used by the FAA, as well as above ground level.

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Commenters restated that the EIR fails to adequately discuss and analyze the terms of the proposed Development Agreement, and a copy of the Development Agreement was not made available to the public for review with the EIR.

General Plan Policy LU 6.15.12 states “A Development Agreement shall be required for all projects that include infill residential units. The Development Agreement shall define the improvements and public benefits to be provided by the developer in exchange for the City’s commitment for the number, density, and location of the housing units.” The purpose of the development agreement is to give assurance to the project applicant that upon approval of the project by the City, and in return for offering improvements and specific public benefits, it may proceed with development in accordance with existing policies, rules and regulations. These assurances relate to development of the very same project that is described in the project description and evaluated in the Draft EIR.

CEQA does not require an analysis in the EIR of the terms and conditions of a development agreement; it requires an evaluation of the physical environmental impacts of the development project that is proposed for approval. All environmental impacts of the proposed development project have been assessed in the Draft EIR and approval of the proposed development agreement would not change any of those environmental impacts.

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Commenters noted in their opposition to or support of the Project the issue of traffic. The majority of these comment letters stated that roadways are already congested, and the Project would cause additional traffic impacts. It was also noted that infill mixed-use development can reduce vehicle miles traveled. The comment letters did not address the adequacy of the traffic analysis provided in the EIR. The City has reviewed these additional comments and finds that the Final EIR includes all appropriate information to adequately address the concerns raised.

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Commenters noted their concern about air pollution. Section 4.2, Air Quality, of the EIR as supplemented by the Responses to Comments addresses construction-related and operational air quality impacts associated with the Project. Comments received after the close of the public review period do not address the adequacy of the EIR analysis or raise issues that would require additional documentation or responses. Therefore, the comments received would not require changes to the Final EIR.

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Additional comments were provided suggesting that the Project is incompatible with surrounding land uses because of the size and scale of the Project and its effect on views and quality of life.

The City recognizes that commenters varied opinions on the Project. Some have voiced concerns about the massing, height, and siting of the buildings as well as support for the architectural design and location of the Project. The purpose of the EIR is to evaluate the potential environmental effects associated with the construction and operation of the Project. It is the role of the decision-makers to decide whether to approve the Project in its current configuration, to require modifications to the Project, or to deny the Project.

It is appropriate for the EIR to evaluate environmental topic areas against thresholds to determine the significance of a project's effects on the environment. The EIR addressed whether the Project would have a "substantial adverse effect on a scenic vista" and whether it would "substantially degrade the existing visual character or quality of the site and its surroundings." With respect to the first question, the General Plan does not identify any scenic vistas or view points on or proximate to the site.

With respect to the second question, the City of Newport Beach Municipal Code Section 20.30.100 provides guidance to the consideration of significant visual resources, and clearly states that "It is not the intent of this Zoning Code to protect views from private property, to deny property owners a substantial property right or to deny the right to develop property in accordance with the other provisions of this Zoning Code....The provisions of this section shall apply only to discretionary applications where a project has the potential to obstruct public views from public view points and corridors, as identified on General Plan Figure NR 3 (Coastal Views), to the Pacific Ocean, Newport Bay and Harbor, offshore islands, the Old Channel of the Santa River (the Oxbow Loop), Newport Pier, Balboa Pier, designated landmark and historic structures, parks, coastal and inland bluffs, canyons, mountains, wetlands, and permanent passive open space...." With respect to the Municipal Code, there is no obligation to protect views from private property. However, this is only one factor considered in the EIR analysis. As noted in the EIR, the City's General Plan goals and policies provide directives in its consideration of aesthetic compatibility. The EIR recognizes that implementation of the Project will cause a change in the visual character of the area but the EIR evaluates and finds that the Project is consistent with the applicable policies of the General Plan and would not "substantially degrade the existing visual character or quality of the site and its surroundings."

• – •

A commenter noted that the EIR did not "consider the UCI Long Range Development Plan" which includes residential development and that the Uptown Newport project did evaluate the Long Range Development Plan (LRDP). The commenter is incorrect that the Koll Center Residences EIR did not consider the 2007 UCI LRDP. It was assumed as a cumulative project. The Uptown Newport EIR provided more discussion of the UCI LRDP because Jamboree Road is the eastern boundary of the project site and the UCI North Campus is immediately east of Jamboree Road. The Uptown Newport EIR found that "The uses associated with the proposed project would be compatible and complementary to the uses envisioned for North Campus." No housing is currently proposed by UCI in the North Campus sector.

• – •

A commenter requested receipt of CalEEMod model runs associated with additional documentation that was provided in the Responses to Comment document. The Responses to Comment document noted, that in response to a comment on the Draft EIR, the CalEEMod run was revised to incorporate the parking structures for Buildings 1, 2, and 3 and to incorporate the residential square footage. Additionally, refinements were made to the construction acreage assumptions. Refinements to operational assumptions also included incorporating improvements from regulatory requirements such as the Renewable Portfolio Standards, and accounting for the Project's density and proximity to jobs. These model updates and refinements did change the magnitude of impacts or the conclusions and mitigation in the Draft EIR. The requested model runs were provided to the commenter and are available for review at the City of Newport Beach during regular business hours.

## LATE COMMENT LETTERS

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**From:** Duff Evans <duffevans@gmail.com>  
**Sent:** Thursday, January 11, 2018 7:05 PM  
**To:** Dept - City Council; Planning Commissioners  
**Subject:** Koll Center Res/ Newport Beach

Dear Mayor and City Council:

I am writing to express my support for the Koll Center Residences in Newport Beach. I like that new development will take place up in the airport area where there is very little community. I think the increased housing in that area will create a sense of neighborhood. All of the other neighborhoods in Newport Beach have been built out and really don't need the increased traffic.

I have lived on Balboa Island for 8 years and Orange County for 26years. This is a wonderful community. I am friendly with all my neighbors and I would like to see my quality of life preserved. I believe a new community in John Wayne airport area will not affect my quality of life and it gives an opportunity for a new neighborhood to be created in Newport Beach.

I hope you will support this proposal.  
Sincerely,

Duff Evans  
116 Crystal Ave  
Newport Beach,  
92662

949-973-8860

---

**From:** Jon Merry <jmerry@pacbell.net>  
**Sent:** Friday, January 12, 2018 2:40 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residents  
**Attachments:** Mayor 154.pdf

Newport Beach Planning Commissioners. Support letter for the Koll Center Residents.

Regards,

**Jon H. Merry**  
JM Commercial LLC  
3857 Birch Street, Suite 522  
Newport Beach, CA 92660  
ph 714.390.0777  
jmerry@pacbell.net

# **JM COMMERCIAL LLC**

## **REAL ESTATE BROKERAGE SERVICES**

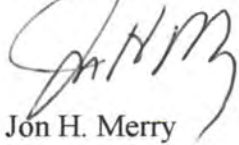
Dear Mayor Muldoon, City Council and Planning Commission of Newport Beach:

I live and work in Newport Beach. I grew up in Newport Beach and graduated from Corona del Mar High School in 1980. I currently live at 440 Vista Suerte, Newport Beach.

I have leased and sold commercial properties in the airport area for over 33 years. I like the idea of the Koll Center Residences in the airport area. I have consummated many transactions with the Koll Company and appreciate their professionalism and the quality of product they build. They have been building in the airport area ever since I can remember and are very familiar with the City's General Plan. As buildings become antiquated and have out lived their highest and best use, it is time to remove and replace. As the City of Newport continues to grow and prosper they need a project like this to accommodate new businesses and residents without impacting the existing residential areas.

I support the development of the Koll Center Residences in the airport area and hope you will also support it as our elected representatives for the Newport Beach.

Sincerely,



Jon H. Merry



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**From:** Andy Wolfe <andy@teamcolorscreenprinting.com>  
**Sent:** Monday, January 15, 2018 3:06 PM  
**To:** Dept - City Council; Planning Commissioners; dailypilot@latimes.com  
**Subject:** Koll Center Residences

Dear Mayor Duffield, City Council and Planning Commission:

This email is to express my support for the Koll Center Residences. Growth is inevitable and it needs to be controlled and within reasonable limits. I prefer growth in the airport area and not down by the beach where it is already busy enough. I've been a resident of Newport Beach for 45 years and have seen many changes that I have not been able to comment on. I own a home here in Bayview Heights and my wife does as well near Banning Ranch. We are active in the fight opposing the development of Banning Ranch. Her Great Grandparents built the 7th house on Balboa Island back in the early 30's.

You have my full support.

Sincerely,

Andy Wolfe

cc: Newport Beach City Council  
Daily Pilot

**ANDY WOLFE**  
TEAM COLOR INC.  
837 W. 18TH STREET  
COSTA MESA, CA.92627  
PH: 949-646-6486  
FAX: 949-646-6590  
andy@teamcolorscreenprinting.com  
teamcolorinc.com



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**From:** Richard Kanzler <rkanzler@roadrunner.com>  
**Sent:** Monday, January 15, 2018 4:24 PM  
**To:** Dept - City Council; Planning Commissioners  
**Subject:** Koll Shopoff Project  
**Attachments:** Koll Shopoff Kanzler.docx

Dear City council and Planning commissioners,

I have attached a letter for your review.

Thank you for your time,

Richard Kanzler

Richard Kanzler  
1912 Irvine Avenue  
Newport Beach, CA 92660  
949-646-3532

January 10, 2018

Dear Mayor, City Council and Planning Commission of Newport Beach:

Newport Beach has been a wonderful place to call home. I am a lifelong resident and have lived in various neighborhoods throughout my 55+ years here. I graduated from Corona del Mar High School and my daughter recently graduated from Newport Harbor High School.

As someone who was lucky enough to grow up in one of the most iconic homes in Newport Harbor (the lighthouse home on Harbor Island), I care deeply about what our community looks and feels like. I pay close attention to matters in Newport Harbor and potential new development.

That is why I would like to express my support for the Koll Center Residences proposal at the John Wayne Airport area. For many years the Koll Company was one of my clients and I know the proposed location in the Airport Area very well. The time has come to repurpose these sprawling parking lots and bring new housing in an area that can withstand additional growth.

I like that this plan will provide much needed new housing without increasing traffic in my neighborhood or near PCH. Please support the Koll Center Residences.

Sincerely,

Richard A. Kanzler

rkanzler@roadrunner.com

---

**Subject:** FW: Koll Residences High-Rise Condo Towers - Community Coalition Launches New Website Opposed to Project

**From:** ProtectNB.org [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 8:15 AM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>; [hillary.davis@latimes.com](mailto:hillary.davis@latimes.com); [sara@newportbeachindy.com](mailto:sara@newportbeachindy.com); [christopher@newportbeachindy.com](mailto:christopher@newportbeachindy.com); [twood@voiceofoc.org](mailto:twood@voiceofoc.org); [tsears@voiceofoc.org](mailto:tsears@voiceofoc.org)

**Subject:** Koll Residences High-Rise Condo Towers - Community Coalition Launches New Website Opposed to Project

A new website opposing the Koll Residences condo tower proposal has gone live at [www.ProtectNB.org](http://www.ProtectNB.org). A coalition of community organizations, residents, businesses and affected property owners developed the website.

The fact that the project is **high-rise condo towers rather than a modest residential village** seems to have hit a major chord in the community, with tremendous public interest in the Koll condo towers and ProtectNB.org website already within its first few days since officially going live.

The website states that it supports the general concept of reasonable and livable residential villages so long as they are properly integrated and compatible with existing uses, **but not high-rise condo towers**. The site identifies a number of ways the high-rise Koll Residences towers do not comply with the General Plan or the Integrated Conceptual Development Plan for the Koll property.

It remains to be seen if the Planning Commission can guide a potential compromise that allows a residential village in some form but diffuses the substantial controversy growing over the high-rises component.

The new website encourages the public to email their input on the Koll high-rise condo towers to the Planning Commission and City Council.

Coalition to Save Newport from Overdevelopment

[www.ProtectNB.org](http://www.ProtectNB.org)

---

**Subject:** FW: High rise buildings do NOT belong in Newport Beach.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 10:58 AM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** High rise buildings do NOT belong in Newport Beach.

High rise buildings do NOT belong in Newport Beach. It will permanently change the character of the city we love.

Linda Langley  
1928 Port Provence Place  
Newport Beach, CA 92660  
[949-922-7438](tel:949-922-7438)  
\*\*\*\*[langley@cox.net](mailto:langley@cox.net)

Submitted: 1/13/2018, 12:07:59

---

**Subject:** FW: High rise buildings do NOT belong in Newport Beach.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 10:58 AM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** High rise buildings do NOT belong in Newport Beach.

High rise buildings do NOT belong in Newport Beach. It will permanently change the character of the city we love.

Linda Langley  
1928 Port Provence Place  
Newport Beach, CA 92660  
[949-922-7438](tel:949-922-7438)  
\*\*\*\*[langley@cox.net](mailto:langley@cox.net)

Submitted: 1/13/2018, 12:07:59

---

**Subject:** FW: I am opposed to the Koll Residences high-rise condo towers.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 11:27 AM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Anita Boyd  
1 Vista Tramonto  
Newport Beach, CA 92657  
949-640-4116  
\*\*\*\*[boyd@cox.net](mailto:boyd@cox.net)

Submitted: 1/14/2018 7:16:06

---

**Subject:** FW: NO MORE TOWERS PLEASE!!!!

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 11:50 AM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** NO MORE TOWERS PLEASE!!!!

NO MORE TOWERS PLEASE!!!!

Jennifer Mannon  
2601 Bamboo Street  
Newport Beach, CA 92660  
\*\*\*\*[mannon@roadrunner.com](mailto:mannon@roadrunner.com)

Submitted: 1/14/2018 20:47:15



---

**Subject:** FW: Absolutely opposed. Enough already.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 12:53 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Absolutely opposed. Enough already.

Absolutely opposed. Enough already.

Vicki Ronaldson  
506 San Bernardino Ave  
Newport Beach, CA 92663  
\*\*\*[ronald@uci.edu](mailto:ronald@uci.edu)  
949-933-2332

Submitted: 1/14/2018 20:39:17

---

**Subject:** FW: Strongly against this development

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 1:13 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Strongly against this development

Strongly against this development. We do not need any more traffic and need to preserve Newport Beach's character. This belongs in Miami.

Andrew Leguay  
1800 Port Carlow  
Newport Beach, CA 92660  
\*\*\*\*[leguay@gmail.com](mailto:leguay@gmail.com)

Submitted: 1/13/2018 14:04:50

---

**Subject:** FW: I am opposed to the Koll Residences high-rise condo towers

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 1:40 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I am opposed to the Koll Residences high-rise condo towers

I am opposed to the Koll Residences high-rise condo towers.

Phoebe Loos  
1105 Granville Dr.  
Newport Beach, CA 92660  
\*\*\*\* [loos@cox.net](mailto:loos@cox.net)  
(949) 644-4146

Submitted: 1/14/2018 15:49:41

---

**Subject:** FW: No more towers. We are too crowded.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 2:20 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** No more towers. We are too crowded.

No more towers. We are too crowded.

Diana Thompson  
8 Villeneuve  
Newport Beach, CA 92657  
\*\*\*\*[teach@cox.net](mailto:teach@cox.net)

Submitted: 1/14/2018 15:49:41

---

**Subject:** FW: Save Newport From Koll High Rise Residential Buildngs

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 2:33 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Save Newport From Koll High Rise Residential Buildngs

----- Forwarded message -----

**From:** Linda Davis <\*\*\*[vanah@yahoo.com](mailto:vanah@yahoo.com)>

**Date:** Thu, Jan 11, 2018 at 12:31 PM

**Subject:** Contact Decision Makers - Save Newport From Koll High Rise Residential Buildngs

**To:** [info@protectnb.org](mailto:info@protectnb.org)

**Comment:** I work and have lived in Newport Beach. Jamboree Road and Von Karman are already a nightmare to drive. The traffic, pollution, and being crammed in is already overwhelming. I left Los Angeles several years ago to live in Orange County so I could get away from all of this. There won't be any space left that does not have a building on it and we will all spend our days sitting in traffic rather than enjoying where we work and live. Please stop this monster of a project. We are already overbuilt.

**Name:** Linda Davis

**Email Address:** \*\*\*[vanah@yahoo.com](mailto:vanah@yahoo.com)

---

**Subject:** FW: I am opposed to the Koll Residences high-rise condo towers.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 2:58 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Marie Kontos  
2907 Catalpa St  
Newport Beach, CA 92660  
(949) 640-7690  
\*\*\*\*[marie@gmail.com](mailto:marie@gmail.com)

Submitted: 1/14/2018 18:38:29

---

**Subject:** FW: I am opposed to the Koll Residences high-rise condo towers.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 3:11 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Martha Peyton  
212 1/2 Fernleaf Ave  
Newport Beach, CA 92625  
(949) 887-2506  
\*\*\*[peyton112@gmail.com](mailto:peyton112@gmail.com)

Submitted: 1/13/2018 18:50:55

---

**Subject:** FW: STOP

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 3:22 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** STOP

STOP

Sally Corngold  
2241 Donnie Rd.  
Newport Beach, CA 92660  
[\(949\) 278-3922](tel:(949)278-3922)  
\*\*\*\*[corngold@gmail.com](mailto:corngold@gmail.com)

Submitted: 1/13/2018 14:09:37



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**Subject:** FW: I oppose all new high rise construction in Newport Beach

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 3:32 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I oppose all new high rise construction in Newport Beach

I oppose all new high rise construction in Newport Beach

Gale Friedman  
2001 Port Provence Pl.  
Newport Beach, CA 92660  
[949-289-4923](tel:949-289-4923)  
\*\*\*\*[friedman0@gmail.com](mailto:friedman0@gmail.com)

Submitted: 1/14/2018 7:16:45

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**Subject:** FW: I am opposed to the Koll Residences high-rise condo towers.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 3:38 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Lucy Dovey  
12 Celano Court  
Newport Beach, CA 92657  
949-376-4407  
\*\*\*[dovey@cox.net](mailto:dovey@cox.net)

Submitted: 1/13/2018 21:59:35

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**Subject:** FW: Do not wish to have this building built.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 3:51 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Do not wish to have this building built.

Do not wish to have this building built.

Kathleen Risser  
2027 Port Chelsea Place  
Newport Beach, CA 92660  
714-315-9717  
\*\*\*\*[risser@gmail.com](mailto:risser@gmail.com)

Submitted: 1/15/2018 8:16:55

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**Subject:** FW: This project impacts the entire city...

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 4:00 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** This project impacts the entire city...

This project impacts the entire city...traffic, utilities, air quality, local neighborhoods....peaceful lifestyle. Too much negative influence.

Lu Baker  
Newport Beach, CA 92663  
\*\*\*[lubaker@hotmail.com](mailto:lubaker@hotmail.com)

Submitted: 1/13/2018 13:04:47

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**Subject:** FW: Not what Newport Beach is about.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 4:16 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Not what Newport Beach is about.

Not what Newport Beach is about.

Jana Mcgrath  
29 Vernon  
Newport Coast, CA 92657  
949-640-5331  
\*\*\*\*[mcgrath@cox.net](mailto:mcgrath@cox.net)

Submitted: 1/15/2018 15:21:46

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**Subject:** FW: I am opposed to the Koll Residences high-rise condo towers.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 4:25 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Carolina Maldonado  
408 Jasmine Ave  
Corona del Mar, CA 92625  
714-240-9871  
\*\*\*[maldonado@gmail.com](mailto:maldonado@gmail.com)

Submitted: 1/15/2018 13:29:06

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**Subject:** FW: Another example of developers over-building without any regard...

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 4:42 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Another example of developers over-building without any regard...

Another example of developers over-building without any regard for the negative consequences the rest of us would have to endure.

Michael Smith  
1807 Bayadere Terrace  
Corona del Mar, CA 92625-1808  
(949) 723-1603  
\*\*\*.[cdm@gmail.com](mailto:cdm@gmail.com)

Submitted: 1/13/2018 16:23:44

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**Subject:** FW: I am opposed to the Koll Residences high-rise condo towers.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 5:16 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Lynn Lorenz  
434 Redlands Avenue  
Newport Beach, CA 92663  
(949) 646-2054  
\*\*\*[nierlo@aol.com](mailto:nierlo@aol.com)

Submitted: 1/13/2018 20:19:41



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**From:** Taylor Fogarty <taylorfogarty314@gmail.com>  
**Sent:** Tuesday, January 16, 2018 8:40 AM  
**To:** Planning Commissioners  
**Subject:** Koll Center

January 15, 2018

Dear Mayor Duffield, City Council and Planning Commission:

I am a CDM high School graduate and as a Vanderbilt University graduate my plan has always been to return back to Newport and begin my career and adult life. While I loved living in the "flower streets" and growing up on Balboa Island I don't see myself moving to either of these areas as a young, single recent college graduate. I do however definitely see myself living in one of the mixed use projects like the Koll Residences in the more urban area of Newport Beach with other young professionals.

I do not want to see a lot of new traffic, but I do want to see additional housing be added to the housing stock in Newport Beach. This project builds my preferred style of housing in the airport area and I think this is the best and only place for Newport Beach to grow.

Thank you for your time.

Sincerely,

Taylor Fogarty

440 Vista Suerte

Newport Beach, CA 92660

---

**Subject:** FW: Koll Support Letters  
**Attachments:** Koll Support Grover.pdf; Koll Support Pharris.pdf; KCN Support Letter - Newport Lexus.pdf; KCN Support Letter - David Blum.pdf

**From:** Coralee Newman [<mailto:cora@govsol.com>]  
**Sent:** Monday, January 15, 2018 5:27 PM  
**To:** Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** Koll Support Letters

Dear Chairman Koetting: Please find attached 4 additional supporter letters for Koll Residences.

Thank You, Coralee Newman



Coralee S. Newman

Government Solutions, Inc.

881 Dover Drive, Suite 390  
Newport Beach, CA 92663

tel: (949) 717-7944

cell: (949) 244-4242

[cora@govsol.com](mailto:cora@govsol.com)

*Paul F. Grover IV*  
*40 Crooked Stick Drive, One Ford Road*  
*Newport Beach, CA 92660*

January 11, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

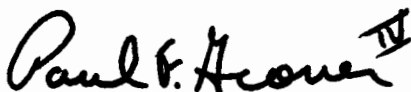
Dear Chairman Koetting:

As a resident of Newport Beach living in the One Ford Road neighborhood, I offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I believe it will be a positive addition to our city.

Sincerely,



Paul F. Grover IV

CC: Mayor Duffield & Members of the Newport Beach City Council

**Sue Pharris Tallman**  
**977 Bayside Cove West**  
**Newport Beach, CA 92660**

January 11, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a resident of Newport Beach living in the *Bayside Cove* neighborhood, I offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I believe it will be a positive addition to our city.

Sincerely,

  
Sue Pharris Tallman

CC: Mayor Duffield & Members of the Newport Beach City Council



**Newport Lexus** (949) 477-7000  
3901 MacArthur Blvd. (949) 477-7010 Fax  
Newport Beach, CA 92660 [www.newportlexus.com](http://www.newportlexus.com)

January 8, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a business and property owner in the City of Newport Beach, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, 3,00 square feet of retail commercial, and a 1.17 acre park will be a positive addition to our city.

Our business is in the Airport Area and I appreciate the fact that the adjacent Koll Center was developed, and remains, a vibrant mixed use area. The Airport Area has many uses, including hotels, restaurants, offices, and commercial enterprises. Adding the additional residential uses at Koll Center as proposed adjacent to the Uptown Newport project will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,

A handwritten signature in black ink, appearing to read "David Wilson".

David Wilson

CC: Mayor Duffield & Members of the Newport Beach City Council

*David Blum*  
*NorthMarq Capital*  
*500 Newport Center Dr., Suite 650*  
*Newport Beach, CA 92660*

January 8, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,

A handwritten signature in black ink, appearing to read "David Blum", with a long horizontal flourish extending to the right.

David Blum

CC: Mayor Duffield & Members of the Newport Beach City Council

---

**Subject:** FW: I am opposed to the Koll Residences high-rise condo towers.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 5:45 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Mary Ann Bruce  
Newport Beach, CA 92660  
\*\*\*[bruce40@gmail.com](mailto:bruce40@gmail.com)

Submitted: 1/13/2018 14:14:18



---

**Subject:** FW: Form Submission - Contact Decision Makers - Opposition

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 5:52 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Fwd: Form Submission - Contact Decision Makers - Opposition

----- Forwarded message -----

**From:** Emery Ledger <[\\*\\*\\*mery@ledgerlaw.com](mailto:***mery@ledgerlaw.com)>

**Date:** Fri, Jan 5, 2018 at 3:17 PM

**Subject:** Contact Decision Makers - Opposition

**To:** [info@protectnb.org](mailto:info@protectnb.org)

**Comment:** I oppose.

**Name:** Emery Ledger

**Address:** 5160 Birch Street Suite 100, Newport Beach, CA 92660

**Email Address:** [\\*\\*\\*mery@ledgerlaw.com](mailto:***mery@ledgerlaw.com)



---

**Subject:** FW: We need to spread housing out and not put any high rises in NB.

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 5:57 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** We need to spread housing out and not put any high rises in NB.

We need to spread housing out and not put any high rises in NB.

Nicole Reynolds  
1509 Dolphin Terrace  
Corona del Mar, CA 92625  
\*\*\*[reynolds@yahoo.com](mailto:reynolds@yahoo.com)

Submitted: 1/15/2018 17:37:50

---

**Subject:** FW: Koll Center Residences Support Letters  
**Attachments:** KCN Support Letter - Aric Evatt.pdf; KCR Support Letter - Debbie Painter.pdf; KCR Support Letter - Michael Arens.pdf; KCR Support-Developers Research.pdf

**From:** Coralee Newman [<mailto:cora@govsol.com>]  
**Sent:** Monday, January 15, 2018 6:02 PM  
**To:** Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>  
**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** Koll Center Residences Support Letters

Dear Chairman Koetting & Members of the Newport Beach Planning Commission:

Please find an additional 4 support letters for Koll Center Residences.

Thank you for your attention to this matter.

Sincerely, Coralee Newman



Coralee S. Newman

**Government Solutions, Inc.**  
881 Dover Drive, Suite 390  
Newport Beach, CA 92663

tel: (949) 717-7944  
cell: (949) 244-4242

[cora@govsol.com](mailto:cora@govsol.com)

*Aric Evatt*  
*430 Aliso Ave*  
*Newport Beach, CA 92663*

January 10, 2018

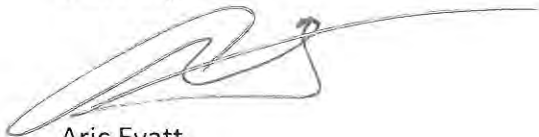
Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aric Evatt', with a long horizontal flourish extending to the right.

Aric Evatt

CC: Mayor Duffield & Members of the Newport Beach City Council

*Debbie Painter*  
*730 Malabar Dr.*  
*Corona del Mar, CA 92625*

January 9, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman - Koll Center**

Dear Chairman Koetting:

I am a Newport Beach resident and reside in the Irvine Terrace area/neighborhood. Please note my full support for the Koll Center Residences project coming before the Planning Commission in the next month. I have reviewed the plans being presented by the applicant, Shopoff Realty Investments, and believe this general plan-compliant, mixed-use project consisting of 260 luxury condominiums, 3,000 square feet of retail space, and a 1 plus acre park will be a positive addition to our city.

I frequent the airport area for a number of business activities, including events and conferences at the Pacific Club, and I appreciate the fact that the Koll Center was developed as, and remains, a vibrant horizontal mixed-use area. The area has many uses, including two hotels, a number of restaurants, a variety of offices, and residential. Adding the additional residential units of the Koll Center Residences adjacent to the Uptown Newport mixed-use project will add more vibrancy and complete the mixed-use village the city has always envisioned for this area.

Additionally, the Koll Center Residences will provide much needed housing in the form of elevator-accessed, single-floor living in the security of three, multi-story buildings. This will provide housing opportunities for Newport Beach senior citizens that desire to remain in Newport Beach, but wish to move from their existing high maintenance, two-story, detached homes using the property tax basis transfer provisions allowed in Proposition 60. For more details, please familiarize yourself with the program as outlined at the county's website <http://www.ocgov.com/gov/assessor/programs/55plus>.

The City of Newport Beach elected and appointed officials should fully support the prospect of providing approval to this project and the building typology. It allows the developer and builder to place density where it can be accommodated in Newport Beach, within the Airport Area,

which is why the 2006 General Plan update allowing this type of development was approved by our citizens over a competing ballot measure.

Approving this project will provide new housing, which will be first-time housing for some and move down housing for other citizens, and will provide for housing stock turnover and result in additional residential property tax revenues for the City of Newport Beach. In a time of increasing municipal operational costs and unfunded pension liabilities, it is prudent to provide the city with opportunities for additional property tax revenues as other sources, such as retail sales tax revenues, continue to decline or see minimal annual increases.

I am hopeful you and your colleagues will approve this project as I truly believe it will be a positive and necessary addition to our city.

Sincerely,

Debbie Painter

CC: Mayor Duffield & Members of the Newport Beach City Council

Michael E. Arens  
312 33rd Street  
Newport Beach, CA  
92663

January 11, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,



Michael E. Arens

CC: Mayor Duffield & Members of the Newport Beach City Council



January 2, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a business owner, I want to offer you my full support for the project coming before you known as Koll Center Residences. The project is located in close proximity to our office. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,  
Developers Research

Laura Oldham, Principal

CC: Mayor Duffield & Members of the Newport Beach City Council

---

**Subject:** FW: Please save our beautiful community and not think about making more \$\$\$

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 6:06 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Please save our beautiful community and not think about making more \$\$\$

Please save our beautiful community and not think about making more \$\$\$

Elaine Hogue  
1710 Santiago Dr.  
Newport Beach, CA 92660  
\*\*\*[hogue@gmail.com](mailto:hogue@gmail.com)

Submitted: 1/15/2018 7:35:26



---

**Subject:** FW: No more towers, please!

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 8:13 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** No more towers, please!

No more towers, please!

Arlene Cartozian  
3 Cormorant Circle  
Newport Beach, CA 92660  
(949) 737-7554  
\*\*\*[cartozian1@aol.com](mailto:cartozian1@aol.com)

Submitted: 1/15/2018 14:42:49

---

**Subject:** FW: Enough Is enough! No more high rises!

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 8:23 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Enough Is enough! No more high rises!

Enough Is enough! No more high rises!

Bette Doremus

835 Amigos Way, Villa 15

Newport Beach, CA 92660

\*\*\*[oremus@gmail.com](mailto:oremus@gmail.com)

Submitted: 1/14/2018 16:56:15

---

**Subject:** FW: We don't need more traffic in an already busy area

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 9:19 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** We don't need more traffic in an already busy area

We don't need more traffic in an already busy area

Lynne Koffler

2906 Catalpa

Newport Beach, CA 92660

[949-351-3458](tel:949-351-3458)

\*\*\*[mrskoffler@yahoo.com](mailto:mrskoffler@yahoo.com)

Submitted: 1/14/2018 15:51:13

---

**Subject:** FW: I am opposed to the Koll Residences high-rise condo towers

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Monday, January 15, 2018 9:21 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** I am opposed to the Koll Residences high-rise condo towers

I am opposed to the Koll Residences high-rise condo towers.

Lynda Robison  
503 Avenida Ladera  
Newport Beach, CA 92660  
\*\*\*[robison@gmail.com](mailto:robison@gmail.com)

Submitted: 1/15/2018 5:35:00

---

**Subject:** FW: No new high density construction

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Tuesday, January 16, 2018 5:26 AM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llowrey@newportbeachca.gov](mailto:llowrey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** No new high density construction

No new high density construction. Already extremely congested. Consider roads, WATER, AIR QUALITY

Hyla Berteau  
160 Newport Center Drive  
Newport Beach, CA 92660

[\(949\) 640-1982](tel:(949)640-1982)

\*\*\*[ertea@gmail.com](mailto:ertea@gmail.com)

Submitted: 1/14/2018 6:15:13

---

**Subject:** FW: Way tooooooo dense and way toooooooo tall...

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Tuesday, January 16, 2018 5:31 AM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** Way tooooooo dense and way toooooooo tall...

Way tooooooo dense and way toooooooo tall and way tooooooooo many units all of which will lead to more traffic that we cannot handle. And no airport workers or clerical workers will have the money to afford to buy these million dollar plus condos.

Jo Carol Hunter

4220 Park Newport #210

Newport Beach, CA 92660

[949-640-9600](tel:949-640-9600)

\*\*\*[carol@ix.netcom.com](mailto:carol@ix.netcom.com)

Submitted: 1/15/2018 19:07:26

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 5:40 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Our infrastructure is groaning. No more!

Our infrastructure is groaning. No more!

Kathryn Kendall  
2420 Vista Hogar  
Newport Beach, CA 92660  
\*\*\*\*[kendall.nbca@gmail.com](mailto:kendall.nbca@gmail.com)

Submitted: 1/15/2018 20:47:03

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 5:52 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** No

No

Sarah Griffith  
2724 San Joaquin Hills Rd  
Corona del Mar, CA 92625  
[949-244-8696](tel:949-244-8696)  
\*\*\*\*[griffith86@gmail.com](mailto:griffith86@gmail.com)  
Submitted: 1/15/2018 14:00:06



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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 6:09 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Doesn't belong to the area

Doesn't belong to the area

Roxy Deleonardis  
1300 Park Newport  
Newport Beach, CA 92660  
\*\*\*[ydl@yahoo.com](mailto:ydl@yahoo.com)  
Submitted: 1/15/2018 13:37:49

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 6:16 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Caren Laing  
1 Tiburon Bay Dr.  
Corona del Mar, CA 92625  
[949-640-0936](tel:949-640-0936)  
\*\*\*[laing@gmail.com](mailto:laing@gmail.com)  
Submitted: 1/13/2018 12:22:35

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 6:29 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** MAINTAIN A PEACEFUL PLACE! PLEASE STOP THE OVERGROWTH!

MAINTAIN A PEACEFUL PLACE! PLEASE STOP THE OVERGROWTH! We need to improve the QUALITY of the area we live in, not make it more insane and stress filled with more density of cars/traffic/people. There is so much stress trying to park and drive anywhere in our area and it only makes people more angry and frustrated with one another. We HAVE to limit the density. No-one came here with the hope to live in a NewYork City style place. Please please focus on quality for our BEACH TOWN.

Lori Openshaw  
1987 Port Trinity Circle  
Newport Beach, CA 92660  
[949-951-5437](tel:949-951-5437)  
\*\*\*[4OPENSHAW@GMAIL.COM](mailto:4OPENSHAW@GMAIL.COM)  
Submitted: 1/15/2018 23:06:50

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 7:11 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Put it in Irvine please

Put it in Irvine please

Mark Tabbert  
2115 Sherington Place D103  
Newport Beach, CA 92663  
[949-310-5256](tel:949-310-5256)  
\*\*\*[abbert15@gmail.com](mailto:abbert15@gmail.com)

Submitted: 1/13/2018 17:37:40

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 7:52 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I strongly oppose these condo towers being built in Newport Beach.

I strongly oppose these condo towers being built in Newport Beach.

KATHY BRONSTEIN  
7 Shoreview  
Newport Beach, CA 92657  
[949-400-4439](tel:949-400-4439)  
\*\*\*[bronstein7@gmail.com](mailto:bronstein7@gmail.com)

Submitted: 1/14/2018 0:51:32

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 7:34 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Newport Beach is being destroyed with multi story residences, Stop this short sighted...

Newport Beach is being destroyed with multi story residences, Stop this short sighted high density madness.

Janet Clarke  
602 Poinsettia Ave  
Corona del Mar, CA 92625  
\*\*\*[comartini@gmail.com](mailto:comartini@gmail.com)  
Submitted: 1/13/2018 13:44:00

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 8:03 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** What are they thinking?

What are they thinking?

Bob Hogue  
1710 Santiago Dr.  
Newport Beach, CA 92660  
\*\*\*[hogue@gmail.com](mailto:hogue@gmail.com)  
Submitted: 1/15/2018 7:33:08

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 8:28 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Stop the high rises.

Stop the high rises.

Kimberly Kolstad  
1821 Port Westbourne Pl  
Newport Beach, CA 92660-5333  
[949-244-9245](tel:949-244-9245)  
\*\*\*[kolstad@yahoo.com](mailto:kolstad@yahoo.com)  
Submitted: 1/15/2018 23:03:18



---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 8:38 AM  
**To:** tycouncil@newportbeachca.gov; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Mary Peikert  
811 Kings Road  
Newport Beach, CA 92663  
\*\*\*[peikert@sbcglobal.net](mailto:peikert@sbcglobal.net)  
Submitted: 1/13/2018 13:22:49

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 8:54 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** This project will further impact Jamboree and MacArthur Blvd. traffic which is already strained...

This project will further impact Jamboree and MacArthur Blvd. traffic which is already strained particularly at rush hours.

Pauline L. Smith  
1807 Bayadere Terrace  
Corona del Mar, CA 92625

[949-723-1603](tel:949-723-1603)

\*\*\*\*[smith@pacbell.net](mailto:smith@pacbell.net)

Submitted: 1/13/2018 13:26:17

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 9:09 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Marilyn Krahe  
923 Tiller Way  
Corona del Mar, CA 92625  
\*\*\*[he\\_home@fkaid.com](mailto:he_home@fkaid.com)

Submitted: 1/16/2018 8:32:26

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 9:09 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Marilyn Krahe  
923 Tiller Way  
Corona del Mar, CA 92625  
\*\*\*[he\\_home@fkaid.com](mailto:he_home@fkaid.com)

Submitted: 1/16/2018 8:32:26

---

**Subject:** FW: NOOOOO

**From:** Public Comment - Koll Residences [<mailto:info@protectnb.org>]

**Sent:** Tuesday, January 16, 2018 9:16 AM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Kramer, Kory <[kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov)>; Weigand, Erik <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>; Dunlap, Bill <[bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov)>; Zak, Peter <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>; Koetting, Peter <[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov)>; Lowrey, Lee <[llorey@newportbeachca.gov](mailto:llorey@newportbeachca.gov)>

**Cc:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** NOOOOO

NOOOOO

Debbie Reay  
6 Fathom Dr  
Corona del Mar, CA 92625  
[949-903-5285](tel:949-903-5285)  
\*\*\*[eay@cox.net](mailto:dearay@cox.net)

Submitted: 1/16/2018 8:59:22

**Mackey O'Donnell**  
**409 Cabrillo Terrace**  
**Corona del Mar, CA 92625**

RECEIVED BY  
COMMUNITY  
DEVELOPMENT  
JAN 11 2018

CITY OF  
NEWPORT BEACH

January 7, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

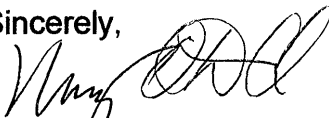
Dear Chairman Koetting:

As a resident of Newport Beach living in the Corona Highlands neighborhood, I want to go on record as supporting the project coming before you known as Koll Center Residences. I reviewed the plans presented by the applicant, Shopoff Realty Investments, and believe a mixed-use project consisting of 260 luxury condominiums, retail commercial and a 1.17-acre park will be a positive addition to our city.

Koll Center Residences is a great project that meets all the goals of the General Plan and deserves your support and approval. It is time to be supportive of projects that meet our stated goals as a community as shown in our 2006 General Plan.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,



Mackey O'Donnell

CC: Mayor Duffield & Members of the Newport Beach City Council

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 3:01 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I have concerns about the increasing traffic flow currently and in the future

I have concerns about the increasing traffic flow currently and in the future

Nita Tewari  
17 Belfort  
Newport Coast, CA 92657  
949-275-4145  
\*\*\*[tewari@gmail.com](mailto:tewari@gmail.com)

Submitted: 1/15/2018 18:09:48

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**From:** John Adams <jsainc@pacbell.net>  
**Sent:** Tuesday, January 16, 2018 2:54 PM  
**To:** Ung, Rosalinh  
**Subject:** PA 2015-24 Study Session  
**Attachments:** 20180116135352233.pdf

Rosalinh, Please find attached our letter in regard to this proposed project.

—

Thanks

John S. Adams  
John S. Adams & Associates, Inc.  
5100 Birch Street, Suite 200  
Newport Beach, CA 92660  
jsainc@pacbell.net  
Phone (949) 833-1972  
Fax (949) 851-2055



**JOHN S. ADAMS & ASSOCIATES, INC.**

5100 BIRCH STREET, NEWPORT BEACH, CALIFORNIA 92660  
(949) 833-1972 FAX (949) 851-2055

January 16, 2018

Ms. Rosalinh Ung  
Associate Planner  
**City of Newport Beach**  
100 Civic Center Drive  
Newport Beach, California 92660

**Re: Koll Residences  
Newport Beach  
PA2015-024**

Dear Ms. Ung:

I am submitting this letter with comments on the proposed project for the upcoming study session and consideration by the Planning Commission. We are the owners of the office building at 5100 Birch Street which is located immediately adjacent to this proposed project.

The General Plan Land Use Element calls for re-use of underperforming industrial and office properties and that residential uses should be seamlessly integrated with nonresidential uses. The existing Koll Center Newport master planned business park is not an underperforming office property. The property is in fact a high quality, high value, office park. The proposed development attempts to divide the park with three high rise residential towers. These massive thirteen story towers will supplant surface parking, landscaping and open view corridors between office buildings. This development will reduce the aesthetics and appeal of the surrounding business park which has been the key element to its attractiveness to owners and tenants. This project in its current form can only be considered incompatible with the General Plan and the surrounding business park use and should be rejected.

Another issue I would like clarified is the required minimum 10 acres for such a development. Looking at the technical site plan and proposed lot line configuration exhibit would indicate only two lots totaling 4.0 acres associated with the proposed residential development and two lots totaling 1.17 acres for a proposed park. All of the other land associated with this proposed development is land existing for the current office buildings, required parking and interior street circulation. These are all components of the existing office park and not associated with the new residential development. It appears as if the attainment of the required minimum acreage for development has been achieved by gerrymandering the lot lines to achieve the ultimate development goal. This is certainly less than the 10 acres required for this development. Is the applicant going to only end up as the owner of the two residential lots and the balance remain part of the already existing office development? Is this the real intent of the General Plan?

Thank you for considering these and all the other issues expressed by business owners and residents concerned about the extent of this project.

Sincerely,



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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 2:27 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Ellen Solaas  
1942 Port Nelson PL  
Newport Beach, CA 92660  
[949-219-0044](tel:949-219-0044)  
\*\*\*[esolaas@gmail.com](mailto:esolaas@gmail.com)

Submitted: 1/16/2018 10:50:23

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 2:14 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Britt Cecil  
848 Amigos Way -H  
Newport Beach, CA 92660  
\*\*\*[fitz@yahoo.com](mailto:fitz@yahoo.com)  
Submitted: 1/14/2018 20:26:02

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 2:11 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Newport Beach can not become a Los Angeles...

Newport Beach can not become a Los Angeles, it is one of the most desired places in the world to come and visit! If you allow this it will take away the peace and serenity and vacation like city that Newport Beach is, we moved here four years ago from LA to escape that inner city feel, please keep Newport Beach for what it is: Open, Serene, Clean, Safe, Vacation like and Peaceful, if developers want this monstrosity of living style let them go to Irvine, LA, or San Diego! Newport is to special of a place to allow this Tokyo, San Francisco, China style living!

Mindee Childers  
2328 Vista Huerta  
Newport Beach, CA 92660  
[310-499-3993](tel:310-499-3993)  
\*\*\*[childers@gmail.com](mailto:childers@gmail.com)

Submitted: 1/16/2018 12:00:23

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 1:37 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Just say no to Koll Residences

I am emailing in support of stopping the development of the Koll Residences. Please make note of my opposition as a long-time resident of Newport Beach.

Patricia Rodewald  
Newport Beach, CA  
\*\*\*[dewald@cox.net](mailto:dewald@cox.net)  
Submitted: 1/14/2018 9:13

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 1:32 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Towers Jamboree and MacArthur

I am firmly against this development. The quality of life is being compromised in NB due to excessive traffic on Jamboree and MacArthur. I drive both of the streets daily at various times and have observed a tremendous increase in traffic over the last few years. The proposed development is not in our residents interest.

Thank you.

Wayne Redfearn  
607 Bay Hill Drive  
Newport Beach, CA 92660  
\*\*\*[fearn@cox.net](mailto:fearn@cox.net)

Submitted: 1/16/2018 7:46:12

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 1:11 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** The traffic flow was not engineered properly for this area already.

The traffic flow was not engineered properly for this area already. Condo towers would increase traffic congestion to a standstill. How could the City even consider this!

Susan Leal  
219 Tustin Avenue  
Newport Beach, CA 92663  
[714-231-4660](tel:714-231-4660)  
[\\*\\*\\*@specceramics.com](mailto:***@specceramics.com)  
Submitted: 1/13/2018 11:57:50

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 1:10 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Please consider the quality of life of the current residents before considering such massive development projects.

Please consider the quality of life of the current residents before considering such massive development projects. There needs to be transparency as to the pros and cons of the impact before any vote.

Signe Keller  
20 Chatelaine  
Newport Coast, CA 92657

[949-466-2442](tel:949-466-2442)

\*\*\*[keller@cox.net](mailto:keller@cox.net)

Submitted: 1/13/2018 11:59:07



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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 1:06 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Don't allow it! Please listen to the majority of Newport Beach...

Don't allow it! Please listen to the majority of Newport Beach who does not want more high density development.

Beverly Moosmann  
544 Vista Grande  
Newport Beach, CA 92660  
[\(949\)760-8281](tel:9497608281)  
\*\*\*[isesq@yahoo.com](mailto:isesq@yahoo.com)  
Submitted: 1/16/2018 8:46:07

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**From:** Jim Hasty <jhasty@meyerprop.com>  
**Sent:** Tuesday, January 16, 2018 3:12 PM  
**To:** Ung, Rosalinh  
**Cc:** O'Neill, William; Duffield, Duffy; Dept - City Council; Planning Commissioners  
**Subject:** Koll Center Residences  
**Attachments:** Rosalinh Ung ltr dated January 16, 2018.pdf

Hi Rosalinh:

I hope 2018 is going well for you.

As you know, our company had concerns about Uptown Newport and we also have concerns regarding Koll Center Residences. In this regard I am attaching a letter addressing the draft EIR for that project.

Should you, the Mayor, Council Members or Planning Commissioners have any questions regarding the content of my letter, I'll be happy to meet or talk with you or them anytime during normal business hours.

Thank you in advance for your consideration.

Regards,

*Jim*

**James B. Hasty**  
Senior Vice President  
Meyer Properties  
4320 Von Karman  
Newport Beach, CA 92660  
(949)862-0500  
(949)862-0515 FAX  
[jhasty@meyerprop.com](mailto:jhasty@meyerprop.com)

# MEYER PROPERTIES

4320 VON KARMAN • NEWPORT BEACH, CALIFORNIA 92660  
(949) 862-0500 • FAX (949) 862-0515

January 16, 2018

Rosalinh Ung, Associate Planner  
City of Newport Beach  
Community Development Department, Planning Division  
100 Civic Center Drive  
Newport Beach, CA 92660

Re: The Residences at Koll Center Newport

The purpose of this letter is to address the draft Environmental Impact Report, EIR, prepared for the proposed Koll Center Residences development and to express the additional major concerns we have learned of since sending our initial letter of October 10, 2017 to the City.

As a brief overview, the core of Koll Center Newport, bordered by Jamboree Road, MacArthur Boulevard and Birch Street is an office park developed more than three decades ago and consists primarily of office buildings set in a campus like environment. All of the office buildings are four stories or less, excepting two high-rise office buildings that are situated nearly a mile apart. There are two, two-story parking structures that are situated about a half mile apart. The remaining acreage is surface level parking and landscaping including a pond which is habitat to many bird species.

The buildings have been situated to avoid massing and to create a significant amount of open space which affords substantial light as well as easy pedestrian and vehicular ingress and egress.

Having read the Draft Environmental Impact Report for The Koll Center Residences it is disappointing to see so many statements that are factually incorrect or misleading. One has to question the intent of the author.

I will elaborate with a few examples as follows:

**Threshold 4.1-2: Would the Project substantially degrade the existing visual character or quality of the site and its surrounding?**



January 16, 2018

Per the EIR, "Less Than Significant." This is patently ludicrous. What is now surface parking with substantial landscaping including a variety of trees and plants with a very wide open vista will be obliterated by three massive concrete and glass monoliths that will not only cast substantial shadows on most of the surrounding buildings, they will almost completely destroy the visual character of the existing open view corridors. The proposed project would create a street through the property which will not only impede easy pedestrian movement which has long existed, but this will also minimize the security currently provided by gated access at both Von Karman Avenue and Birch Street. Of even greater importance is the change in the nature of the use. The introduction of dogs, cats, skate boarders and the like will forever disrupt the calm professional business environment which has existed for more than three decades.

**THRESHOLDS OF SIGNIFICANCE 4.2-4: Would the Project expose sensitive receptors to substantial pollutant concentrations?**

Per the EIR, "Less Than Significant Impact. The Project would not cause nor expose persons to significant levels of toxic air contaminants." Once again, this is absurd on its face. The project is closely bordered by Birch Street, Von Karman Avenue and what appears to be an extension of Teller Avenue. Both Birch and Von Karman are heavily travelled streets and the Teller extension certainly will be heavily trafficked as it's a shortcut from Von Karman to Birch and vice versa. In addition, the project will add thousands of vehicular trips in a week and the private aircraft from the airport and which fly near or directly over the project site will add hundreds of fly overs in a week. Moreover, the planes and helicopters are within hundreds of feet of the buildings. One doesn't need a scientific study to know this is a significant impact.

**THRESHOLDS OF SIGNIFICANCE 4.9-1: Physically divide an established community.**

Per the EIR, "No Impact. The implementation of the Project would not physically divide an established community." This is probably the most inaccurate and, frankly, dishonest comment I've read so far. The proposed project bifurcates the existing development with a public street. It takes a private, guard gated drive aisle and turns it into a public street, thereby physically separating existing business as well as available parking.

**Schools 4.12.9**

The description of the distances of the project to the schools appears disingenuous. They may be accurate as the crow flies, but not as the car travels. According to Google Maps, Monroe Elementary is not 3.3 miles away, but 4.1 miles (+24%), McFadden Intermediate is not 3.6 miles away, but 5.8 miles (+61%) and Century High is not 4.4 miles away, but 5.8 miles (+32%).

January 16, 2018

**THRESHOLDS OF SIGNIFICANCE 4.14-2: Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways.**

Per the EIR, "Less Than Significant. Based on CMP criteria, the Proposed Project would not have a significant impact." Again, this is misleading as it addresses only one aspect of the Congestion Management Program, CMP, and it fails to adequately address levels of service once the project is fully occupied as well as other standards established by the county CPM.

Approval of this project by the city is an affront to existing Koll Center Newport property owners because the residential use is not favored by almost all property owners here nor is it allowable under the existing Covenants, Conditions & Restrictions of Koll Center Newport.

Sincerely,  
Meyer Properties



James B. Hasty  
Senior Vice President

CC: City of Newport Beach Mayor,  
Council Members and  
Planning Commissioners

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 3:19 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** It's time to quit trying to look like New York...we are a Beach Town.

It's time to quit trying to look like New York...we are a Beach Town.

Sally and Terry Welsh  
2124 Santiago Drive  
Newport Beach, CA 92660  
[949-548-6477](tel:949-548-6477)  
\*\*\*[pal100@aol.com](mailto:pal100@aol.com)

Submitted: 1/16/2018 7:52:45

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 3:19 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Currently the congested roads make it nearly impossible to get anywhere...

Currently the congested roads make it nearly impossible to get anywhere-they must stop permitting high-rise condo towers. Maintain the current charter!

Cheryl Fischer  
240 Heliotrope Ave  
Corona del Mar, CA 92625  
[949-675-3954](tel:949-675-3954)  
\*\*\*[lfisch@gmail.com](mailto:lfisch@gmail.com)

Submitted: 1/13/2018 15:26:47

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 3:13 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** No new high rises in Newport.

No new high rises in Newport.

Candi Hubert  
Newport Beach, CA 92660  
\*\*\*[hubert@gmail.com](mailto:hubert@gmail.com)  
Submitted: 1/15/2018 13:43:17



**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 7:21 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** No mega high density high rises

No mega high density high rises

Tina Mulligan  
Newport Beach, CA 92660  
\*\*\*[isibleone@gmail.com](mailto:isibleone@gmail.com)

Submitted: 1/16/2018 21:24:56

**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 7:07 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Please keep Newport quaint! No more high rises, no more big box stores!

Please keep Newport quaint! No more high rises, no more big box stores!

Lauren Pomeroy  
Newport Coast, CA 92657  
\*\*\*[colemanb@aol.com](mailto:colemanb@aol.com)

Submitted: 1/16/2018 0:08:40

**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 6:36 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** This is not a development which reflects the character of Newport Beach

This is not a development which reflects the character of Newport Beach

Jean Beek  
2007 Highland Drive  
Newport Beach, CA 92660  
[949-548-4193](tel:949-548-4193)  
\*\*\*[Beek@flash.net](mailto:Beek@flash.net)

Submitted: 1/16/2018 18:36:43

## Ramirez, Brittany

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 6:18 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Please help protect the residents of Newport Beach by saying "No!" to this high-rise, high density development.

Please help protect the residents of Newport Beach by saying "No!" to this high-rise, high density development. We already have enough gridlock traffic and the excessive environmental pollution associated with it. Our priceless views of the Pacific Ocean, coastal bluffs and local mountains are becoming more restricted with every high-rise constructed. Together, let us all strive to maintain the integrity of our unique and irreplaceable coastal city.

Portia Weiss  
421 San Bernardino Avenue  
Newport Beach, CA 92663  
\*\*\*[weiss@gmail.com](mailto:weiss@gmail.com)

Submitted: 1/13/2018 21:58:31

**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 6:09 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose this massive proposed project.

I oppose this massive proposed project.

Don Ronaldson  
506 San Bernardino Avenue  
Newport Beach, CA 92663  
[940-722-0739](tel:949-722-0739)  
\*\*\*[sirdar@gmail.com](mailto:sirdar@gmail.com)

Submitted: 1/14/2018 20:41:23

**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 5:47 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** City council needs to do it's job to stop the overdevelopment...

City council needs to do it's job to stop the overdevelopment so we don't have to get involved every time!

Robyn Ashton  
1972 Port Chelsea  
Newport Beach, CA 92660  
\*\*\*[family@cox.net](mailto:family@cox.net)

Submitted: 1/14/2018 9:55:06

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 5:43 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Newport Beach is a treasure that all who live here appreciate. If we want to keep this treasure....

Newport Beach is a treasure that all who live here appreciate. If we want to keep this treasure, we have to say no to high rise developments. Otherwise we will become like Irvine ... once an awesome, quaint town that turned into a city full of high rises and lost all its charm.

Bonnie O'Neil  
314 Morning Star  
Newport Beach, CA 92660  
949-645-4450  
\*\*\*[oneil@me.com](mailto:oneil@me.com)

Submitted: 1/15/2018 21:54:57

**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 5:41 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Stop building towers that bring traffic, block views and block sky line. ENOUGH IS ENOUGH

Stop building towers that bring traffic, block views and block sky line. ENOUGH IS ENOUGH

Carolyn Macbeth  
2752 Hillview Dr.  
Newport Beach, CA 92660-5406  
949-675-6528  
\*\*\*[macb@gmail.com](mailto:macb@gmail.com)

Submitted: 1/16/2018 7:04:59



**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 5:38 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** no more high rise buildings Please

no more high rise buildings Please

Mia Vloet  
1915 Yacht Camilla  
Newport Beach, CA 92660  
\*\*\*[mia@gmail.com](mailto:mia@gmail.com)

Submitted: 1/16/2018 9:31:11

**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 5:36 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Dwight Ryan  
11 Lochmoor Lane  
Newport Beach, CA 92660  
949-887-4536  
\*\*\*[ryan@cox.net](mailto:ryan@cox.net)

Submitted: 1/16/2018 11:39:08

**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 5:34 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Please stop ruining the character of Newport Beach and adding to our immense traffic problems.

Please stop ruining the character of Newport Beach and adding to our immense traffic problems. Do you have the slightest idea the amount of traffic congestion that will be caused by this proposed development?

Joan McCauley  
542 Santa Ana Ave  
Newport Beach, CA 92663  
949-642-1938

\*\*\*[mccauley@csulb.edu](mailto:mccauley@csulb.edu)

Submitted: 1/16/2018 13:00:09

**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 9:52 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** stop high rise building - too crowded already in OC

stop high rise building - too crowded already in OC

Keri Miller  
12 Fairwind  
Newport Coast, CA 92657  
[949-275-8855](tel:949-275-8855)  
\*\*\*\*@[cybermillers.com](mailto:****@cybermillers.com)

Submitted: 1/16/2018 16:12:42

**Ramirez, Brittany**

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 9:26 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Anita Clark  
17 Valore Dr  
Newport Coast, CA 92657  
\*\*\*[mclark@cox.net](mailto:mclark@cox.net)

Submitted: 1/16/2018 16:58:04

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 9:21 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** This would be a horrible addition to Jamboree.

This would be a horrible addition to Jamboree. The congestion, pollution and gridlock would force my family and I to look for other areas to live and spend our money.

David Snyder  
5 Appleton  
Irvine, CA 92602  
[949-285-3904](tel:949-285-3904)  
\*\*\*\*[hdbz@gmail.com](mailto:hdbz@gmail.com)

Submitted: 1/16/2018 20:05:25

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 9:19 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Oppose the building of Koll Residences in Newport Beach

Please do not allow the quality of life in Newport Beach to be denigrated; we do not want our town to turn into another Marina del Rey and Miami Beach. I am a Newport Beach native whose family has been in the area for seventy years. We love our area and want it to be protected. Thank you!

Courtney Richards  
\*\*\*[richards702@roadrunner.com](mailto:richards702@roadrunner.com)

Submitted: 1/16/2018 19:32:07

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 9:10 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Please DO NOT BUILD THESE CONDOS! TRAFFIC IS ALREADY A NIGHTMARE!

Please DO NOT BUILD THESE CONDOS! TRAFFIC IS ALREADY A NIGHTMARE!

ROBYN ZIEPER  
6 LIMOGES  
NEWPORT COAST, CA 92657  
[949-375-2789](tel:949-375-2789)  
\*\*\*\*@[ZIEPER.COM](mailto:ZIEPER.COM)

Submitted: 1/16/2018 18:40:46



**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 8:49 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** High Rise

Dear Sirs, I vehemently am opposed to the planned high rise construction in Newport Beach. Please lets keep Newport a great place to live. High rise units should stay in LA.

Thank you

Michael Price  
38 Auvergne  
Newport Coast, CA 92657  
\*\*\*[price2900@gmail.com](mailto:price2900@gmail.com)

Submitted: 1/16/2018 20:51:12

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 8:45 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** No high density condos.

Newport residents have already spoken forcefully - we don't want giant condo towers like this! The Planning Commission and City Council should recognize that fact and deny this project.

Deborah Dorf  
3735 Blue Key  
Corona del Mar, CA 92625  
\*\*\*[dorf@mac.com](mailto:dorf@mac.com)

Submitted: 1/16/2018 17:42:16

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 8:12 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Stop high rise high density housing projects in NB..Koll Residences is one.

Please choose not to approve the proposed Koll Residences. Traffic corridors in this area are already jammed. Water is in scarce supply. Recent emergency water rationing could become a full time reality. Noise, pollution and over crowding is not in the best interest of our fair city. You can just say no, thank you.

Anne Lindt  
\*\*\*[lindt@gmail.com](mailto:lindt@gmail.com)

Submitted: 1/14/2018 15:47:02

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 8:12 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Please STOP these high rise condo building projects...

Please STOP these high rise condo building projects and preserve the beauty and serenity of our beach community.

Parissa Hagh  
24 Andiamo  
Newport Coast, CA 92657  
714-390-0422  
\*\*\*[hagh@cox.net](mailto:hagh@cox.net)

Submitted: 1/16/2018 16:40:36

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 8:06 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Stop High Rise Project - Koll Residences

The Koll Residence project is not a good idea and will negatively impact Newport Beach. The traffic is already a huge issue on Jamboree and adding these buildings will contribute to the problem. Furthermore, Newport Beach residents do not want this city to turn into Miami Beach with high rise building. Keep the charm of Newport and do not approve this project.

Deborah Gubernick  
124 38th Street  
Newport Beach, CA 92663  
\*\*\*[gubernick@calljensen.com](mailto:gubernick@calljensen.com)

Submitted: 1/16/2018 15:57:48

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 6:54 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Traffic is currently an issue without increasing density

Traffic is currently an issue without increasing density

Scott Harada  
5742 Kingsford Terrace  
Irvine, CA 92603  
[949-677-2940](tel:949-677-2940)  
\*\*\*@[slb-cpa.com](mailto:slb-cpa.com)

Submitted: 1/16/2018 10:49:56

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 16, 2018 6:54 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** No Shopoff Group and Koll Company development

Please do not allow the Shopoff Group and Koll Company develop an ultra high-density condominium project with three massive towers.

City of Newport Beach is different then other cities and is against this type of development. The city council and mayor should already know the concerns of its residents. If they don't they should NOT be in office.

Richard Eimers  
2301 Tustin Ave  
Newport Beach, CA 92660  
\*\*\*[ers8@aol.com](mailto:ers8@aol.com)

Submitted: 1/16/2018 1:51:26

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 9:14 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Colleen Premer  
20 Molino  
Newport Beach, CA 92660  
\*\*\*[shop@yahoo.com](mailto:shop@yahoo.com)

Submitted: 1/14/2018 19:58:06



**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 9:13 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** This project will not only generate more traffic, but it will also negatively impact...

This project will not only generate more traffic, but it will also negatively impact the charm and character of our beautiful city.

Esther Fine  
1830 Santiago Drive  
Newport Beach, CA 92660  
[949-548-2971](tel:949-548-2971)  
\*\*\*[fine@surterreproperties.com](mailto:fine@surterreproperties.com)

Submitted: 1/14/2018 23:02:51

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 9:01 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** No to high intensity development.

No to high intensity development.

Eila Ulyett  
70 Ocean Vista  
Newport Beach, CA 92660  
[949-375-2297](tel:949-375-2297)  
\*\*\*[lau@cox.net](mailto:lau@cox.net)

Submitted: 1/16/2018 7:05:32

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 8:49 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose the development

I oppose the development

Allen Basso  
5120 Birch Street #200  
Newport Beach, CA 92660  
949-752-060  
\*\*\*@[slb-cpa.com](mailto:slb-cpa.com)

Submitted: 1/16/2018 12:49:52

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 8:16 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose the condo towers in its entirety.

I oppose the condo towers in its entirety.

Todd Sincock  
2415 Campus Dr.  
Irvine CA 92612  
[949-486-7903](tel:949-486-7903)  
\*\*\*[sincock@patrisk.com](mailto:sincock@patrisk.com)

Submitted: 1/16/2018 16:10:22

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 8:05 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** The traffic along Jamboree is already slow...

The traffic along Jamboree is already slow and the ADT counts in today's EIR's are already calculated in a "shoulder season" to benefit development. Reasonable calculations would and should not permit such a dense development.

Donald Krotee  
773 Avocado Avenue  
Corona del Mar, CA 92625  
[714-329-3036](tel:714-329-3036)  
\*\*\*[krotee@krotee.com](mailto:krotee@krotee.com)

Submitted: 1/16/2018 7:44:11

## Ramirez, Brittany

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**From:** Michelle Black <mnbc@cbcearthlaw.com>  
**Sent:** Wednesday, January 17, 2018 12:27 PM  
**To:** Planning Commissioners  
**Cc:** Koetting, Peter; Zak, Peter; Weigand, Erik; Dunlap, Bill; Kleiman, Lauren; Kramer, Kory; Lowrey, Lee; Campbell, Jim  
**Subject:** Koll Center Residences Project - Additional Comments from SPON  
**Attachments:** SPON Koll GP letter 011718.pdf

Good afternoon, honorable Commissioners -

Attached, please find additional comments on the Koll Center Residences Project, submitted on behalf of SPON. Please let me know if you have any difficulties with the attachment.

Thank you for your attention,

Michelle N. Black



2200 Pacific Coast Highway, Suite 318  
Hermosa Beach, CA 90254  
Phone: (310) 798-2400  
Fax: (310) 798-2402  
[www.cbcearthlaw.com](http://www.cbcearthlaw.com)

**Hermosa Beach Office**  
Phone: (310) 798-2400  
Fax: (310) 798-2402  
**San Diego Office**  
Phone: (858) 999-0070  
Phone: (619) 940-4522



**Michelle Black**  
Email Address:  
[mnb@cbcearthlaw.com](mailto:mnb@cbcearthlaw.com)  
Direct Phone:  
310-798-2400 Ext. 5

January 17, 2018

**Via Email** [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)

Mr. Peter Koetting, Chair  
And Members of the Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Re: Koll Center Residences, SCH No. 2017011002

Honorable Commissioners:

Stop Polluting Our Newport (SPON) submits these additional comments regarding the City's processing of the Koll Center Residences Project ("Project"). State Planning and Zoning Law and the City's General Plan require that all development approved in the City be consistent with the General Plan. (See, *Orange Citizens for Parks and Recreation v. Superior Court* (2016) 2 Cal.5th 141, 152; *DeVita v. County of Napa* (1995) 9 Cal.4th 763, 773; Newport Beach General Plan, p. 13-3.) As discussed below, the Project, as currently proposed, is inconsistent with the General Plan. In order to be lawfully approved, the project must be modified, or the City must prepare and approve a General Plan amendment for the Project.

**I. The Koll Center Residences Project Must Be Consistent with the City's General Plan.**

A city's general plan is the "'constitution' for future development" located at the top of "the hierarchy of local government law regulating land use." (*DeVita v. County of Napa* (1995) 9 Cal.4th 763, 773.) All land use approvals must be consistent with the general plan. (*Ibid.*) Although it is a charter city, Newport Beach has explicitly adopted the requirement that private development be consistent with the General Plan. (General Plan p. 13-3 ["Ensure that Private Development and Capital Improvements are Consistent with the General Plan"].) Implementation Policy 1.1 states:

California statutes require that a city's decisions regarding its physical development must be consistent with the adopted General Plan. As entitlements for the development of private properties are guided by the City's ordinances and Charter requirements, implicitly they must be consistent with the General Plan. As a consequence, it is necessary for Newport Beach to review all subdivision and

City of Newport Beach  
January 17, 2018  
Page 2 of 10

development applications and make written findings that they are consistent with all goals and policies of the General Plan (see Imp 12.1 and Imp 13.1). If the project is found to be inconsistent, it cannot be approved without revisions of the General Plan and, as necessary, its implementing ordinances.

A project is not consistent with the general plan unless it furthers its goals and policies. Accordingly, any project that obstructs implementation of the general plan's goals and policies is inconsistent with the general plan and may not be lawfully approved. (*Napa Citizens for Honest Gov't v. County of Napa* (2001) 91 Cal.App.4th 342, 378; *Families Unafraid to Uphold Rural El Dorado County v. Board of Supervisors* (1998) 62 Cal.App.4th 1332, 1336.) The Koll Center Residences Project may only be approved if it furthers the goals and policies of the Newport Beach General Plan. As currently proposed, the Project does not further the goals and in fact, is inconsistent with those adopted goals and policies in numerous ways described in more detail below.

## **II. The Project is Inconsistent with the General Plan and Cannot Be Approved.**

### **a. The Project Exceeds Development Limits for Anomaly Location 2.**

The City of Newport Beach Land Use Element identifies "Anomaly Locations" and specifies Development Limits for each. (Newport Beach General Plan, Table LU2, p. 3-18.) The Koll Center Residences Project lies in Anomaly Location #2, Statistical Area L4, and Land Use Designation MU-H2. The Anomaly Area has a Development Limit of 1,052,880 square feet. Based on our review of the Anomaly Area's existing and proposed development, the Project exceeds the General Plan-specified limit, with and without parking structures.

The existing buildings total 567,561 square feet (without parking). Project buildings total 691,162 square feet (without parking, based on architectural plans contained in applications). Thus, with the Project, Anomaly Area #2 would contain 1,258,723 square feet of development, which far exceeds the cap General Plan-specified cap of 1,052,880 square feet.

Including parking structures, the total Development in Anomaly Area #2 would be 1,733,633, exceeding the cap by an even more significant amount.

The Proposed Project is therefore inconsistent with Development Limits provided by the General Plan. Accordingly, the Project must either be redesigned within the applicable limits, or the developer must file for a General Plan Amendment. The City is precluded from approving a development project that is inconsistent with the General



City of Newport Beach  
January 17, 2018  
Page 3 of 10

Plan.<sup>1</sup>

**b. The Project is Inconsistent with the Land Use Element in Additional Respects.**

Consistency with the Land Use Element of the General Plan is paramount. The Project DEIR explains:

The General Plan Land Use Element provides guidance regarding the ultimate pattern of development and provides development allocations for land uses throughout the City. It presents goals and policies pertaining to how existing development is to be maintained and enhanced and how new development is to be implemented. It is based on and correlates the policies from all the elements in the General Plan into a set of coherent development policies. The Land Use Element policies serve as the central organizing element for the City's General Plan.

(DEIR p. 4.9-2.)

Goal LU 2 of the General Plan is aimed at creating a “living, active, and diverse environment that complements all lifestyles and embraces neighborhoods, without compromising the valued resources that make Newport Beach unique.” (DEIR p. 4.9-11.) It seeks to maintain a diversity of uses to support the needs of residents, sustain the economy, and protect quality of life. (*Ibid.*) Policy LU 2.4 is specifically aimed at economic development: “Accommodate uses that maintain or enhance Newport Beach’s fiscal health and account for market demands, while maintaining and improving the quality of life for current and future residents.” The Project will disrupt a successful business center, the exact opposite of maintaining or enhancing the fiscal health of the area, and is therefore inconsistent with Policy LU 2.4.

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<sup>1</sup> Note: Our analysis was hindered by the lack of consistent information about the Proposed Project. We concluded the square feet numbers in the Architectural Plans are representative of the building square footage for purposes of calculating the development total. The square feet descriptions in the DEIR vary significantly from those in the Architectural Plans submitted by the applicant. Here are the numbers (in square feet) used in our analysis:

- Existing buildings without parking structure: TOTAL USED IN ANALYSIS 567,561
- Existing buildings with parking structure: TOTAL: 657,541
- EIR numbers (averages) for KCR buildings only: TOTAL 483,295
- Architectural Plan numbers for KCR buildings only: TOTAL USED IN ANALYSIS 691,162
- EIR numbers for KCR retail: 3,019 (Project Description page 3-5, says TDR up to 3,019)
- Architectural Plan numbers for KCR retail: 3,000
- Architectural Plan numbers for KCR parking (# only includes this anomaly area): 381,911

City of Newport Beach  
January 17, 2018  
Page 4 of 10

Goal LU 3 of the General Plan is a “development pattern that retains and complements the City’s residential neighborhoods, commercial and industrial districts...” (DEIR p. 4.9-12, emphasis added.) Policy 3.1 is to “Maintain Newport Beach’s pattern of residential neighborhoods, business and employment districts, commercial centers, corridors, and harbor and ocean districts.” The Koll Center is one of Newport Beach’s thriving business districts. There are no other locations available to replicate this type of business-friendly community. The Project, by adding 260 residences to a thriving business district and making the area less desirable for business<sup>2</sup>, flies directly in the face of Policy 3.1.<sup>3</sup>

Policy 3.2 is to “Enhance existing neighborhoods, districts, and corridors, allowing for re-use and infill with uses that are complementary in type, form, scale, and character.” The Policy specifies, “Changes in use and/or density/intensity should be considered only in those areas that are economically underperforming, are necessary to accommodate Newport Beach’s share of projected regional population growth, improve the relationship and reduce commuting distance between home and jobs, or enhance the values that distinguish Newport Beach as a special place to live for its residents.” The existing Koll Center is stable and performing as intended, and the residential units are not necessary to accommodate projected growth. Nor is there evidence that residents of Koll Center Residences will work in Koll Center and contribute to reducing commuting distances. To the contrary, the price point of the new residences is such that it is unlikely many workers in Koll Center will live in the new units. Accordingly, the Project’s change of use is inconsistent with Policy LU 3.2.

Similarly, Policy LU 3.3 is to reuse “underperforming industrial and office properties and development of cohesive residential neighborhoods in proximity to jobs and services” in the John Wayne Airport Area. However, the Project would disrupt a vibrant office park and remove much of the office park’s common/open space. Additionally, the Project’s high-rise buildings will limit sunlight and views currently afforded the existing buildings. As a result, businesses in Koll Center may choose not to renew their leases once the Project removes the existing open space, light, and views. Rather than reusing an underperforming office park per Policy LU 3.3, this Project would create one. The Project also fails to further the development of a cohesive residential

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<sup>2</sup> Generating traffic congestion internally and around the Project site, reducing light, air and open space, and in other aspects reducing the quality of life for the existing businesses in Koll Center Newport.

<sup>3</sup> Moreover, City Ordinance No. 1449, imposing Planned Community Standards on the site, states that the Project area is “most appropriate for commercial and light industrial uses” that have occupied the site for the last 45 years. (See, page 2.) The insertion of residential uses to the site fundamentally changes the character of a successful business center.

City of Newport Beach  
January 17, 2018  
Page 5 of 10

neighborhood. The residential towers will be isolated from all but the 3,000 square feet of retail provided in the building lobbies. There is no description of the type of retail that would occupy the very small retail area of the Proposed Project; thus there is no evidence it will provide essential services to support residential uses and reduce car trips. Surrounding land uses include hotels, office buildings, and fast food restaurants, but the area is devoid of grocery stores, pharmacies, or other components of a cohesive, walkable neighborhood.

General Plan Goal LU 4 is “Management of growth and change to protect and enhance the livability of neighborhoods and achieve distinct and economically vital business and employment districts, which are correlated with supporting infrastructure and public services and sustain Newport Beach’s natural setting.” Policy 4.1 is to accommodate land use development consistent with the Land Use Plan. As discussed in previous letters submitted on the Koll Center Residences DEIR, the transfer of development rights (TDR) necessitates a General Plan Amendment (GPA). The TDR creates an inconsistency with the General Plan since the Anomaly Table will no longer reflect the actual development limits once development is transferred from Koll Center Site A (Anomaly Location 1) to Koll Center Site B (Anomaly Location 2). The Anomaly Locations Table must be amended, which requires an amendment to the General Plan. Absent a General Plan Amendment, the Project will be inconsistent with the General Plan and inconsistent with General Plan Policy 4.1.

Policy 4.3 permits the transfer of development rights when the sites are within the same statistical area, the transfer complements surrounding development, and certain benefits would result. The Project would transfer development rights of up to 3,019 square feet of unbuilt office and retail space from Koll Center Site A to Site B. The Land Use Element permits the transfer of development rights only when the reduced density/intensity at the donor site provides benefits to the city including the “provision of extraordinary open space” and “the preservation of ... natural landscapes.” The Project and its DEIR never actually provide the locations of Site A and Site B. As a result, the requested transfer does not appear to provide any specific benefits to the City, and it actually removes existing open space. The Project is inconsistent with Policy 4.3 and cannot be approved.

General Plan Goal LU 5.3 is to ensure compatibility among land uses. To that end, Policy 5.3.1 is to “Require that mixed-use buildings be designed to convey a high level of architectural and landscape quality and ensure compatibility among their uses in consideration of the following principles: ... Architectural treatment of building elevations and modulation of their massing.” The Project would place three nearly identical 13-story buildings into the Koll Center. The buildings are substantially taller than and incompatible with surrounding buildings. Instead of visual interest and

City of Newport Beach  
January 17, 2018  
Page 6 of 10

modulation of rooflines and building locations, all three towers would be the same height and next to each other. The Project is inconsistent with Policy LU 5.3.1.

Policy LU 5.3.4 requires “that sufficient acreage be developed for an individual use located in a district containing a mix of residential and nonresidential uses to prevent fragmentation and ensure each use’s viability, quality, and compatibility with adjoining uses.” The project includes three, 13-story residential towers which have no integration or alignment with the existing commercial uses. Additionally, the acreage developed for the Project is insufficient to prevent fragmentation. The Project is inconsistent with this policy.

Policy LU 5.3.6 requires that “adequate parking be provided and is conveniently located to serve tenants and customers.” However, the Project will remove the existing office tenants’ conveniently-located parking in favor of parking that will require shuttle buses to use. The Project fails to satisfy this policy.

General Plan Goal LU 6.2 is to provide “residential neighborhoods that contain a diversity of housing types and supporting uses to meet the needs of Newport Beach’s residents and are designed to sustain livability and a high quality of life.” Policy LU 6.2.5 is to “Allow for the integration of uses within residential neighborhoods that support and are complementary to their primary function as a living environment such as schools, parks, community meeting facilities, religious facilities, and comparable uses.” Apart from the park serving the commercial complex, the Project contains no supporting amenities for a residential neighborhood. The proposed ~3,000 square feet of retail is insufficient to provide schools, grocery stores, religious facilities, or other key components of a thriving neighborhood.

General Plan Goal LU 6.15 is to provide for “A mixed-use community that provides jobs, residential, and supporting services in close proximity, with pedestrian-oriented amenities that facilitate walking and enhance livability.” The Project provides only seven permanent jobs for which the average compensation will be insufficient to afford Project housing. The Project also contains limited pedestrian amenities, and limited access to transit, demonstrated by its low Walk Score<sup>4</sup>. Policy 6.15.7 is to “Require that residential units be developed at a minimum density of 30 units and maximum of 50 units per net acre averaged over the total area of each residential village. Net acreage shall be exclusive of existing and new rights-of-way, public pedestrian ways, and neighborhood parks. Within these densities, provide for the development of a mix of building types ranging from townhomes to high-rises to accommodate a variety of household types and incomes and to promote a diversity of building masses and scales.”

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<sup>4</sup> Walk Score calculates the walkability of an address by locating nearby stores, restaurants, schools, parks, and other amenities. Walk Score measures how easy it is to minimize car use in a given area.

City of Newport Beach  
January 17, 2018  
Page 7 of 10

The project fails to meet this policy. As described by the applicant at the October 30, 2017 forum, it will contain only one housing type (luxury condominiums), available only to high-income individuals.

Policy 5.6.2 focuses on limiting abrupt changes in scale and form on neighboring properties. By placing three, identical, 13-story towers amidst smaller buildings, the Project is inconsistent with this policy.

Policies LU 6.15.6 and 6.15.10 require residential villages to be at least 10 acres in size and centered on neighborhood parks and other amenities. The DEIR's claims that the Project satisfies the 10-acre minimum are misleading. The 13.16-acre "Project site" includes common areas, streets, and buildings that are not part of the Project. Exclusive of common areas, the Project site appears to be only five acres, far below the 10-acre requirement. The Project is therefore incompatible with General Plan policies LU 6.15.6 and 6.1.5.10.

Policies 5.3.3 and 6.15.1 require developments to be "integrated to ensure ...compatible land uses" and planned to "ensure compatibility among the uses." The Project fails to fully integrate the residential village with nonresidential uses. The parking structure that will be located near Uptown Newport will serve the office buildings, not residential uses. An office parking structure will likely be empty at night and serve as a barrier between the two residential areas. Pedestrians will be unlikely to cross a deserted parking structure after dark to travel between residential areas. The Project is also incompatible with these policies because the existing uses (hotel, office buildings, and fast food) are not currently compatible with residential uses. Without grocery stores, and pharmacies, the Project will be isolated, not integrated.

**c. The Project is Inconsistent with the Natural Resources Element.**

The Project is also inconsistent with the City's Natural Resources Element, which "identifies Newport Beach's natural resources and policies for their preservation, development and wise use." (DEIR p. 4.9-4.) General Plan Goal NR 6 is to reduce mobile source emissions. Policy NR 6.1 seeks to implement that goal by providing for walkable communities. Specifically, the policy is to "[p]rovide for walkable neighborhoods to reduce vehicle trips by siting amenities such as services, parks, and schools in close proximity to residential areas. The Project site does not have amenities such as schools or retail near enough to be considered a walkable community. The ~3,000 square feet of retail contained within the Project cannot change that. The Project would place 260 residences in a business park, far from residential necessities and grocery stores. The Project is inconsistent with Policy NR 6.1.

City of Newport Beach  
January 17, 2018  
Page 8 of 10

Policy NR 6.2 is to “support mixed-use development consisting of commercial or office with residential uses in accordance with the Land Use Element...” The purpose of this policy is to reduce vehicle trips by making amenities accessible to the residents in new developments. The policy specifies that jobs, services, and entertainment should be located near residential uses in a mixed-use development. Unfortunately, the Project’s limited 3,000 square feet of retail cannot possibly provide the services needed for a successful residential development. Residents will be required to travel outside the Project area, *increasing*, not decreasing vehicle trips. The Project is inconsistent with Policy NR 6.2 and cannot be approved.

**d. The Project is Inconsistent with Additional Elements of the General Plan.**

General Plan Goal N 1 is to minimize “land use conflicts between various noise sources and other human activities.” (DEIR p. 4.9-35.) The DEIR finds that traffic and aircraft will result in the Project experiencing exterior noise levels of 66.3 dB CNEL. (DEIR p. 4.10-27.) The Newport Beach General Plan Noise Element denominates noise levels above 65 dB CNEL as “normally incompatible” with mixed-used residential development. (DEIR Table 4.10-1.) These noise levels also exceed the noise standards of Municipal Code Section 10.26.025. Accordingly, the Project is inconsistent with General Plan Policy N 1.1, Noise Compatibility of New Development, which requires “that all proposed projects are compatible with the noise environment through use of Table N2.”

General Plan Goal CE 6.2 is to “reduce automobile travel through the use of travel demand management strategies.” (DEIR p. 4.9-27.) Policy 6.2.2 requires the Project to support facilities for alternative modes of transportation “to provide facilities commensurate with development type and intensity”... including “preferential parking for carpools, bicycle lockers, showers, commuter information areas, rideshare vehicle loading areas...and bus stop improvements.” (*Ibid.*) The Project’s size (260 new residential units) and intensity mean that the Project should provide all of these travel demand management strategies, in addition to areas for rideshare pickups (e.g., Lyft and Uber) as well as implementation of the planned Class II bicycle facilities on Von Karman Avenue and Birch Street. Instead, the Project relies on the pedestrian paths needed to reach the buildings “thereby providing an alternative mode of transportation for residents and visitors” and the provision of bicycle storage. (DEIR p. 4.9-27.) This is wholly insufficient to both reduce and offset the new trips that will be generated by the residents of 260 homes. The Project is inconsistent with Goal CE 6.2 and Policy 6.2.2.



City of Newport Beach  
January 17, 2018  
Page 9 of 10

### III. The Project is Inconsistent with the Integrated Conceptual Development Plan.

General Plan Policy LU 6.15.11 requires development of an Integrated Conceptual Development Plan (ICDP) for residential development in the Airport Area. Future development must be consistent with the ICDP. The ICDP for the Project site was adopted in 2010. During development of the ICDP, the public was told that the Project site would be developed as a mid-rise, mixed-use residential development centered around a park. Any new buildings would be 54 to 90 feet in height. The Project, which consists of three, identical 160-foot tall towers, is inconsistent with the ICDP vision. The Project fails to vary building heights. Additionally, the Project does not center around a park, as specified in the ICDP; the proposed park would be located across the street. Accordingly, the Project is inconsistent with General Plan Policy LU 6.15.11 and with the adopted ICDP.

### Conclusion

As currently proposed, the Koll Center Residences Project is inconsistent with clear policies and provisions of the Newport Beach General Plan and the development limits set for Anomaly Area 2. Without significant alterations, the Project cannot be lawfully approved unless it is accompanied by a General Plan amendment. SPON urges the City to adhere to its existing General Plan with respect to this Project. Thank you for your consideration of these comments. Please contact me if you have any questions.

Sincerely,



Michelle N. Black

cc: pkoetting@newportbeachca.gov  
pzak@newportbeachca.gov  
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## Ramirez, Brittany

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**From:** Carmen J. Borg <Borg@smwlaw.com>  
**Sent:** Wednesday, January 17, 2018 12:35 PM  
**To:** Planning Commissioners  
**Cc:** Dept - City Council; Campbell, Jim; Ung, Rosalinh; 'derekostensen@me.com'; 'melanie@schlotterbeck.net'; Robert "Perl" Perlmutter; Caitlin F. Brown  
**Subject:** Koll Center Residences Project  
**Attachments:** Koll Center Supp\_ Comment Ltr - 1-17-18\_PDF

Members of the Planning Commission,

Attached are comments we are submitting on behalf of our client, Olen Properties, about the Koll Center Residences Project. Please contact me if you have any difficulties with the attachment.

Thank you,

Carmen Borg, AICP  
Urban Planner  
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ROBERT "PERL" PERLMUTTER  
Attorney  
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January 17, 2018

**Via Electronic Mail Only**

Mr. Peter Koetting, Chair  
and Members of the Planning Commission  
City of Newport Beach  
c/o Community Development Department  
100 Civic Center Drive  
Newport Beach, California 92660  
planningcommissioners@newportbeachca.gov

Re: Koll Center Residences Draft Environmental Impact Report,  
State Clearinghouse No. 2017011002

Dear Chair Koetting and Members of the Planning Commission:

This firm represents Olen Properties on matters relating to the proposed Koll Center Residences. We submitted comments on the DEIR for this Project on November 9, 2017. We are submitting these supplemental comments to bring to your attention an additional critical omission in the DEIR. Specifically, the DEIR fails to analyze the Project's inconsistency with the Airport Business Area Integrated Conceptual Development Plan ("ICDP") adopted in 2010.

Indeed, the DEIR affirmatively misleads the public and decision makers on this issue, conclusorily asserting that the Project *is* consistent with the ICDP. But the vision for the Project site contemplated in the ICDP and throughout the ICDP public process could not be more different than the proposed Project. Throughout the process of developing the ICDP, the public, the Planning Commission, and the City Council were repeatedly informed that the project site would be developed as a *mid-rise* mixed use residential development *centered* around a neighborhood park, with the residential buildings ranging in heights from 48 to 90 feet. The proposed Project, by contrast, consists of three identical 160 feet *high-rise* towers, with the intended central neighborhood park shunted off to the side and across a street.

Mr. Peter Koetting, Chair  
Members of the Planning Commission  
January 17, 2018  
Page 2

The DEIR's failure to inform the public of this significant inconsistency, standing alone, renders it legally inadequate as an informational document. It also does a disservice to the public and the entire public process of developing the ICDP. Accordingly, we urge the Planning Commission to direct that the DEIR be revised to correct this glaring omission, to evaluate an alternative consistent with the vision of the ICDP, and to direct the applicant to redesign the project in a manner consistent with the ICDP.

#### **I. The Project Is Inconsistent with the ICDP.**

The DEIR acknowledges that the Project must be consistent with the City's General Plan, and purports to analyze the Project's consistency and inconsistency with various specific General Plan policies and goals. General Plan Policy LU 6.15.11 requires the development of an ICDP as a prerequisite for any residential development, and any proposed project on the site is required to be consistent with the ICDP. However, rather than carefully analyzing the Project's consistency with the ICDP the DEIR simply asserts that the Project is consistent with the ICDP because of the mixed-use and allegedly pedestrian-friendly nature of the Project. DEIR at 4.9-39.

This assertion is wholly unfounded. Throughout the process of developing the ICDP, the public, the Planning Commission, and the City Council were repeatedly informed that any residential project on the site would be developed with mid-rise mixed-use residences centered around a park. For instance, all staff reports on the ICDP presented to the City Council and the public indicate that the buildings at the site would be mid-rise. Beginning at the July 22, 2010 Planning Commission meeting, the staff report explained that the "[h]ousing types contemplated in the plan [for the Koll Center property] include stacked flats in *mid-rise* buildings of varying heights in podium or wrap configuration, as well as possible ground floor townhouse units." July 22, 2010 Planning Comm'n Staff Report at 9 (Attachment A) (emphasis added).

Two months later, at the September 9, 2010 Planning Commission meeting, after further public review, the staff report confirmed that the buildings at the Koll site would be mid-rise. *See* Sept. 9, 2010 Planning Comm'n Staff Report at 5 (Attachment B). The ICDP was then presented to the City Council for approval on September 28. Again, the accompanying staff report before the Council and available to the public contemplated *only* mid-rise buildings at the Koll site. Sept. 28, 2010 City Council Staff Report at 8

Mr. Peter Koetting, Chair  
Members of the Planning Commission  
January 17, 2018  
Page 3

(Attachment C); *see also* Initial Environmental Study at 24 (Attachment No. CC 9 to Sept. 28, 2010 City Council Staff Report).

These consistent explanations of the vision contemplated for the site are critical because the ICDP was *required* to “demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing nonresidential structures and uses.” LU Policy 6.15.11.

The Project currently before the Commission directly undermines the ICDP’s objectives for a varied mid-rise development centered around a neighborhood park. First, the Project’s three 160-foot high-rise towers undermine the mid-rise height contemplated by the ICDP. Under that plan, Building 1 had a maximum height of 54 feet, Building 2 an approximate height of 70 feet, and Building 3 an approximate height of 90 feet. July 22, 2010 Planning Comm’n Staff Report at 5-6.

Although Planning Commission review and public comment should continue regarding whether those conceptual mid-rise heights are compatible with existing buildings, the clear intent of varying heights is to “promote a variety of building masses and scales.” ICDP at 2 (citing LU 6.15.7). Instead, the Project drops three, nearly identical 160-foot towers into the Koll site. This is dramatically inconsistent with both the proposed height outlined in the Planning Commission Staff Report and the General Plan Policy LU 6.15.7 incorporated into the ICDP.<sup>1</sup>

The location of the park in the proposed Project is also inconsistent with the ICDP. The ICDP contemplates the “creation of a central neighborhood park.” ICDP at 4. The illustrative plans featured in the ICDP show the park in the middle of the residential development. ICDP Figs. 1 & 4. The neighborhood park was meant to be “located at the center of the community” with the three residential buildings “clustered around” it. Sept.

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<sup>1</sup> Had high-rise towers been contemplated for the Koll Center property, the Staff Reports for the ICDP would have included this information as it did for the other (Uptown/Conexant) development site in the ICDP, which states that “[h]ousing types contemplated in the plan [for the Uptown/Conexant site] include ground-level townhouse units, *podium mid-rise and high-rise apartment/condominiums*.” Sept. 28, 2010 City Council Staff Report at 8 (emphasis added).

Mr. Peter Koetting, Chair  
Members of the Planning Commission  
January 17, 2018  
Page 4

28, 2010 City Council Staff Report at 8; Sept. 9, 2010 Planning Comm'n Staff Report at 6-7. However, the proposed Project pushes the park to the eastern edge of the property, removed from the residences and across a street. DEIR Fig. 3-7. This relocation of the park is dramatically inconsistent with the park-centered community that was contemplated by the General Plan, Planning Commission, and the City Council and that was presented to the public during the ICDP process.

The Planning Commission should now inform the Project applicant that its site design is inconsistent with this vision underlying the ICDP.

## **II. The DEIR Should Have Included Analysis of an Alternative Consistent with the ICDP.**

As we commented in our November 2017 letter, the alternatives analyzed in the DEIR were inadequate to reduce a majority of the Project's significant environmental impacts. Aside from the "No Project" alternative, all the alternatives represent a use that is far too intensive for the proposed area and offers limited environmental benefits. CEQA requires that "the discussion of alternatives shall focus on alternatives to the project or its location which are capable of *avoiding or substantially lessening* any significant effects of the project . . . ." CEQA Guidelines § 15126.6(b); emphasis added. None of the DEIR's alternatives meet this requirement.

Moreover, the DEIR did not analyze an alternative that is consistent with the General Plan generally and the ICDP specifically. This alternative should comply with the height limits, density, and design requirements for the site as described in the ICDP. A revised DEIR should include analysis of a substantially reduced height and density alternative that would implement the vision of the ICDP. July 22, 2010 Planning Comm'n Staff Report at 5-6. In addition, the revised DEIR should thoroughly analyze the potential for an off-site alternative.

## **III. A Revised DEIR Must Be Prepared and Recirculated.**

Under California law, the present DEIR cannot properly form the basis of a final EIR. CEQA and the CEQA Guidelines describe the circumstances that require recirculation of a DEIR. Such circumstances include: (1) the addition of significant new information to the EIR after public notice is given of the availability of the DEIR but

Mr. Peter Koetting, Chair  
Members of the Planning Commission  
January 17, 2018  
Page 5

before certification, or (2) the DEIR is so “fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.” Guidelines § 15088.5.

Here, both circumstances apply. Without any information about the City’s previously approved vision for the Project site during the ICDP process—and the Project’s blatant inconsistency with that vision—decision makers and the public cannot possibly assess the Project’s impacts, or even its feasibility, through the present DEIR, which is riddled with errors and omissions. As discussed above, among other fundamental deficiencies, the DEIR fails to evaluate and disclose the Project’s inconsistency with applicable plans. CEQA requires recirculation of a revised draft DEIR “[w]hen significant new information is added to an environmental impact report” after public review and comment on the earlier draft DEIR. Pub. Res. Code § 21092.1. The opportunity for meaningful public review of significant new information is essential “to test, assess, and evaluate the data and make an informed judgment as to the validity of the conclusions to be drawn therefrom.” *Sutter Sensible Planning, Inc. v. Sutter County Board of Supervisors* (1981) 122 Cal.App.3d 813, 822; *City of San Jose v. Great Oaks Water Co.* (1987) 192 Cal.App.3d 1005, 1017.

The revised DEIR will necessarily include substantial new information if it is to include an analysis of a new project alternative and to adequately assess the proposed Project’s environmental impacts and identify effective mitigation capable of alleviating the Project’s significant impacts. This new information will clearly necessitate recirculation. CEQA requires that the public have a meaningful opportunity to review and comment upon this significant new information in the form of a recirculated draft supplemental EIR.

Mr. Peter Koetting, Chair  
Members of the Planning Commission  
January 17, 2018  
Page 6

#### IV. Conclusion

For the foregoing reasons, Olen Properties urges the Planning Commission to direct that the DEIR be revised to correct the glaring omissions regarding the ICDP, to evaluate an alternative consistent with the vision of the ICDP, and to direct the applicant to redesign the project in a manner consistent with the ICDP.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP

*Caitlin Brown*

For

Robert "Perl" Perlmutter

cc: Mayor Pro Tem Will O'Neill and members of the City Council  
James Campbell, Deputy Community Development Director  
Rosaliun Ung, Associate Planner

#### Attachments

- Attachment A: July 22, 2010 Planning Commission Staff Report (without attachments)
- Attachment B: Sept. 9, 2010 Planning Commission Staff Report (without attachments)
- Attachment C: September 28, 2010 City Council Staff Report

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# **ATTACHMENT A**



**CITY OF NEWPORT BEACH**  
**PLANNING COMMISSION STAFF REPORT**

July 22, 2010 Meeting  
Agenda Item 2

**SUBJECT:** Airport Business Area Integrated Conceptual Development Plan  
(PA2007-170 & PA2008-063)  
4311 & 4321 Jamboree Road & 4343 Von Karman Avenue

**APPLICANT:** The Koll Company & Conexant

**CONTACT:** Rosalinh Ung, Associate Planner  
[rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)  
(949) 644-3208

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**PROJECT SUMMARY:**

The proposed Airport Business Area Integrated Conceptual Development Plan is intended to implement General Plan Land Use Policy LU 6.15.11 (Conceptual Development Plan Area), which requires a single conceptual development plan for that portion of the Airport Area that is generally bounded by MacArthur Blvd, Jamboree Road and Birch Street, prior to residential development in the area. The proposed General Plan Amendment is a minor change in policy language allowing new neighborhood parks provided for infill residential development in the Conceptual Development Plan Area with one public street frontage with public parking.

**RECOMMENDATIONS:**

1. Conduct a public hearing;
2. Adopt Resolution No. 2010-\_\_\_ (Attachment PC 1), recommending that the City Council approve General Plan Amendment No. GP2010-002; and
3. Adopt Resolution No. 2010-\_\_\_ (Attachment PC 2), recommending that the City Council approve the Airport Business Area Integrated Conceptual Development Plan (Development Plan Nos. DP 2007-002 & 2008-003).



Airport Business Area Integrated CDP  
 July 22, 2010  
 Page 2



LOCATION	GENERAL PLAN	ZONING	CURRENT USE
ON-SITE	Mixed Use Horizontal (MU-H2)	Koll Center Newport Planned Community (PC-15)	Business & Professional; Research & Development; Retail; Hotel; Restaurant; Financial
NORTH	General Commercial Office(CO-G);General Commercial (CG);(MU-H2); Public Facilities(PF)	Koll Center Newport Planned Community (PC-15)	Business & Professional; Research & Development; Retail; Restaurant; Financial
SOUTH	Urban and Industrial (Irvine)	IBC Mixed Use (Irvine)	Irvine Business Complex (Irvine)
EAST	Institutional UCI (Irvine)	Institutional 6.1 (Irvine)	Vacant/Institutional (Irvine)
WEST	Airport Office & Supporting Uses, MU-H2 & CG	Newport Place Planned Community (PC-11)	Business & Professional; Research & Development; Retail; Restaurant; Financial



## INTRODUCTION:

### Project Setting:

The proposed Airport Business Area Integrated Conceptual Development Plan (Plan), as shown on Attachment PC 3, applies to a portion of the Airport Area that is generally bounded by MacArthur Blvd, Jamboree Road, and Birch Street (Conceptual Development Plan Area). The Airport Area generally encompasses properties abutting the western edge of the John Wayne Airport (JWA), and is bounded by Campus Drive, Jamboree Road and the Corona Del Mar Freeway. MacArthur Boulevard bisects the Airport Area in a north/south direction. The Airport Area is also in close proximity to the Irvine Business Complex (IBC) and the University of California, Irvine (UCI). This proximity has influenced the area's development with uses that support JWA and UCI, such as research and development, "high tech" industrial, and visitor-serving uses.

In addition, there are a number of buildings occupied by corporate offices for industrial and financial uses. The Koll Center Newport Planned Community, which covers the area bounded by Campus Drive, MacArthur Boulevard, and Jamboree Road, was adopted and developed in 1972 as a master planned campus to facilitate the development of an office/light industrial park that also includes supportive retail and visitor-serving uses. Other areas surrounding the proposed Plan are developed with a diverse mix of low-intensity industrial, office, and airport-related uses, including a number of auto-related commercial uses. More recently, residential development has been introduced in the IBC area to the east of the project site.

### Project Description:

To allow residential uses in the Conceptual Development Plan Area, Policy LU 6.15.11 requires the preparation of one conceptual development plan that would "*demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing non-residential structures and uses.*" The proposed Airport Business Area Integrated Conceptual Development Plan has been prepared to satisfy this requirement. The Plan is a pre-requisite for the preparation of the regulatory plans called for in the General Plan. Once the City Council has reviewed and approved the Conceptual Development Plan, each property owner will be responsible to independently prepare and submit to the City a proposed regulatory plan for their property. The regulatory plans, along with any required environmental documents, will then be subject to a public review process.

The proposed Plan has incorporated and complies with the General Plan policies that establish the fundamental criteria for the configuration and design of new residential villages in the Airport Area and the Conceptual Development Plan Area in all but one nonsubstantive respect. The neighborhood park proposed on the Koll property has



Airport Business Area Integrated CDP

July 22, 2010

Page 4

public street frontage on one side, rather than two sides as required by Policy LU 6.15.14. The Koll Company requests a modification to this policy language, which would allow one public street frontage, which must have public parking, for infill residential development in the Conceptual Development Plan Area.

Background:

The General Plan 2006 Update was approved by the City Council on July 25, 2006, and the land use plan was approved by the voters on November 7, 2006. The General Plan Land Use policies promote the introduction of residential and mixed-use development within the Airport Area, provided that such development contributes to the creation of viable neighborhood clusters with appropriate infrastructure, pedestrian-oriented features and open spaces, and with a pattern of development that offers a strong sense of community and livability.

Specifically, the General Plan allows up to a maximum of 2,200 units of housing within the Airport Area. All but 550 of these units must replace existing development so that there is no net gain of vehicular trips. The 550 units, known as "additive" units, may be constructed on existing surface parking lots located east of MacArthur Boulevard. This area is referred to in the General Plan as the Conceptual Development Plan Area, which is identified in the Airport Area Residential Village Illustrative Concept Diagram (Attachment PC 4).

Within the Conceptual Development Plan Area, there are two large tracts of assembled property, owned by The Koll Company (75 acres) and Conexant (25 acres). These property owners initially were unable to come to an agreement on a single conceptual plan. The City then requested ROMA Design Group (who had prepared the framework for residential development in the Airport Area as part of the General Plan update effort) to evaluate the conceptual development plans prepared by each of the property owners, in relation to the policies and standards of the General Plan, and to formulate an Integrated Conceptual Development Plan for the City's consideration. The draft conceptual development plan prepared by ROMA was reviewed by the property owners, City staff and the General Plan/LCP Implementation Committee. The draft plan was reviewed by the Planning Commission on November 20, 2008, and recommended to the City Council for approval. Prior to the City Council meeting, questions on the environmental determination were raised, and the matter was tabled. The property owners and staff have refined and revised the Plan since the Planning Commission's last review.



## DISCUSSION:

### Analysis:

#### *Integrated Conceptual Development Plan*

Prior to any residential development within the Airport Area, the General Plan requires the preparation of a Conceptual Development Plan to:

*“Demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing non-residential structures and uses.”*

The Airport Business Area Integrated Conceptual Development Plan (Plan), provides for the redevelopment of the 25-acre Conexant site, and for the redevelopment of a 16.08-acre portion of the 75-acre Koll Center office park between Birch Street and Von Karman Avenue with new residential development and open space, integrated with the existing office buildings and parking structures (Figure 1 - Illustrative Plan). The Plan is aimed at fulfilling the policies of the General Plan, ensuring cohesive and livable neighborhoods oriented to parks and pedestrian ways, and a finer-grained network of pedestrian-friendly streets. The Plan would result in a total of up to 1,504 new residential units; 1,244 of which are planned on the Conexant site and the remaining 260 on the Koll property. All 260 of the new residential units on the Koll site would be “additive” units since no existing office or industrial uses would be removed. On the Conexant site, 632 units would replace the existing industrial and office uses which are to be demolished, and 290 units would be additive. The remaining 322 units would be density bonus units, and would be allowed only if affordable housing is provided at a level to qualify for the density bonus, as provided in State law and the Newport Beach Draft Zoning Code. Together, the two properties would use all 550 of the additive units allocated to the Conceptual Development Plan Area by the General Plan, remain under the Airport Area cap of 2,200 dwelling units.

Koll –The plan for this property includes three residential buildings with parking, one new neighborhood park, enhanced access to the existing parks with frontage on both sides of Von Karman, pedestrian access into the Conexant portion of the ICDP and around the existing office buildings, and revisions to the vehicular access. (Figure 4: Koll Site Illustrative Development Program and Figure 7: Koll Site Framework Plan).

Building 1 (a “Wrap” product of rental units) contains 88 units on 3.1 acres for a density of 28.4 DU/AC with 4 levels of residential wrapping 5 levels of above-ground parking structure. Also, there is one level of below-grade parking solely for office use which has no direct vehicular access to the above-grade portion of the structure. Included in the at-grade portion of this site are 13 two-story town



homes which front on the 1-acre park and 10 one-story flats. The residential height ranges from approximately 48' on the Von Karman side to 54' on the interior 'Main Street' as to mask the 5 story structure.

Building 2 contains 82 units on 1.46 acres for a density of 56.2 DU/AC with an approximate height of 70'. It is one level parking below-grade, one level parking/lobby at-grade and 4 levels of residential plus mezzanine elements above.

Building 3 contains 90 units on 1.7 acres for a density of 52.9 DU/AC. Building height is approximately 90'. The building is one level below grade parking, one level of parking/ retail/lobby at-grade and six levels of residential above.

Conexant – The proposed project would result in the demolition and replacement of 441,127 square feet of existing industrial and office uses contained within two buildings, with a residential and mixed-use development, referred to as the Uptown Newport Village or the Village. The plan for the Conexant site represents a complete redevelopment of the property from an industrial/office complex to a residential village. The Plan calls for the 25-acre site to be configured with a pattern of streets and blocks that provide a pedestrian-friendly environment, with strong connectivity to adjacent commercial/office areas. (Figure 2: Conexant Site Illustrative Plan). Several principles guide the organization of the Conexant mixed-use village, building on the policies of the General Plan:

- Establish a grid of pedestrian-scaled streets that break up the large superblocks of the area and provide connectivity with the existing street system and adjoining commercial properties.
- Create a neighborhood park as the principal focal point of the village, with additional pocket parks that provide community identity and amenity.
- Buildings should be massed to provide strong spatial definition along streets, and stepped down to promote a pedestrian-scaled character.
- Create ground level uses that promote active and engaging street fronts. Parking should be either be encapsulated or below grade.
- Establish a diversity of housing types, including row houses, podium mid-rise and high-rise apartments.

The Plan for the Conexant site provides a net developable residential land area of 18.45 acres, which would allow for a maximum program of 922 dwelling units (18.44 x 50 du/ac), of which 290 would be additive units and up to 632 would be replacement units (Figure 3: Conexant Site Framework Plan). This density is consistent with General Plan policies. The precise number of replacement units



will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU 6.15.5.

In addition to its residential program, the Conexant Village will allow up to 11,600 square feet of ground level retail and commercial uses located along A Street, and adjacent to the central neighborhood park.

To meet the City's inclusionary housing requirements and Housing Element goals, the Conexant portion of the Plan also proposes the addition of up to a maximum of 322 density bonus units. These units are in addition to the 922 residential units, and may be developed only to the extent that they meet the standards of state density bonus law and density bonus provisions of the NBMC.

The proposed Plan establishes the direction for each of the property owners to separately prepare and submit for review by the City a regulatory plan for their holdings. Regulatory plans must be in substantial compliance with the Plan, particularly in terms of the number and density of residential units (except for any additional density bonuses for affordable units), the general location and configuration of residential development, the total amount and general location of open space, the general location of parking facilities, and the network of streets and pedestrian ways. Substantial deviations, or additions to the number of residential units, will require an amendment to the Plan.

Lastly, the City has an interest in timely implementation of the Plan to ensure implementation of its Housing Element and to provide unused development opportunities to property owners who have the interest and capacity to implement the City's plans. If, after a reasonable period of time as determined by the City Council, owners of property within the area of this Plan do not submit and prosecute Regulatory Plans and Development Agreements, the City may initiate and adopt an amendment to this Plan to reallocate additive units.

### *General Plan Consistency*

The General Plan contains several policies that provide for the orderly evolution of the Airport Area, from a single-purpose business park, to a mixed-use district with cohesive residential villages integrated within the existing fabric of office, industrial, retail, and airport-related businesses. Residential opportunities "would be developed as clusters of residential villages centering on neighborhood parks and interconnected by pedestrian walkways. These would contain a mix of housing types and buildings that integrate housing with ground level convenience retail uses and would be developed at a sufficient scale to achieve a complete neighborhood.

The General Plan establishes several fundamental criteria for the configuration and design of new residential villages in the Airport Area in general, and in the Conceptual Development Plan Area in particular. An extensive discussion of each of the policies is contained in the text of the Conceptual Development Plan. Outlined below is a synopsis



of these policies along with a discussion on each of the development areas General Plan consistency.

- *Neighborhood Size (LU6.15.6, LU6.15.10 and LU6 15.11):* Each residential village shall be at least 10 acres in size at build-out, and be organized around a neighborhood park and other similar amenities. The first phase of residential development in each village shall be at least five gross acres, exclusive of existing rights-of-way. Although the General Plan exempts the "Conceptual Development Plan Area" from this minimum first phase requirement, it does require that residential villages within this sub-area be able to be built out to a minimum area of 10 acres. At the discretion of the City, the acreage can include part of a property in a different land use category, if the City finds that a sufficient portion of the contiguous property is contributing to the village fabric of open space, parking, or other amenities.

Koll - The mixed-use village is approximately 24.22 gross acres in size, which exceeds the 10-acre minimum requirement.

Conexant – The residential village is approximately 25 gross acres in size, which exceeds the 10-acre minimum requirement.

- *Neighborhood Densities (LU6.15.7, LU6.15.8 and LU6.15.9):* In addition to providing a minimum land area for residential development, the General Plan also establishes minimum densities to ensure that a sufficient critical mass of at least 300 units is created within each 10-acre village. As such, the overall minimum density for each village at build-out is 30 dwelling units per net acre, exclusive of existing and future rights-of-way, open spaces and pedestrian ways; a maximum net density of 50 units/acre is also established.

Koll - The Plan provides for 6.26 net acres of new residential land, which could allow the development of 188 to 313 units based on the minimum and maximum allowable densities in the General Plan. The Plan includes a total of 260 residential units, and complies with the General Plan policy.

Conexant - The Plan provides a net developable residential land area of 18.45 acres, which could allow for a maximum program of 922 dwelling units (18.45 x 50 du/ac). The Plan provides for a total of 1,244 units, 922 of which are base units, whose density is consistent with General Plan policies and 322 of which are density bonus units that are not included in General Plan density limits. The density bonus units could be developed only if the developer provides 11% of the base units (101 units) for very low-income households, 20% of the base units (184 units) for low-income households, or 40% of the base units (369 units) for moderate-



income households. The precise number of replacement units will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU 6.15.5.

- *Diversity of Housing (LU6.15.7):* Within the density envelope (30 to 50 du/ac), the General Plan promotes a diversity of building types, including row houses, and podium mid-rise and high-rise buildings to accommodate a range of household types and incomes and to promote a variety of building masses and scales.

Koll - Housing types contemplated in the plan are two story town homes, one story flats and podium mid-rise apartment/condominiums.

Conexant - Housing types contemplated in the plan include ground-level townhouse units, podium mid-rise and high-rise apartment/condominiums.

- *Neighborhood Parks (LU6.15.13 and LU6.15.14):* The General Plan calls for residential villages to be centered on neighborhood parks to provide structure and a sense of community and identity. The General Plan requires that each park be a minimum of one-acre in size, or at least eight percent of the total land area of the residential village, whichever is greater. In order to promote useable and cohesive open space, the General Plan also requires that each neighborhood park have a minimum dimension of no less than 150 feet. Neighborhood parks are required to be public in nature (rather than internalized open space), and to this end must have public streets on at least two sides and be connected with adjacent residential development by pedestrian ways and streets.

Koll - The Plan provides for the creation of a central neighborhood park of approximately one acre, and for an additional 0.3 acres of open space areas on land that was previously used for surface parking. Although the neighborhood park falls short of the single open space requirement of 1.29 acres (i.e., 8 percent of 15 acres), the plan achieves the total amount of open space required by the General Plan by utilizing and designating the existing lake park amenity as public open space, which is contemplated in Policy LU6.15.11. This is accomplished by interconnecting the existing open space amenities and the proposed one acre park through pedestrian linkages and promenades for a total park area of 2.64 acres. In addition, since the minimum park dedication requirement is not met, payment of an in lieu fee to satisfy the requirements of the Park Dedication Ordinance, as provided in Policy LU6.15.13,



will be required. Staff believes that the park dedication requirements of these General Plan policies are being met.

However, the Plan as proposed does not fully meet the provisions of General Plan Policy LU6.15.14., which require neighborhood parks “be surrounded by public streets on at least two sides (preferably with on-street parking to serve the park),...” The new neighborhood park shown in the Plan maintains public street access on one side and provides an “urban plaza”/public walkway on a second side. In addition, the existing lake park has a long frontage on Von Karman Avenue. Koll is requesting an amendment to the language of this policy that would apply to infill development in the Conceptual Development Plan Area only. The proposed language would require public street access on one side of the park, with public parking required on that street, rather than merely preferred. The Koll proposal would comply with the revised policy language.

Conexant – The Plan provides a total of 2.01 acres of parks and open space, exceeding the General Plan requirement of 2.0 acres or 8 percent of the land area of the residential village (i.e., 8 percent of 25 acres = 2.0 acres). A 1.49-acre neighborhood park is located at the center of the community; it is highly public in nature, surrounded on all sides by public streets and by active ground-level uses. An additional 0.52 acres is provided in two smaller pocket parks within the village. The Plan meets the General Plan requirements for public open space.

### *General Plan Amendment*

As mentioned, the Koll Plan as proposed does not fully meet the public street frontage provisions of General Plan Policy LU6.15.14. As such, a General Plan Amendment is being requested in conjunction with the ICDP to add the following language to the policy:

#### LU 6.15.14 Location

*Require that each neighborhood park is clearly public in character and is accessible to all residents of the neighborhood. Each park shall be surrounded by public streets on at least two sides (preferably with on-street parking to serve the park), and shall be linked to residential uses in its respective neighborhood by streets or pedestrian ways. For infill residential development in the Conceptual Development Plan Area, park frontage on only one public street may be permitted. On-street parking shall be provided*



along the street frontage of new parks, and is encouraged where an existing amenity is used to meet the neighborhood park requirement.

The intent of this policy is to provide parks that are visible and accessible to all residents of the neighborhood, as well as to the general public, promoting the General Plan's concept of residential villages. The policy seeks to avoid a development pattern that provides private open space that is accessible only to residents of the adjacent residential project.

By applying only to infill development in the Conceptual Development Plan Area, the proposed policy language is consistent with other General Plan policies for the Airport Area (e.g., 6.15.5, 6.15.6 and 6.15.11), which recognize that infill development in this area will occur differently than redevelopment that completely replaces non-residential uses, including in the provision of park amenities. Staff believes that a park with one public street frontage that provides public parking will be accessible to all residents of the neighborhood and maintain the original policy's intent to provide parks that are visible and accessible to the general public.

This General Plan Amendment does not require voter approval pursuant to Charter Section 423 because it would not increase the number of residential units or the amount of non-residential floor area allowed by the General Plan, nor the number of peak hour trips generated by allowed development.

### Environmental Review

The consideration of the Integrated Conceptual Development Plan and General Plan amendment is exempt from environmental review under Public Resources Code Section 21094. The Plan implements the General Plan's requirement for a conceptual development plan to be adopted prior to any residential development being permitted within the Conceptual Development Plan Area, and is consistent with General Plan policies, in particular the policies pertaining to development in the Airport Area and the Conceptual Development Plan Area. Staff has prepared an Initial Study (Attachment PC 5) and determined, on the basis of substantial evidence in the light of the whole record, that the residential development included in the ICDP is consistent with that evaluated in the General Plan Environmental Impact Report (EIR, SCH No. 2006011119), certified on July 25, 2006.

The General Plan Amendment is a minor change in policy language. The amendment does not make a change to the amount of parkland required, and meets the intent of the original policy to provide parks that are visible and accessible to residents of the new residential development and the general public. This change does not affect any of the environmental impacts analyzed in the General Plan EIR.



Airport Business Area Integrated CDP

July 22, 2010

Page 12

No additional environmental review is required pursuant to Public Resources Code Section 21166 because no substantial changes to the General Plan are proposed which would require revisions to the General Plan EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require revisions to the General Plan EIR; and no new information, which was not known and could not have been known at the time the General Plan EIR was certified, has become available.

Public Notice

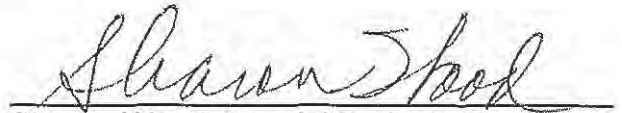
Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the city website.

Prepared by:

Submitted by:



Gerald S. Gilbert, Contract Planner



Sharon Wood, Special Projects Consultant

**ATTACHMENTS**

- PC 1. Draft Resolution for General Plan Amendment
- PC 2. Draft Resolution for ICDP
- PC 3. Airport Business Area Integrated Conceptual Development Plan Dated June 2010
- PC 4. Airport Area Residential Village Illustrative Concept Diagram
- PC 5. Initial Study

# **ATTACHMENT B**

**CITY OF NEWPORT BEACH  
PLANNING COMMISSION STAFF REPORT**

September 9, 2010  
Agenda Item 4

**SUBJECT:** Airport Business Area Integrated Conceptual Development Plan  
(PA2007-170 & PA2008-063)

**APPLICANT:** The Koll Company & Conexant

**CONTACT:** Rosalinh Ung, Associated Planner  
[rung@city.newport-beach.ca.us](mailto:rung@city.newport-beach.ca.us)  
(949) 644-3208

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**RECOMMENDATIONS:**

1. Conduct a public hearing;
2. Adopt Resolution No. 2010-\_\_\_ (Attachment PC-1), recommending that the City Council approve the Airport Business Area Integrated Conceptual Development Plan (Development Plan Nos. DP 2007-002 & 2008-003).

**BACKGROUND:**

On July 22, 2010 the Planning Commission conducted a public hearing on the proposed Integrated Conceptual Development Plan (ICDP). The report for that meeting is attached (Attachment PC-2). After hearing public testimony and discussing the project the Commission continued the item to allow the applicant to address issues and concerns that the Commission raised regarding the project. These issues are the proposed General Plan Amendment which would allow the Koll neighborhood park to have only one public street frontage instead of the required two, the overall size of the Koll neighborhood park, and connectivity between the Conexant Village and Koll Village. Public testimony raised issues regarding the applicants' rights to use of easements and issues regarding codes, covenants and restrictions (CC&Rs).

**DISCUSSION:**

**Changes to ICDP in Response to Planning Commission Concerns**

The applicant for Koll Village has redesigned the neighborhood park with frontage on two streets. This meets the requirements of the General Plan. As such, the General Plan amendment as previously requested has been withdrawn and is no longer a part of the project that is under consideration. The applicant also has revised the project site area to exclude office buildings that are not proposed for any redevelopment. With the reduction in area from 16.08 to 12.7 acres, the required neighborhood park area is



1.016 acres. Koll is proposing a neighborhood park of 1.016 acres, which meets the General Plan requirement.

Additional connectivity between the two villages is demonstrated in new exhibits contained in the attached Airport Business Area Integrated Conceptual Development Plan dated August 2010 (Attachment PC-3). Seven pedestrian connections between the two sites are shown with enhanced paving and new landscaping to define the connections and screen them from parking areas. Where connections end at parks, additional treatment is shown to provide an arrival point or entrance to the park. The vehicular connection at the southerly edge of the project remains unchanged.

Both applicants have provided letters addressing issues raised in public testimony at the meeting of July 22, which are attached to this report (Attachments PC-4 and PC-5).

#### Comparison of the November 2008 ICDP and August 2010 ICDP

The ICDP was previously reviewed and recommended for approval by the Planning Commission in November of 2008. However, prior to the plan being considered by the City Council, questions regarding the environmental determination were raised, and the Council tabled the plan. During the intervening time the property owners and staff refined and revised the plan. At the July hearing, Commissioner Eaton asked about changes from the 2008 plan; they are summarized below. The areas of change include overall unit count, pedestrian and vehicular circulation, and the location of development areas.

Overall Unit Count - Under the 2008 plan the overall allowable unit count between both villages totaled 974 residential units. The Conexant Village proposed 714 new residential units, with 424 units replacing existing industrial and office uses that would be demolished. The remaining 290 units would be "additive" units. The Koll Village would consist of 260 additive units since no existing industrial or office uses would be removed

Under the current plan there would be a total of up to 1,504 new residential units, 1,244 of which are planned on the Conexant site and the remaining 260 on the Koll site. All 260 of the new residential units on the Koll site would still be "additive" units since no existing office or industrial uses would be removed. On the Conexant site, 632 units would replace the existing industrial and office uses which are to be demolished, and 290 units would be additive. The remaining 322 units would be density bonus units, and would be allowed only if affordable housing is provided at a level to qualify for the density bonus, as provided in State law and the Newport Beach Draft Zoning Code.

The change in the number of units in the Conexant Village is due to the change in the net developable acres, as well as the inclusion of density bonus units which were not considered in the 2008 plan. Under the 2008 plan there were



Airport Business Area Integrated CDP

September 9, 2010

Page 3

approximately 14.28 net developable acres. The current plan proposes a net developable acreage of approximately 18.45 acres. The increase in net acres is due to the reduction in the area devoted to streets and rights-of-way. There is no change in the number of units proposed for the Koll Village.

Location of Development Areas – There is only one notable difference in the areas identified for potential re-use for residential development. This area is located within the Koll Village along its eastern boundary with the Conexant Village. Under the 2008 plan this area was identified as a potential location for future “row” townhouse development. However, after further study it was determined by the applicant and concurred with by staff that this location for residential development was very restricted. Issues included limited and restricted vehicular and pedestrian access to the units, the location and cost of replacement parking, aesthetics of the residential units, relationship with adjacent office building and restricting pedestrian connectivity with the adjacent residential uses proposed in the Conexant Village.

Under the proposed plan this area would remain as a parking area. The units would be absorbed into the other development locations within the Koll Village. The remaining development areas in Koll Village as well as the development areas of Conexant Village are substantially the same as the 2008 plan.

Pedestrian and Vehicular Circulation – Pedestrian and vehicular circulation in the 2008 plan and the current plan are similar, following existing walkways and parking lot edges and aisles on the Koll site and the proposed grid pattern of streets and paseos on the Conexant site. The number of connections between the two sites and locations of the connections are also similar. However, the focus has shifted from vehicular to pedestrian connections, with pedestrian connections highlighted by enhanced paving, landscaping and screening from parking areas. The only vehicular connection remaining is located at the southern edge of the project sites. One reason for this change is Koll's elimination of previously proposed townhouses along the eastern edge of its residential area, which removed one vehicular connection opportunity and added an opportunity for a pedestrian connection. Another reason is Conexant's reduction in the number of streets in favor of more pedestrian and resident oriented paseos. In addition, both property owners agreed that it would be unwise to have vehicular through traffic crossing the north-south parking lot on the Koll property, at the boundary between the properties. This facility is not a street, and is not designed for through traffic or cross traffic. Finally, the property owners believe that vehicular access from off site is more important than between the sites. Both the Koll and Conexant sites are designed as pedestrian oriented villages. Residents and workers on one site who wish to use an amenity on the other site are more likely to – and should be encouraged to – walk rather than drive. The General Plan's Policy Overview for the Airport Area states that residential opportunities “would be developed as clusters of residential villages



centering on neighborhood parks and interconnected by pedestrian walkways.” Staff believes the ICDP’s increased focus on pedestrian connections is consistent with the overarching policy for residential development in the Airport Area.

### General Plan Consistency

The General Plan contains several policies that provide for the orderly evolution of the Airport Area from a single-purpose business park to a mixed-use district with cohesive residential villages integrated within the existing fabric of office, industrial, retail, and airport-related businesses. Residential opportunities “would be developed as clusters of residential villages centering on neighborhood parks and interconnected by pedestrian walkways. These would contain a mix of housing types and buildings that integrate housing with ground level convenience retail uses and would be developed at a sufficient scale to achieve a ‘complete’ neighborhood.”

The General Plan establishes several fundamental criteria for the configuration and design of new residential villages in the Airport Area in general, and in the Conceptual Development Plan Area in particular. An extensive discussion of each of the policies is contained in the text of the Conceptual Development Plan. Outlined below is a synopsis of these policies along with a discussion on each of the development area’s General Plan consistency.

- *Neighborhood Size (LU6.15.6 and LU6.15.10):* Each residential village shall be at least 10 acres in size at build-out, and be organized around a neighborhood park and other similar amenities. The first phase of residential development in each village shall be at least five gross acres, exclusive of existing rights-of-way. Although the General Plan exempts the “Conceptual Development Plan Area” from this minimum first phase requirement, it does require that residential villages within this sub-area be able to be built out to a minimum area of 10 acres.

Koll - The mixed-use village is approximately 12.7 gross acres in size, which exceeds the 10-acre minimum requirement.

Conexant – The residential village is approximately 25 gross acres in size, which exceeds the 10-acre minimum requirement.

- *Neighborhood Densities (LU6.15.7, LU6.15.8 and LU6.15.9):* In addition to providing a minimum land area for residential development, the General Plan also establishes minimum densities to ensure that a sufficient critical mass of residential units is created within each 10-acre village. As such, the overall minimum density for each village at build-out is 30 dwelling units per net acre, exclusive of existing and future rights-of-way, open spaces and pedestrian ways; a maximum net density of 50 units/acre is also established.



Koll - The Plan provides for 5.78 net acres of new residential land, which could allow the development of 173 to 289 units based on the minimum and maximum allowable densities in the General Plan. The Plan includes a total of 260 residential units, and complies with the General Plan policy.

Conexant - The Plan provides a net developable residential land area of 18.45 acres, which could allow for a maximum program of 922 dwelling units (18.45 x 50 du/ac). The Plan provides for a total of 1,244 units, 922 of which are base units, whose density is consistent with General Plan policies and 322 of which are density bonus units that are not included in General Plan density limits. The density bonus units could be developed only if the developer provides 11% of the base units (101 units) for very low-income households, 20% of the base units (184 units) for low-income households, or 40% of the base units (369 units) for moderate-income households. The precise number of replacement units will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU 6.15.5.

- *Diversity of Housing (LU6.15.7):* Within the density envelope (30 to 50 du/ac), the General Plan promotes a diversity of building types, including row houses, and podium mid-rise and high-rise buildings to accommodate a range of household types and incomes and to promote a variety of building masses and scales.

Koll - Housing types contemplated in the plan are two story town homes, one story flats and podium mid-rise apartment/condominiums.

Conexant - Housing types contemplated in the plan include ground-level townhouse units, podium mid-rise and high-rise apartment/condominiums.

- *Conceptual Development Plan (LU6.15.11):* One conceptual development plan is required for the Koll and Conexant properties when residential development is proposed on either property. The plan is to “demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing nonresidential structures and uses.”

Koll - The plan for this village shows three residential buildings clustered around a new central neighborhood park. All of the land



Airport Business Area Integrated CDP

September 9, 2010

Page 6

proposed for redevelopment is currently used for surface parking, which is proposed to be replaced in subterranean structures or, in limited cases, new surface locations. Existing vehicular access from Birch Street and Von Karman Avenue is integrated into the plan, with changes internal to the site to provide access to the new residential buildings and neighborhood park. The urban plaza adjacent to an existing office building and the new neighborhood park are integrated into the village with pedestrian connections proposed to be improved with enhanced paving and landscaping. In addition, new pedestrian connections will be added to provide access to existing restaurants on Jamboree Road and new parks and commercial uses in the Conexant Village.

Conexant - There is little need to demonstrate integration with existing structures and uses because the proposal is to remove all existing industrial and office uses and replace them with a residential village. As phasing is proposed in the regulatory plan, that plan will need to address integration of new residential uses with existing nonresidential uses during early phases before the entire site is redeveloped. As part of the residential village, a new system of streets and paseos is proposed, which integrate with the existing vehicular access points from Jamboree Road, Birch Street and Von Karman Avenue. The plan for the Conexant site takes advantage of its proximity to amenities on the Koll site and properties along Jamboree Road (e.g., future neighborhood park, existing fitness center and restaurants) and addresses integration with those uses through enhanced pedestrian connections.

- *Neighborhood Parks (LU6.15.13 and LU6.15.14):* The General Plan calls for residential villages to be centered on neighborhood parks to provide structure and a sense of community and identity. The General Plan requires that each park be a minimum of one acre in size, or at least eight percent of the total land area of the residential village, whichever is greater. In order to promote useable and cohesive open space, the General Plan also requires that each neighborhood park have a minimum dimension of no less than 150 feet. Neighborhood parks are required to be public in nature (rather than internalized open space), and to this end must have public streets on at least two sides and be connected with adjacent residential development by pedestrian ways and streets.

Koll - The Plan provides for the creation of a central neighborhood park of approximately 1.016 acre which meets the General Plan requirement of 1.016 acres or 8 percent of the land area of the residential village (i.e., 8 percent of 12.7 acres = 1.016 acres). This 1.016-acre neighborhood park is located at the center of the



community; it is highly public in nature, surrounded on two sides by public streets and by active ground-level uses. The Plan meets the General Plan requirements for public open space.

Conexant – The Plan provides a total of 2.01 acres of parks and open space, exceeding the General Plan requirement of 2.0 acres or 8 percent of the land area of the residential village (i.e., 8 percent of 25 acres = 2.0 acres). A 1.49-acre neighborhood park is located at the center of the community; it is highly public in nature, surrounded on all sides by public streets and by active ground-level uses. An additional 0.52 acres is provided in two smaller pocket parks within the village. The Plan meets the General Plan requirements for public open space.

- *Streets and Pedestrian Ways (LU 6.15.17 and LU 6.15.19):* These policies encourage the development of streets and pedestrian ways that break up large block areas and that are residentially scaled to improve connections between neighborhoods and community amenities. New streets, as tentatively identified on Figure LU23 (Attachment PC-6), should connect with existing streets across MacArthur Boulevard, preferably at existing signalized intersections.

Koll - The proposed residential street on the Koll site shown on Figure LU23 would extend the existing driveway that runs diagonally from Von Karman Avenue towards Birch Street so that it would connect MacArthur Boulevard with Birch Street. Most of the area of this street extension is not part of the project area. The circulation plan proposed for the Koll Village utilizes a slightly altered alignment of the existing diagonal driveway, which does connect Von Karman Street with Birch Street and would allow for a future connection to MacArthur Boulevard if the residential village was to be expanded. The proposed street has been placed in a location that satisfies the requirements of General Plan polices.

Conexant – The Conexant Village plan maintains a pattern of residentially-scaled streets and paseos that break up the large blocks and provide connectivity within and between neighborhoods and with community amenities. Street connections are proposed in locations that are consistent with those identified on Figure LU23, including two connections to Jamboree Road and one connection to Birch Street. One connection is provided to Von Karman Avenue in a more southerly location than shown in the General Plan's illustrative concept diagram. This proposed connection uses an existing Conexant easement rather than converting an existing driveway aisle in an area of the Koll site that is not proposed for redevelopment. The Conexant



street proposal does not preclude future extension of the north-south spine to the south, as shown on Figure LU23, if the residential village was to be expanded.

### Environmental Review

Staff has revised the Initial Study prepared for the hearing of July 22, 2010 to reflect the withdrawal of the General Plan amendment request (Attachment PC-7). The changes to the ICDP described in this report do not change the conclusions in the Initial Study, and withdrawal of the General Plan amendment request further supports the conclusion of the Initial Study. Consideration of the Integrated Conceptual Development Plan requires no further environmental review under Public Resources Code Section 21094. The Plan implements the General Plan's requirement for a conceptual development plan to be adopted prior to any residential development being permitted within the Conceptual Development Plan Area, and is consistent with General Plan policies, in particular the policies pertaining to development in the Airport Area and the Conceptual Development Plan Area. On the basis of substantial evidence in the light of the whole record, staff has determined that the residential development included in the ICDP is consistent with that evaluated in the General Plan Environmental Impact Report (EIR, SCH No. 2006011119) certified on July 25, 2006.

No additional environmental review is required pursuant to Public Resources Code Section 21166 because no substantial changes to the General Plan are proposed which would require revisions to the General Plan EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require revisions to the General Plan EIR; and no new information, which was not known and could not have been known at the time the General Plan EIR was certified, has become available.

### Public Notice

Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the city website.

Prepared by:

Submitted by:

  
Gerald S. Gilbert, Contract Planner

  
Sharon Wood, Special Projects Consultant

Airport Business Area Integrated CDP

September 9, 2010

Page 9

**ATTACHMENTS**

- PC 1. Draft Resolution
- PC 2. Staff Report for Planning Commission meeting of July 22, 2010
- PC 3. Airport Business Area Integrated Conceptual Development Plan dated August 2010
- PC 4. Letter from Allen Matkins on behalf of Koll
- PC 5. Letter from Manatt Phelps Phillips on behalf of Conexant
- PC 6. Airport Area Residential Villages Illustrative Concept Diagram (Figure LU23)
- PC 7. Initial Study

# **ATTACHMENT C**

**CITY OF NEWPORT BEACH  
CITY COUNCIL STAFF REPORT**

September 28, 2010  
Agenda Item 23

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** City Manager's Office  
Sharon Wood, Special Projects Consultant  
[SWood@city.newport-beach.ca.us](mailto:SWood@city.newport-beach.ca.us)  
(949) 644-3000

**SUBJECT:** Airport Business Area Integrated Conceptual Development Plan  
(PA2007-170 & PA2008-063)

**APPLICANT:** The Koll Company & Conexant

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**ISSUE**

Approval of the Airport Business Area Integrated Conceptual Development Plan to implement General Plan Policy LU 6.15.11 and allow future residential and mixed-use development on the Koll and Conexant properties within the Airport Area subject to future regulatory plans and development agreements.

**RECOMMENDATION**

Staff recommends that the City Council take the following action:

1. Conduct a public hearing; and
2. Adopt Resolution No. 2010 - \_\_\_\_\_ approving the proposed Airport Business Area Integrated Conceptual Development Plan (Attachment CC-1).

**PROJECT SUMMARY**

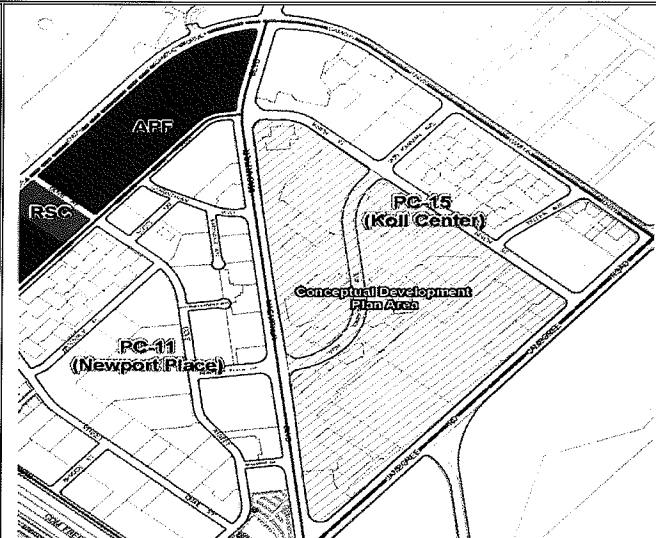
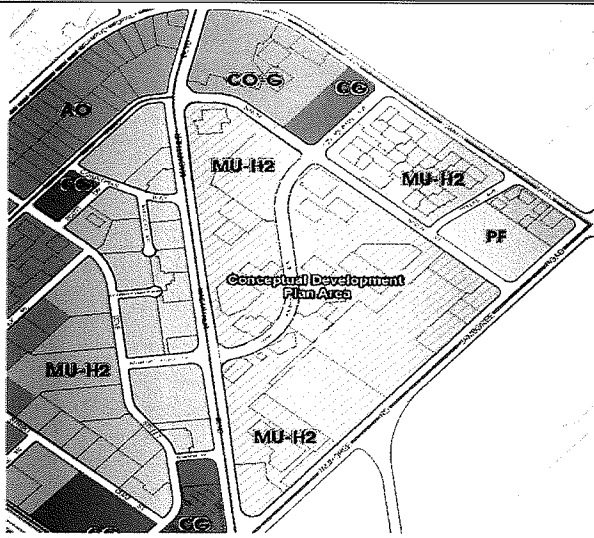
The proposed Airport Business Area Integrated Conceptual Development Plan is intended to implement General Plan Land Use Policy LU 6.15.11 (Conceptual Development Plan Area), which requires a single conceptual development plan for any residential development in that portion of the Airport Area that is generally bounded by MacArthur Boulevard, Jamboree Road and Birch Street, prior to residential development in the area.

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Airport Business Area Integrated Conceptual Development Plan  
 September 28, 2010  
 Page 2

**VICINITY MAP**



**GENERAL PLAN**

**ZONING**

LOCATION	GENERAL PLAN	ZONING	CURRENT USE
<b>ON-SITE</b>	Mixed Use Horizontal (MU-H2)	Koll Center Newport Planned Community (PC-15)	Business & Professional; Research & Development; Retail; Restaurant; Financial
<b>NORTH</b>	General Commercial Office(CO-G); General Commercial (CG); (MU-H2); Public Facilities(PF)	Koll Center Newport Planned Community (PC-15)	Business & Professional; Research & Development; Retail; Restaurant; Financial
<b>SOUTH</b>	City of Irvine	City of Irvine	City of Irvine
<b>EAST</b>	City of Irvine	City of Irvine	City of Irvine
<b>WEST</b>	Airport Office & Supporting Uses, MU-H2 & CG	Newport Place Planned Community (PC-11)	Business & Professional; Research & Development; Retail; Restaurant; Financial

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Airport Business Area Integrated Conceptual Development Plan  
September 28, 2010  
Page 3

## INTRODUCTION

### Project Setting:

The proposed Airport Business Area Integrated Conceptual Development Plan (Plan), as shown on Attachment CC-2, applies to a portion of the Airport Area that is generally bounded by MacArthur Blvd, Jamboree Road, and Birch Street (Conceptual Development Plan Area). The Airport Area generally encompasses properties abutting the western edge of the John Wayne Airport (JWA), and is bounded by Campus Drive, Jamboree Road and the Corona Del Mar Freeway. MacArthur Boulevard bisects the Airport Area in a north/south direction. The Airport Area is also in close proximity to the Irvine Business Complex (IBC) and the University of California, Irvine (UCI). This proximity has influenced the area's development with uses that support JWA and UCI, such as research and development, "high tech" industrial, and visitor-serving uses.

In addition, there are a number of buildings occupied by corporate offices for industrial and financial uses. The Koll Center Newport Planned Community, which covers the area bounded by Campus Drive, MacArthur Boulevard, and Jamboree Road, was adopted and developed in 1972 as a master planned campus to facilitate the development of an office/light industrial park that also includes supportive retail and visitor-serving uses. Other areas surrounding the proposed Plan are developed with a diverse mix of low-intensity industrial, office, and airport-related uses, including a number of auto-related commercial uses. More recently, residential development has been introduced in the IBC area to the east of the project site.

### Project Description

To allow residential uses in the Conceptual Development Plan Area, Policy LU 6.15.11 requires the preparation of one conceptual development plan that would "*demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing non-residential structures and uses.*" The proposed Airport Business Area Integrated Conceptual Development Plan has been prepared to satisfy this requirement. The Plan is a pre-requisite for the preparation of the regulatory plans called for in the General Plan. Once the City Council has reviewed and approved the Conceptual Development Plan, each property owner will be responsible to independently prepare and submit to the City a proposed regulatory plan for their property. The regulatory plans, along with any required environmental documents, will then be subject to a public review process.

Airport Business Area Integrated Conceptual Development Plan  
September 28, 2010  
Page 4

Background

The General Plan 2006 Update was approved by the City Council on July 25, 2006, and the land use plan was approved by the voters on November 7, 2006. The General Plan Land Use policies promote the introduction of residential and mixed-use development within the Airport Area, provided that such development contributes to the creation of viable neighborhood clusters with appropriate infrastructure, pedestrian-oriented features and open spaces, and with a pattern of development that offers a strong sense of community and livability.

Specifically, the General Plan allows up to a maximum of 2,200 units of housing within the Airport Area. All but 550 of these units must replace existing development so that there is no net gain of vehicular trips. The 550 units, known as "additive" units, may be constructed on existing surface parking lots located east of MacArthur Boulevard. This area is referred to in the General Plan as the Conceptual Development Plan Area, which is identified in the Airport Area Residential Village Illustrative Concept Diagram (General Plan Figure LU23, Attachment CC-3).

Within the Conceptual Development Plan Area, there are two large tracts of assembled property, owned by The Koll Company (75 acres) and Conexant (25 acres). These property owners initially were unable to come to an agreement on a single conceptual plan. The City then requested ROMA Design Group (who had prepared the framework for residential development in the Airport Area as part of the General Plan update effort) to evaluate the conceptual development plans prepared by each of the property owners, in relation to the policies and standards of the General Plan, and to formulate an Integrated Conceptual Development Plan for the City's consideration. The draft conceptual development plan prepared by ROMA was reviewed by the property owners, City staff and the General Plan/LCP Implementation Committee. The draft plan was reviewed by the Planning Commission on November 20, 2008, and recommended to the City Council for approval. Prior to the City Council meeting, questions on the environmental determination were raised, and the matter was tabled. The property owners and staff have refined and revised the Plan since 2008.

On July 22, 2010 and September 9, 2010 the Planning Commission conducted a public hearing on the proposed Integrated Conceptual Development Plan (ICDP). After hearing public testimony and discussing the project, the Commission unanimously recommended approval of the plan. The Planning Commission Resolution, staff reports and minutes are attached as Attachments CC-4, 5, 6, 7 and 8.

Airport Business Area Integrated Conceptual Development Plan  
September 28, 2010  
Page 5

**ANALYSIS**

*Integrated Conceptual Development Plan*

The Airport Business Area Integrated Conceptual Development Plan (Plan) provides for the redevelopment of the 25-acre Conexant site, and for the redevelopment of a 12.7-acre portion of the 75-acre Koll Center office park between Birch Street and Von Karman Avenue with new residential development and open space, carefully integrated with the existing office buildings and parking facilities (ICDP Figure 1 - Illustrative Plan). The Plan is aimed at fulfilling the policies of the General Plan, ensuring cohesive and livable neighborhoods oriented to parks and pedestrian ways, and a finer-grained network of pedestrian-friendly streets. The Plan would result in a total of up to 1,504 new residential units, 1,244 on the Conexant site and the remaining 260 on the Koll property. All 260 of the new residential units on the Koll site would be "additive" units since no existing office or industrial uses would be removed. On the Conexant site, up to 632 units would replace the existing industrial and office uses which are to be demolished, 290 units would be additive, and 322 units would be density bonus units. These units may be developed only to the extent that they meet the standards of state density bonus law and density bonus provisions of the NBMC. The exact number of replacement units will be determined when the regulatory plans are prepared, along with more precise traffic analysis to ensure compliance with General Plan Policy LU 6.15.5 regarding no increase in peak hour trips. Together, the two properties would use all 550 additive units allocated to the Conceptual Development Plan Area by the General Plan.

Koll – The plan for this property includes three residential lots with parking, one new neighborhood park, existing pedestrian access to the existing open space amenities with frontage on both sides of Von Karman, new pedestrian access into the Conexant portion of the ICDP Area and around the existing office buildings, and revisions to the vehicular access. The proposed residential lots are currently used for surface parking for office uses; this parking will be replaced with subterranean parking and a limited amount of new surface parking. In addition to the residential development, Koll proposes to use 3,400 square feet of existing, unused commercial entitlement in Koll Center Newport to provide retail uses to support the new residential village.

Conexant – The proposed project would result in the demolition and replacement of 441,127 square feet of existing industrial and office uses contained within two buildings, with a residential and mixed-use development. The plan for the Conexant site represents a complete redevelopment of the property from an industrial/office complex to a residential village. The Plan calls for the 25-acre site to be configured with a pattern of streets and blocks that provide a pedestrian-friendly environment, with connectivity to adjacent commercial/office areas. In addition to its residential program, the Conexant Village will allow up to



Airport Business Area Integrated Conceptual Development Plan  
September 28, 2010  
Page 6

11,400 square feet of ground level retail and commercial uses located along A Street, and adjacent to the central neighborhood park. The number of replacement residential units has been adjusted to account for this nonresidential development, in accordance with Policy 6.15.5.

The proposed Plan establishes the direction for each of the property owners to separately prepare and submit for review by the City a regulatory plan for their holdings. Regulatory plans must be in substantial compliance with the Plan, particularly in terms of the number and density of residential units (except for any additional density bonuses for affordable units) and the connectivity between the two properties, and must maintain the easterly access to Birch Street as shown on the Integrated Conceptual Development Plan. Substantial deviations, or additions to the number of residential units, will require an amendment to the Plan.

Lastly, the City has an interest in timely execution of the Plan to ensure implementation of its Housing Element and to provide unused development opportunities to property owners who have the interest and capacity to implement the City's plans. The Plan provides that if, after a reasonable period of time as determined by the City Council, owners of property within the area of the Plan do not submit and prosecute Regulatory Plans and Development Agreements, the City may initiate and adopt an amendment to the Plan to reallocate additive units.

#### *General Plan Consistency*

The General Plan contains several policies that provide for the orderly evolution of the Airport Area from a single-purpose business park to a mixed-use district with cohesive residential villages integrated within the existing fabric of office, industrial, retail, and airport-related businesses. Residential opportunities "would be developed as clusters of residential villages centering on neighborhood parks and interconnected by pedestrian walkways. These would contain a mix of housing types and buildings that integrate housing with ground level convenience retail uses and would be developed at a sufficient scale to achieve a 'complete' neighborhood."

The General Plan establishes several fundamental criteria for the configuration and design of new residential villages in the Airport Area in general, and in the Conceptual Development Plan Area in particular. An extensive discussion of each of the policies is contained in the text of the Conceptual Development Plan. Outlined below is a synopsis of these policies along with a discussion on each of the development area's General Plan consistency.

- *Neighborhood Size (LU6.15.6 and LU6.15.10):* Each residential village shall be at least 10 acres in size at build-out, and be organized around a neighborhood park and other similar amenities. The first phase of residential development in each village shall be at least five gross acres, exclusive of existing rights-of-way.

Airport Business Area Integrated Conceptual Development Plan

September 28, 2010

Page 7

Although the General Plan exempts the "Conceptual Development Plan Area" from this minimum first phase requirement, it does require that residential villages within this sub-area be able to be built out to a minimum area of 10 acres.

Koll - The mixed-use village is approximately 12.7 gross acres in size, which exceeds the 10-acre minimum requirement.

Conexant - The residential village is approximately 25 gross acres in size, which exceeds the 10-acre minimum requirement.

- *Neighborhood Densities (LU6.15.7, LU6.15.8 and LU6.15.9):* In addition to providing a minimum land area for residential development, the General Plan also establishes minimum densities to ensure that a sufficient critical mass of residential units is created within each 10-acre village. As such, the overall minimum density for each village at build-out is 30 dwelling units per net acre, exclusive of existing and future rights-of-way, open spaces and pedestrian ways; a maximum net density of 50 units/acre is also established.

Koll - The Plan provides for 5.78 net acres of new residential land, which could allow the development of 173 to 289 units based on the minimum and maximum allowable densities in the General Plan. The Plan includes a total of 260 residential units, and complies with the General Plan policy.

Conexant - The Plan provides a net developable residential land area of 18.45 acres, which could allow for a maximum program of 922 dwelling units (18.45 x 50 du/ac). The Plan provides for a total of 1,244 units, 922 of which are base units, whose density is consistent with General Plan policies, and 322 of which are density bonus units that are not included in General Plan density limits. The density bonus units could be developed only if the developer provides 11% of the base units (101 units) for very low-income households, 20% of the base units (184 units) for low-income households, or 40% of the base units (369 units) for moderate-income households. The precise number of replacement units will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU 6.15.5.

- *Diversity of Housing (LU6.15.7):* Within the density envelope (30 to 50 du/ac), the General Plan promotes a diversity of building types, including row houses, and podium mid-rise and high-rise buildings to accommodate a range of household types and incomes and to promote a variety of building masses and scales.



Airport Business Area Integrated Conceptual Development Plan  
September 28, 2010  
Page 8

Koll - Housing types contemplated in the plan include stacked flats in mid-rise buildings of varying heights in podium or wrap configuration, as well as possible ground floor townhouse units.

Conexant - Housing types contemplated in the plan include ground-level townhouse units, podium mid-rise and high-rise apartment/condominiums.

- *Conceptual Development Plan (LU6.15.11)*: One conceptual development plan is required for the Koll and Conexant properties when residential development is proposed on either property. The plan is to “demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing nonresidential structures and uses.”

Koll - The plan for this village shows three residential buildings clustered around a new central neighborhood park. All of the land proposed for redevelopment is currently used for surface parking, which is proposed to be replaced in subterranean structures or, in limited cases, new surface locations. Existing vehicular access from Birch Street and Von Karman Avenue is integrated into the plan, with changes internal to the site to provide access to the new residential buildings and neighborhood park. The urban plaza adjacent to an existing office building and the new neighborhood park are integrated into the village with pedestrian connections proposed to be improved with enhanced paving and landscaping. In addition, new pedestrian connections will be added to provide access to existing restaurants on Jamboree Road and new parks and commercial uses in the Conexant Village.

Conexant - There is little need to demonstrate integration with existing structures and uses because the proposal is to remove all existing industrial and office uses and replace them with a residential village. As phasing is proposed in the regulatory plan, that plan will need to address integration of new residential uses with existing nonresidential uses during early phases before the entire site is redeveloped. As part of the residential village, a new system of streets and paseos is proposed, which integrate with the existing vehicular access points from Jamboree Road, Birch Street and Von Karman Avenue. The plan for the Conexant site takes advantage of its proximity to amenities on the Koll site and properties along Jamboree Road (e.g., future neighborhood park,

Airport Business Area Integrated Conceptual Development Plan  
September 28, 2010  
Page 9

existing fitness center and restaurants) and addresses integration with those uses through enhanced pedestrian connections.

- *Neighborhood Parks (LU6.15.13 and LU6.15.14):* The General Plan calls for residential villages to be centered on neighborhood parks to provide structure and a sense of community and identity. The General Plan requires that each park be a minimum of one acre in size, or at least eight percent of the total land area of the residential village, whichever is greater. In order to promote useable and cohesive open space, the General Plan also requires that each neighborhood park have a minimum dimension of no less than 150 feet. Neighborhood parks are required to be public in nature (rather than internalized open space), and to this end must have public streets on at least two sides and be connected with adjacent residential development by pedestrian ways and streets.

Koll - The Plan provides for the creation of a central neighborhood park of approximately 1.016 acres which meets the General Plan requirement of 1.016 acres or 8 percent of the land area of the residential village (i.e., 8 percent of 12.7 acres = 1.016 acres). This 1.016-acre neighborhood park is located at the center of the community; it is highly public in nature, surrounded on two sides by public streets and by active ground-level uses. The Plan meets the General Plan requirements for public open space.

Conexant – The Plan provides a total of 2.01 acres of parks and open space, exceeding the General Plan requirement of 2.0 acres or 8 percent of the land area of the residential village (i.e., 8 percent of 25 acres = 2.0 acres). A 1.49-acre neighborhood park is located at the center of the community; it is highly public in nature, surrounded on all sides by public streets and by active ground-level uses. An additional 0.52 acre is provided in two smaller pocket parks within the village. The Plan meets the General Plan requirements for public open space.

- *Streets and Pedestrian Ways (LU 6.15.17 and LU 6.15.19):* These policies encourage the development of streets and pedestrian ways that break up large block areas and that are residentially scaled to improve connections between neighborhoods and community amenities. New streets, as tentatively identified on General Plan Figure LU23 (Attachment C), should connect with existing streets across MacArthur Boulevard, preferably at existing signalized intersections.

Koll - The proposed residential street on the Koll site shown on Figure LU23 would extend the existing driveway that runs

Airport Business Area Integrated Conceptual Development Plan  
September 28, 2010  
Page 10

diagonally from Von Karman Avenue towards Birch Street so that it would connect MacArthur Boulevard with Birch Street. Most of the area of this street extension is not part of the project area. The circulation plan proposed for the Koll Village utilizes a slightly altered alignment of the existing diagonal driveway, which does connect Von Karman Street with Birch Street and would allow for a future connection to MacArthur Boulevard if the residential village was to be expanded. The proposed street has been placed in a location that satisfies the requirements of General Plan polices.

Conexant – The Conexant Village plan maintains a pattern of residentially-scaled streets and paseos that break up the large blocks and provide connectivity within and between neighborhoods and with community amenities. Street connections are proposed in locations that are consistent with those identified on Figure LU23, including two connections to Jamboree Road and one connection to Birch Street. One connection is provided to Von Karman Avenue in a more southerly location than shown in the General Plan’s illustrative concept diagram. This proposed connection uses an existing Conexant easement rather than converting an existing driveway aisle in an area of the Koll site that is not proposed for redevelopment. The Conexant street proposal does not preclude future extension of the north-south spine to the south, as shown on Figure LU23, if the residential village was to be expanded.

### Summary

Prior to any residential development within the Airport Area, the General Plan requires the preparation of a Conceptual Development Plan to “*demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing non-residential structures and uses.*” Staff is of the opinion that the proposed Airport Business Area Integrated Conceptual Development Plan will implement this required integration. The Plan also establishes the framework for future Regulatory Plans, which will describe more fully the proposed design of buildings, parking, streets, pedestrian ways, parks and open spaces, and how infrastructure required to support the proposed development will be provided.

### Planning Commission Recommendation

On July 22, 2010 the Planning Commission conducted a public hearing on the proposed Integrated Conceptual Development Plan (ICDP). After hearing public testimony and discussing the project the Commission continued the item to allow the applicant to address issues and concerns that the Commission raised regarding the project. These

Airport Business Area Integrated Conceptual Development Plan  
September 28, 2010  
Page 11

issues were a proposed General Plan Amendment that would have allowed the Koll neighborhood park to have only one public street frontage instead of the required two, the overall size of the Koll neighborhood park, and connectivity between the Conexant Village and Koll Village. Public testimony raised issues regarding the applicants' rights to use of easements and issues regarding codes, covenants and restrictions (CC&Rs).

On September 9, 2010 the Planning Commission reconvened the public hearing on the ICDP. As a result of the issues raised during the July hearing, the applicant for the Koll Village redesigned the neighborhood park as well as modified the project area. The park was redesigned and now maintains frontage on two streets which meets the requirements of the General Plan. As such, the General Plan amendment as previously requested was withdrawn and was no longer a part of the project. The applicant also revised the project site area to exclude office buildings that are not proposed for any redevelopment. With the reduction in area from 16.08 to 12.7 acres, the required neighborhood park area is 1.016 acres. Koll is proposing a neighborhood park of 1.016 acres, which meets the General Plan requirement.

Additional connectivity between the two villages was demonstrated in new exhibits contained in the Plan. Seven pedestrian connections between the two sites are shown with enhanced paving and new landscaping to define the connections and screen them from parking areas. Where connections end at parks, additional treatment is shown to provide an arrival point or entrance to the park. The vehicular connection at the southerly edge of the project remained unchanged.

After hearing public testimony and discussing the project the Commission unanimously recommended approval of the plan. The Commission also recommended additional language to be included in the ICDP to ensure that future Regulatory Plans must maintain the easterly access to Birch Street as shown on the Integrated Conceptual Development Plan. The Commission also requested additional language be added to the ICDP in regards to General Plan Policy requiring a Development Agreement. This language has been incorporated into the Plan provided for the City Council's consideration.

### Environmental Review

The Integrated Conceptual Development Plan requires no further environmental review under Public Resources Code Section 21094. The Plan implements the General Plan's requirement for a conceptual development plan to be adopted prior to any residential development being permitted within the Conceptual Development Plan Area, and is consistent with General Plan policies, in particular the policies pertaining to development in the Airport Area and the Conceptual Development Plan Area. Staff has prepared an Initial Study (Attachment CC-9) and determined, on the basis of substantial evidence in the light of the whole record, that the residential development included in

Airport Business Area Integrated Conceptual Development Plan  
September 28, 2010  
Page 12

the ICDP is consistent with that evaluated in the General Plan Environmental Impact Report (EIR, SCH No. 2006011119), certified on July 25, 2006.

No additional environmental review is required pursuant to Public Resources Code Section 21166 because no substantial changes to the General Plan are proposed which would require revisions to the General Plan EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require revisions to the General Plan EIR; and no new information, which was not known and could not have been known at the time the General Plan EIR was certified, has become available.

Public Notice

Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the city website.

Prepared by:

Submitted by:

\_\_\_\_\_  
Gerald S. Gilbert, Contract Planner

  
\_\_\_\_\_  
Sharon Wood, Special Projects Consultant

Attachments

- CC-1 Draft City Council Resolution
- CC-2 Airport Business Area Integrated Conceptual Development Plan Dated September 2010
- CC-3 General Plan Figure LU23 Airport Area Residential Village Illustrative Concept Diagram
- CC-4 Planning Commission Resolution No. 1823
- CC-5 July 22, 2010 Planning Commission Staff Report
- CC-6 September 9, 2010 Planning Commission Staff Report
- CC-7 Planning Commission Minutes of July 22, 2010
- CC-8 Planning Commission Minutes of September 9, 2010
- CC-9 Initial Study

**Attachment No. CC 1**  
Draft City Council Resolution

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**RESOLUTION NO. 2010-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
NEWPORT BEACH APPROVING THE AIRPORT  
BUSINESS AREA INTEGRATED CONCEPTUAL  
DEVELOPMENT PLAN (PA2007-170 & PA2008-063)**

**WHEREAS**, The Koll Company and Conexant have filed applications with respect to their properties located within a portion of the Airport Area that is generally bounded by MacArthur Boulevard, Jamboree Road and Birch Street; and

**WHEREAS**, the applications seek approval of an Integrated Conceptual Development Plan (Plan) for the Airport Area that will implement certain General Plan Land Use policies; and

**WHEREAS**, public hearings were held on July 22, 2010 and September 9, 2010, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California, at which time the Planning Commission considered the Airport Business Area Integrated Conceptual Development Plan. A notice of time, place and purpose of the meeting was given in accordance with the Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at these meeting, including the evidence and arguments submitted by the City staff, The Koll Company, Conexant, and all interested parties; and

**WHEREAS**, the Planning Commission reviewed and considered the information in the Plan and in the full administrative record, including the General Plan and voted to recommend the approval of the Airport Business Area Integrated Conceptual Development Plan to the City Council; and

**WHEREAS**, a public hearing was held on September 28, 2010, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California, at which time the City Council considered the Airport Business Area Integrated Conceptual Development Plan. A notice of time, place and purpose of the meeting was given in accordance with the Municipal Code. Evidence, both written and oral, was presented to, and considered by, the City Council at this meeting, including the evidence and arguments submitted by the City staff, The Koll Company, Conexant, and all interested parties; and

**WHEREAS**, the City Council finds that:

1. The Plan will ensure compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with the existing non-residential structures and uses.

2. The Plan is consistent with the General Plan, specifically Policy LU6.15.11, which requires the preparation of a Conceptual Development Plan prior to developing residential uses in the Conceptual Development Plan Area. Approval of the Conceptual Design Plan, as required by the General Plan, does not approve any particular entitlement or the development of any specific number of additive or replacement units. Rather, the Conceptual Development Plan is a required prerequisite for the preparation of entitlement documents required by the General Plan. These documents include a Regulatory Plan and a Development Agreement. Subsequent to City Council approval of the Conceptual Development Plan, each property owner will be responsible to independently prepare and submit to the City the proposed Regulatory Plan for their property. The Regulatory Plans will be subject to an environmental and public review process as required by the City and any additive or replacement units which may eventually be approved will be fully analyzed as part of the environmental review process for the Regulatory Plans.
3. The Plan complies with the General Plan Land Use Plan and implements policies of the General Plan, including policies with regard to residential village size, density of residential development, diversity of housing, pedestrian and vehicular linkages and neighborhood parks.
4. The Integrated Conceptual Development Plan requires no further environmental review under Public Resources Code Section 21094. The Plan implements the General Plan's requirement for a conceptual development plan to be adopted prior to any residential development being permitted within the Conceptual Development Plan Area, and is consistent with General Plan policies, in particular the policies pertaining to development in the Airport Area and the Conceptual Development Plan Area. The residential development included in the ICDP is consistent with that evaluated in the General Plan Environmental Impact Report (EIR, SCH No. 2006011119), certified on July 25, 2006.

No additional environmental review is required pursuant to Public Resources Code Section 21166 because no substantial changes to the General Plan are proposed which would require revisions to the General Plan EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require revisions to the General Plan EIR; and no new information, which was not known and could not have been known at the time the General Plan EIR was certified, has become available.

5. The City Council finds that judicial challenges to the City's CEQA determinations and approvals of land use projects are costly and time consuming. In addition, project opponents often seek an award of attorneys' fees in such challenges. As project applicants are the primary beneficiaries of

such approvals, it is appropriate that such applicants should bear the expense of defending against any such judicial challenge, and bear the responsibility for any costs, attorneys' fees, and damages which may be awarded to a successful challenger.

6. No vested right is created in approving this Resolution by the City Council.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH DOES HEREBY RESOLVE AS FOLLOWS:**

1. Approval of the Integrated Conceptual Development Plan requires no further environmental review under Public Resources Code Sections 21094 and 21166.
2. The Airport Business Area Integrated Conceptual Development Plan (Dated September 2010) is consistent with the General Plan policies and the City Council hereby approves the Plan (Exhibit "A"), subject to the findings stated in this Resolution.
3. To the fullest extent permitted by law, the applicants shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Airport Business Area Integrated Conceptual Development Plan. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicants shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicants shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

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This resolution shall take effect immediately upon adoption. Passed and adopted by the City Council of Newport Beach at a regular meeting held on the September 28, 2010 by the following vote to wit:

AYES, COUNCIL MEMBERS: \_\_\_\_\_

NOES, COUNCIL MEMBERS: \_\_\_\_\_

ABSENT COUNCIL MEMBERS: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
CITY CLERK

**EXHIBIT "A"**

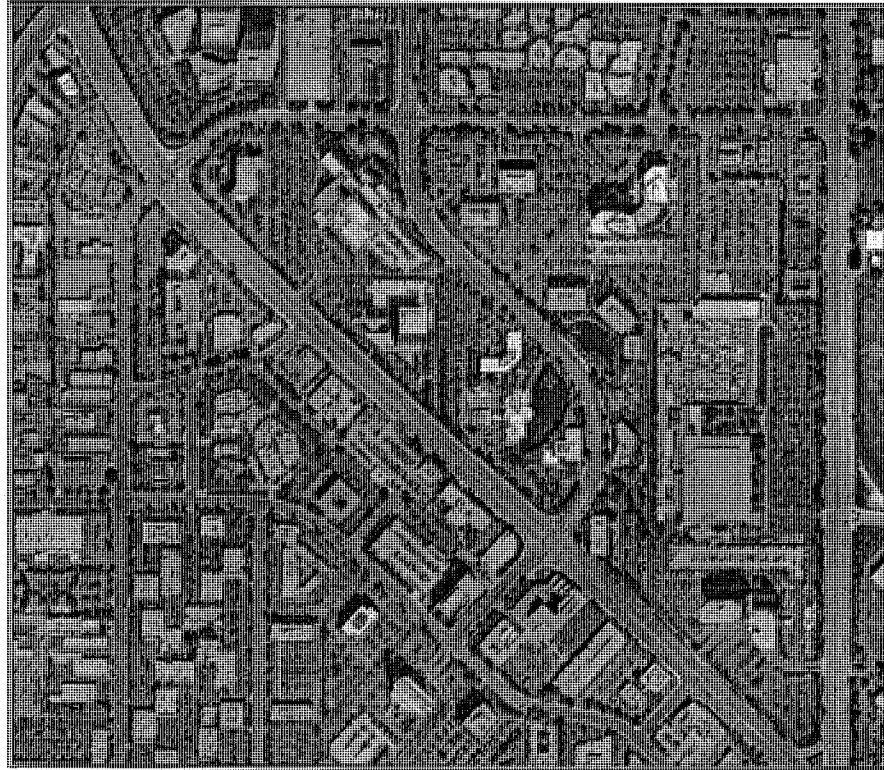
**Airport Business Area  
Integrated Conceptual Development Plan**

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**Attachment No. CC 2**  
Airport Business Area ICDP  
Dated September 2010



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AIRPORT BUSINESS AREA  
RECOMMENDED INTEGRATED CONCEPTUAL DEVELOPMENT PLAN  
FOR CONEXANT AND KOLL PROPERTIES

SEPTEMBER 2010

25

## AIRPORT BUSINESS AREA RECOMMENDED INTEGRATED CONCEPTUAL DEVELOPMENT PLAN FOR KOLL AND CONEXANT PROPERTIES

### Introduction

In 2006 the City of Newport Beach adopted a comprehensive update to its General Plan, which includes a plan for infill development within the Airport Business Area, immediately east of John Wayne Airport, bounded by Jamboree Road, Campus Drive and Bristol Street. The policies promote the introduction of residential and mixed-use development within this industrial and commercial district, provided that such development contributes to the creation of viable neighborhood clusters with appropriate infrastructure, pedestrian-oriented features and open spaces, and with a pattern of development that offers a strong sense of community and livability.

The General Plan policies allow for a maximum of 2,200 units of housing within the Airport Business Area. All but 550 of these units must replace existing development so that there is no net gain of vehicular trips; the 550 "additive" units may be constructed on existing surface parking lots or areas not used for occupiable buildings located east of MacArthur Boulevard. This area, referred to in the General Plan as the Conceptual Development Plan Area, has strong potential for the introduction of new residential development, as it includes two large tracts of assembled property, including the 75-acre Koll property, and the 25-acre Conexant site. The General Plan requires the property owners in this area to collaborate in the preparation of a single Conceptual Development Plan to

"demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing non-residential structures and uses." The purpose of this Integrated Development Plan is to allocate the additive units to properties within the Conceptual Development Plan Area and to satisfy the General Plan requirements for a Conceptual Development Plan.

Each of the principal property owners has prepared a Conceptual Development Plan for their properties which the City has evaluated in relation to the policies and standards of the General Plan to formulate a recommended Integrated Conceptual Development Plan.

### General Plan Policies

The General Plan provides policies for the orderly evolution of the Airport Business Area, from a single-purposed business park, to a mixed-use district with cohesive residential villages integrated within the existing fabric of office, industrial, retail, and airport-related businesses. The goal of the Plan is to create livable neighborhoods with a strong sense of place and community – "residential villages centering on neighborhood parks and interconnected by pedestrian walkways (with) a mix of housing types and buildings...at a sufficient scale to achieve a complete neighborhood." In formulating the General Plan policies, there was concern that residential development not occur on a "piecemeal" basis, and that there be sufficient critical mass to enable each new increment of housing to stand alone as a viable and livable neighborhood. This was felt to be particularly important in the Airport Business Area where there has been no residential development, and where the predominant land use pattern has been commercial and industrial.

The General Plan establishes several fundamental criteria for the configuration and design of new residential villages in the Airport Business Area in general, and in the Conceptual Development Plan Area in particular:

- **Neighborhood Size:** Each residential village shall be at least 10-acres in size at build-out, and be organized around a neighborhood park and other similar amenities. The first phase of residential development in each village shall be at least five gross acres, exclusive of existing rights-of-way. Although the General Plan exempts the "Conceptual Development Plan Area" from this minimum first phase requirement, it does require residential villages within this sub-area be able to be built out to a minimum area of 10 acres (LU6.15.6, LU6.15.10 and LU6.15.11).
- **Neighborhood Densities:** In addition to providing a minimum land area for residential development, the General Plan also establishes minimum densities to ensure that a sufficient critical mass of residential units is created within each 10-acre village. As such, the overall minimum density for each village at build-out is 30 dwelling units per net acre, exclusive of existing and future rights-of-way, open spaces and pedestrian ways; a maximum net density of 50 units/acre is also established. The General Plan also establishes a minimum density of 45 units per acre for each five-acre first phase increment of residential development although the Conceptual Development Plan Area is exempt from this specific numerical requirement, any first phase increment of residential development should demonstrate an appropriate critical mass (LU6.15.7, LU6.15.8 and LU6.15.9).
- **Diversity of Housing:** Within the density envelope (30 to 50 du/ac), the General Plan promotes a diversity of building types, including row houses, and podium mid-rise and high rise buildings to

accommodate a range of household types and incomes and to promote a variety of building masses and scales. (LU6.15.7).

- **Neighborhood Parks:** The General Plan calls for residential villages to be centered on neighborhood parks to provide structure and a sense of community and identity. The General Plan requires that each park be a minimum of one acre in size, or at least eight percent of the total land area of the residential village, whichever is greater. In order to promote useable and cohesive open space, the General Plan also requires that each neighborhood park have a minimum dimension, no less than 150 feet, and require that each neighborhood park is clearly public in character and is accessible to all residents of the neighborhood. Each park shall be surrounded by public streets on at least two sides (preferably with on-street parking to serve the park), and shall be linked to residential uses in its respective neighborhood by streets or pedestrian ways. (LU6.15.13 and LU6.15.14).

### Integrated Conceptual Development Plan

The Integrated Conceptual Development Plan (hereafter referred to as the Plan), provides for the redevelopment of the 25-acre Conexant site, and for the redevelopment of a 12.7-acre portion of the Koll Center office park between Birch Street and Von Karman Avenue with new residential development and open space, carefully integrated with existing office buildings and parking structures which will remain. Connectivity within and between the two properties will be provided with existing and new pedestrian ways, improved with parking lot screening, planting and/or enhanced pavings which are compatible between the Koll and Conexant properties (details of which will be included in the regulatory plans).

The Plan is aimed at fulfilling the policies of the General Plan, ensuring cohesive and livable neighborhoods oriented to parks and pedestrian ways, and a finer-grained network of structures which will remain (Figure 1: Illustrative Plan).

The Plan would result in a total of up to 1,504 new residential units; 1,244 of which are planned and could be developed on the Conexant site and the remaining 260 on the Koll property. All 260 of the new residential units on the Koll site would be "additive" units since no existing office or industrial uses would be removed.

On the Conexant site, up to 632 units would replace existing industrial and office uses that are planned to be demolished. The remaining 290 units would be additive. The Conexant plan includes the ability to construct up to 322 density bonus units onsite as an incentive to provide affordable housing in addition to that needed to satisfy the City's inclusionary housing requirements. Together, the two properties would use all of the 550 additive units prescribed for the Conceptual Development Plan area by the General Plan.

### UNIT ALLOCATION SUMMARY

Property	Additive	Replacement	Density Bonus	Totals
Koll	260			260
Conexant	290	632	322	1,244
<b>Totals</b>	<b>550</b>	<b>632</b>	<b>322</b>	<b>1,504</b>

### Conexant

The plan for the Conexant site represents a complete redevelopment of the property from an industrial/office complex to a residential village. The Plan calls for the 25-acre site to be configured with a pattern of streets and blocks that provide a pedestrian-friendly environment, with strong connectivity to adjacent commercial/office areas. (Figure 2: Conexant Site Illustrative Plan). Several principles guide the organization of the Conexant mixed-use village, building on the policies of the General Plan:

- Establish a pattern of pedestrian-scaled streets and paseos that break up the large blocks and provide connectivity within and between neighborhoods and with community amenities.
- Create a neighborhood park as the principal focal point of the village, with additional pocket parks that provide community identity and amenity.
- Provide for building massing that creates a strong spatial definition along streets, and steps down to promote a pedestrian-scaled character.

- Integrate residential with ground level uses that promote active and engaging street fronts. Parking should either be encapsulated or below grade.
- Establish a diversity of housing types, including row houses, podium mid-rise and high-rise apartments.
- Provide parking that reflects the mix of uses in the neighborhood. Encourage on-street parking to serve the neighborhood park and visitors.

The Plan for the Conexant site provides a net developable residential land area of 18.45 acres, which would allow for a maximum program of 922 dwelling units (18.45 x 50 du/ac), of which 290 would be additive units and up to 632 would be replacement units (Figure 3: Conexant Site Framework Plan). This density is consistent with General Plan policies. The precise number of replacement units will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU 6.15.5.

### CONEXANT SITE ILLUSTRATIVE DEVELOPMENT PROGRAM

Conexant	Net Area (Acres)	Residential (Dwelling Units)	Commercial (Gross Sq. Ft.)
Totals	18.45	922	11,500
Density Bonus Units		322	
<b>Total(s)</b>	<b>18.45</b>	<b>1,244</b>	<b>11,500</b>
<b>Total Park Area</b>	<b>2.01</b>		

1.

27

In addition to its residential program, the Conexant Village will allow up to 11,500 square feet of ground level retail and commercial uses located along A Street, and adjacent to the central neighborhood park. The precise amount of commercial square footage will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU6.15.5

To help meet the City's Housing Element goals, the Conexant portion of the Plan also proposes up to a maximum of 322 density bonus units. These units are in addition to the 922 residential units, and may be developed only to the extent that affordable housing units are provided to meet the standards of state density bonus law and density bonus provisions of the Newport Beach Municipal Code.

The Conexant proposal provides a total of 2.01 acres of parks and open space, which meets the General Plan requirement of 2.0 acres or 8 percent of the land area of the residential village (i.e., 8% of 25 acres = 2.0 acres). A 1.49 acre neighborhood park is located at the center of the community; it is accessible to all residents of the neighborhood and is clearly public in nature, surrounded on all sides by public streets and by active ground level uses. An additional 0.51 acres is provided in two smaller pocket parks within the Conexant Site.

**Koll**

For the Koll property the Plan demonstrates how non-residential uses can be integrated with residential uses along with open space, parking and other amenities to create a livable and attractive neighborhood (Figure 4: Koll Site Illustrative Plan). In seeking to meet the intention of the General Plan policies for a mixed-use village on the Koll Property, the Plan has established and followed the following principles:

- Spatially organize new residential uses with existing office development in a way that creates an engaging neighborhood fabric of useable and defined open spaces, and pedestrian-friendly streets and promenades.
- Balance the amount of surface parking with publicly accessible open spaces and streets, so that an appropriate residential environment is created, and the feeling of living in a parking lot is avoided. Provide replacement office parking for displaced surface parking in new structures that are encapsulated or screened.
- Create a network of pedestrian-friendly streets and walkways that connect to existing and future activities within the area, and that give structure and organization to the village.
- Create ground level retail and residential uses that promote active and engaging street fronts.
- Create a neighborhood park as a focal point of the village with pedestrian connectivity to existing amenities that contribute to the residential quality of the village.

The mixed-use village shown on the Integrated Plan for the Koll Company property exceeds the 10-acre minimum requirement and can be considered to encompass approximately 12.7 gross acres of land north of Von Karman Avenue and south of Birch Street. The village area would include several existing office buildings and would provide for the conversion of parking lots into residential development parcels along with the creation of new open space amenities and the connection of these to existing open spaces.

It also calls for the modification of surface parking areas to create a better balance of buildings and open spaces, link existing and future open space amenities and to create a network of pedestrian friendly streets. The implementation of the Koll plan will utilize land that is currently used for surface parking, which must be replaced to serve the office uses that will remain. Parking requirements will be addressed in the regulatory plan.

The Plan provides for 5.78 net acres of new residential land, and as such will allow for the development of 260 units based on the minimum and maximum allowable densities in the General Plan. Three development areas comprise the 5.78 acres of residential land.

To create an active street front, Koll is proposing to include 3,400 square feet of retail development in the village, with existing unused commercial entitlement in the General Plan and zoning. As existing entitlement, this square footage does not need to comply with General Plan Policy LU 6.15.5.

The Koll Plan provides for the creation of a central neighborhood park of approximately 1.016 acres which meets the General Plan requirement of 8% of the land area of the residential village (i.e. 8% of 12.70 acres = 1.016 acres) General Plan policies require neighborhood parks be public in nature and must have public streets on at east two sides as well as be connected with adjacent residential development by pedestrian ways and streets. (LU 6.15.3 and LU 6.15.14) The plan as proposed meets this land use policy.

**KOLL SITE ILLUSTRATIVE DEVELOPMENT PROGRAM**

Koll Site	Area (Acres)	Residential (Dwelling Units)	Commercial (Gross Sq. Ft.)
Total Residential	5.78	260	3,400
Total Park Area	1.016		

88

The Plan also provides for enhanced access to existing amenities and destinations, pedestrian access into the existing office buildings, as well as revisions to the site's vehicular access.

## Implementation

The approval of an Integrated Conceptual Development Plan by the City Council is a pre-requisite for the preparation of the entitlement documents, called for in the General Plan. These documents include a Regulatory Plan and a Development Agreement. Once Council has reviewed and approved the Integrated Conceptual Development Plan, each property owner will be responsible to independently prepare and submit to the City, the proposed Regulatory Plan for their property. The Regulatory Plans, along with any required environmental clearance documents, will then be the subject of a public review process as established by the City and the basis for action by the City Council.

The Regulatory Plans will, in substantial compliance with the Integrated Conceptual Development Plan, describe more fully the proposed design of buildings, parking, streets, pedestrian ways, parks and open spaces, and how infrastructure, including parking, required to support the proposed development will be provided. The Regulatory Plans should include sufficient detail for the City to determine that the design of infrastructure connecting the two properties is coordinated. They will also include provisions to ensure compatibility with office, industrial and other nonresidential uses. The Regulatory Plan will thus provide a description of the location, intensity and density of allowable and conditional uses; the height and massing of buildings; required setbacks and stepbacks; the location, configuration and treatment of ground level uses; design standards and guidelines for streets, pedestrian ways and open spaces, including requirements for lighting and landscaping; standards and guidelines

for the location of driveways, service and trash areas; a description of how commercial uses that enhance the residential uses will be incorporated; and how required parking is to be provided and treated so that it does not detract from the livability of the neighborhood and the quality of the pedestrian environment. They will also describe the proposed phasing of development and linkage of open space, street and infrastructure improvements in relation to development. Any use of the City's density bonus provisions for affordable housing, or for the transfer of development rights from other properties, will also be addressed in the Regulatory Plan.

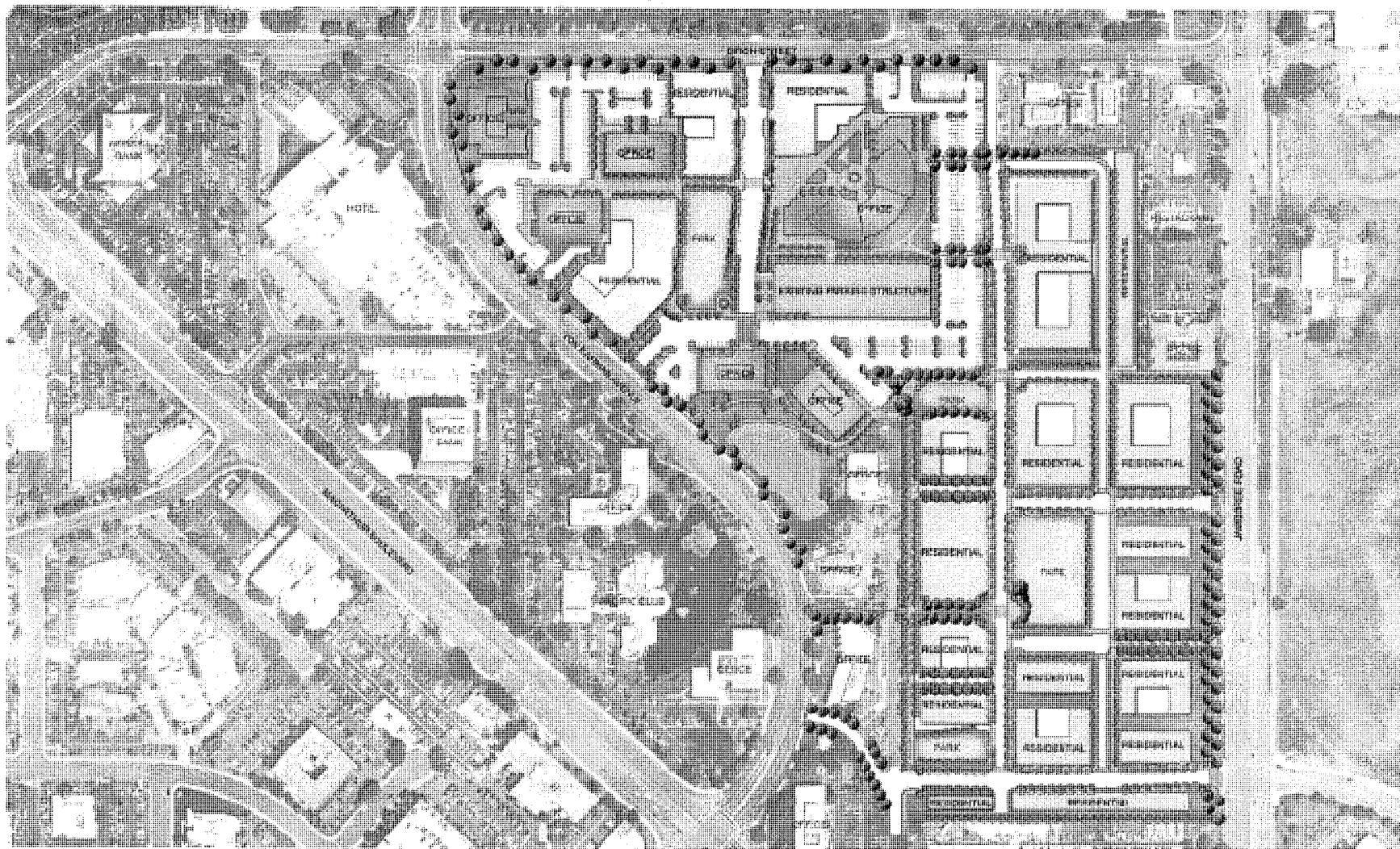
Regulatory Plans must be in substantial compliance with the intent of the Integrated Conceptual Development Plan, particularly in terms of the number of additive residential units and the connectivity between the Koll and Conexant residential villages, and must maintain the easterly access to Birch Street as shown on Figures 1, 2 and 3 of the Integrated Conceptual Development Plan. In addition, the General Plan calls for Development Agreements with respect to residential projects in the Airport Business Area. Each applicant shall enter into a Development Agreement for all residential units in the Conceptual Development Plan Area. Such Development Agreements will "define the improvements and public benefits to be provided by the developer in exchange for the City's commitment for the number, density, and location of the housing units" (LU6.15.12). The Development Agreements will include performance provisions to ensure conformance with the commitments that have been made. They will also establish a time frame for meeting the performance provisions, as well as the phasing and linkage requirements of open space and infrastructure improvements.

The City of Newport Beach has an interest in timely implementation of this Integrated Conceptual Development Plan to ensure implementation of its Housing

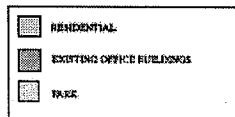
Element and to provide unused development opportunities to property owners who have the interest and capacity to implement the City's plans. If, after a reasonable period of time as determined by the City Council, owners of property within the area of this Integrated Conceptual Development Plan do not submit and prosecute Regulatory Plans and Development Agreements, the City may initiate and adopt an amendment to this Plan to reallocate additive units.

60

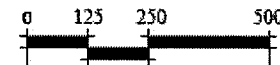




**INTEGRATED CONCEPTUAL DEVELOPMENT PLAN**

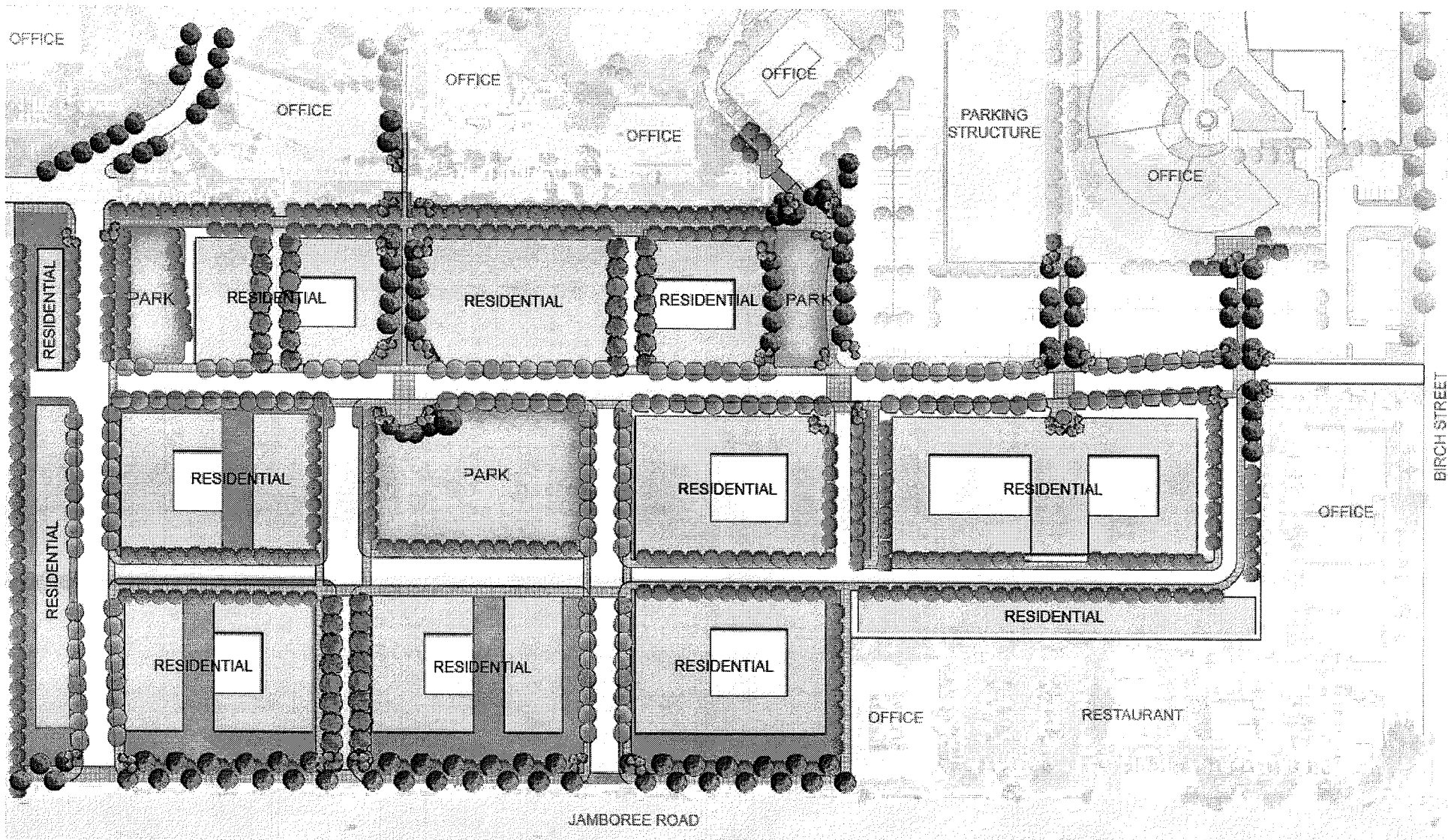


**FIGURE 1: INTEGRATED CONCEPTUAL DEVELOPMENT: ILLUSTRATIVE PLAN**



August 19, 2010





CONEXANT SITE AREA



FIGURE 2: CONEXANT ILLUSTRATIVE PLAN



August 19, 2010

31

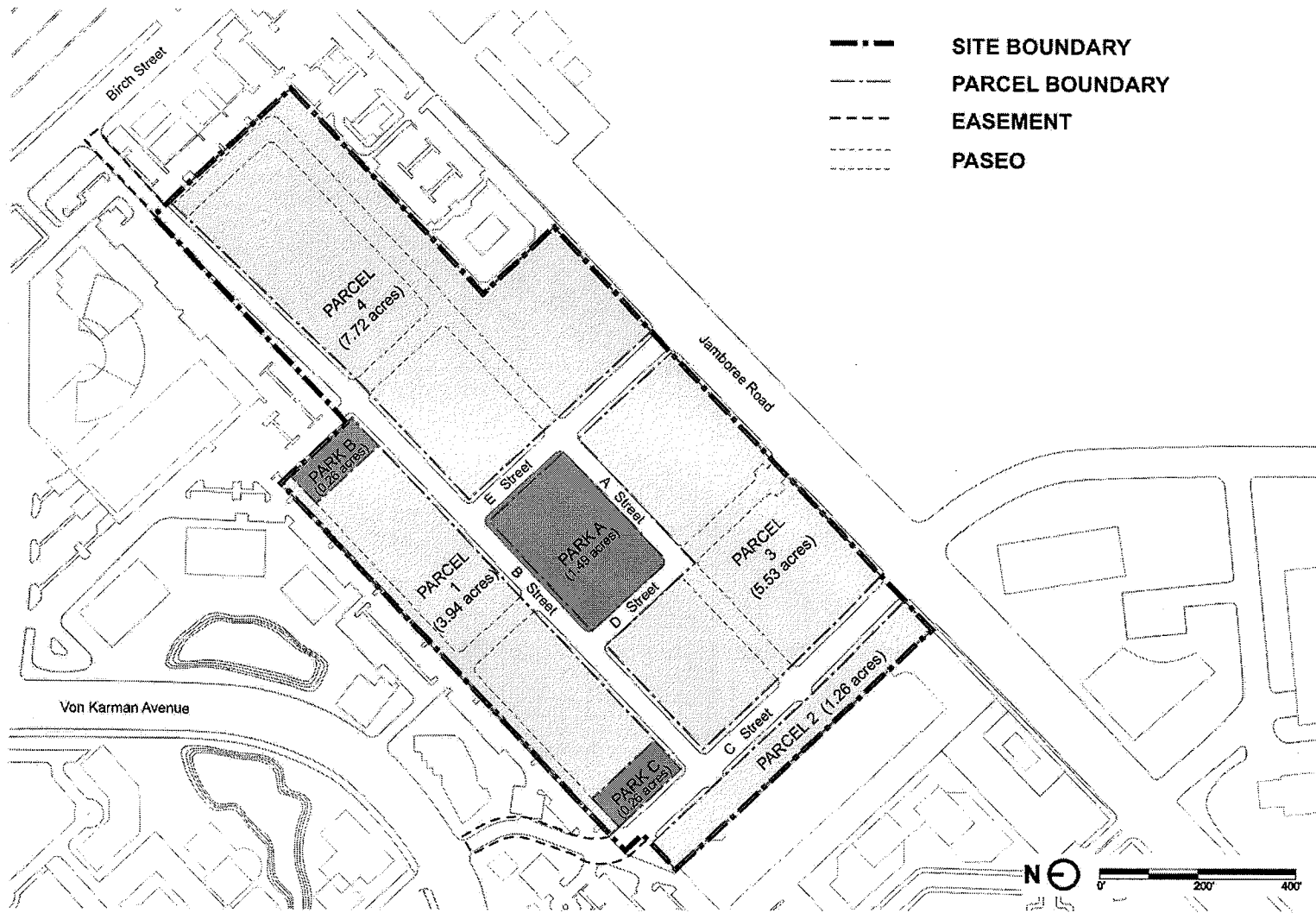
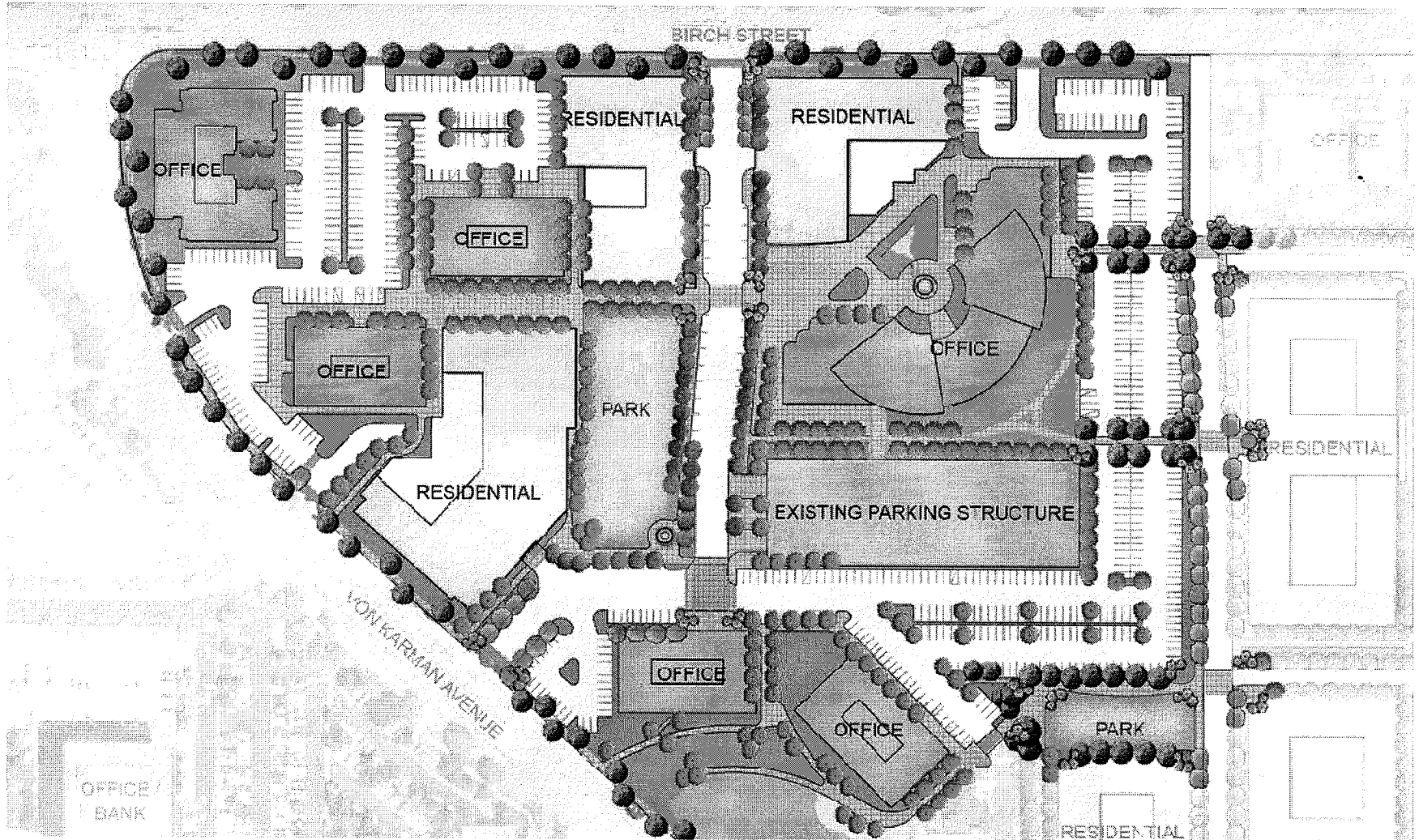


FIGURE 3: CONEXANT SITE FRAMEWORK

FIGURE 3: CONEXANT SITE FRAMEWORK PLAN

32





**KOLL SITE AREA**

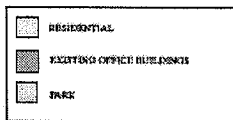
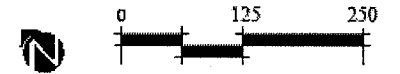
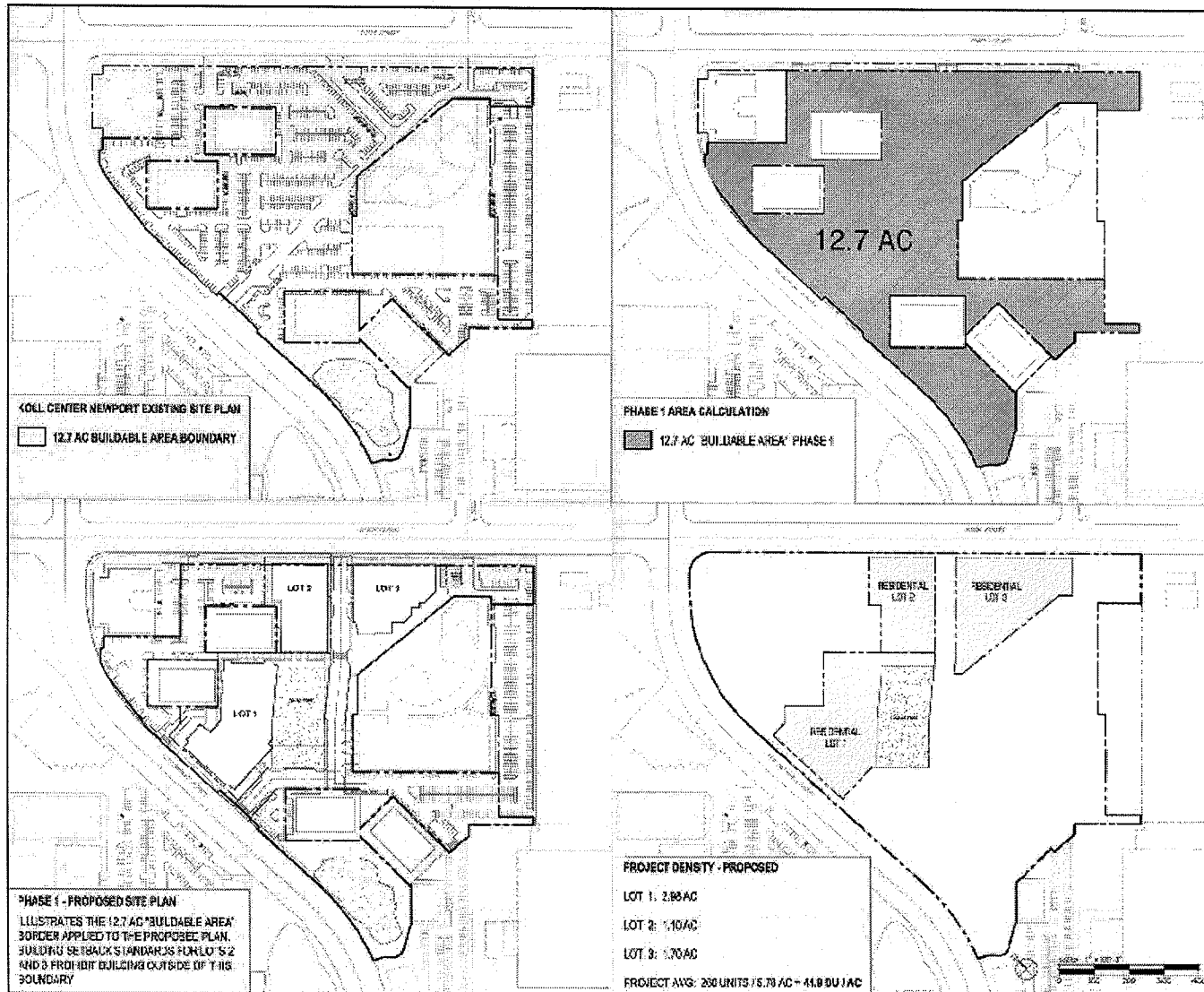


FIGURE 4: KOLL ILLUSTRATIVE PLAN



August 19, 2010

33



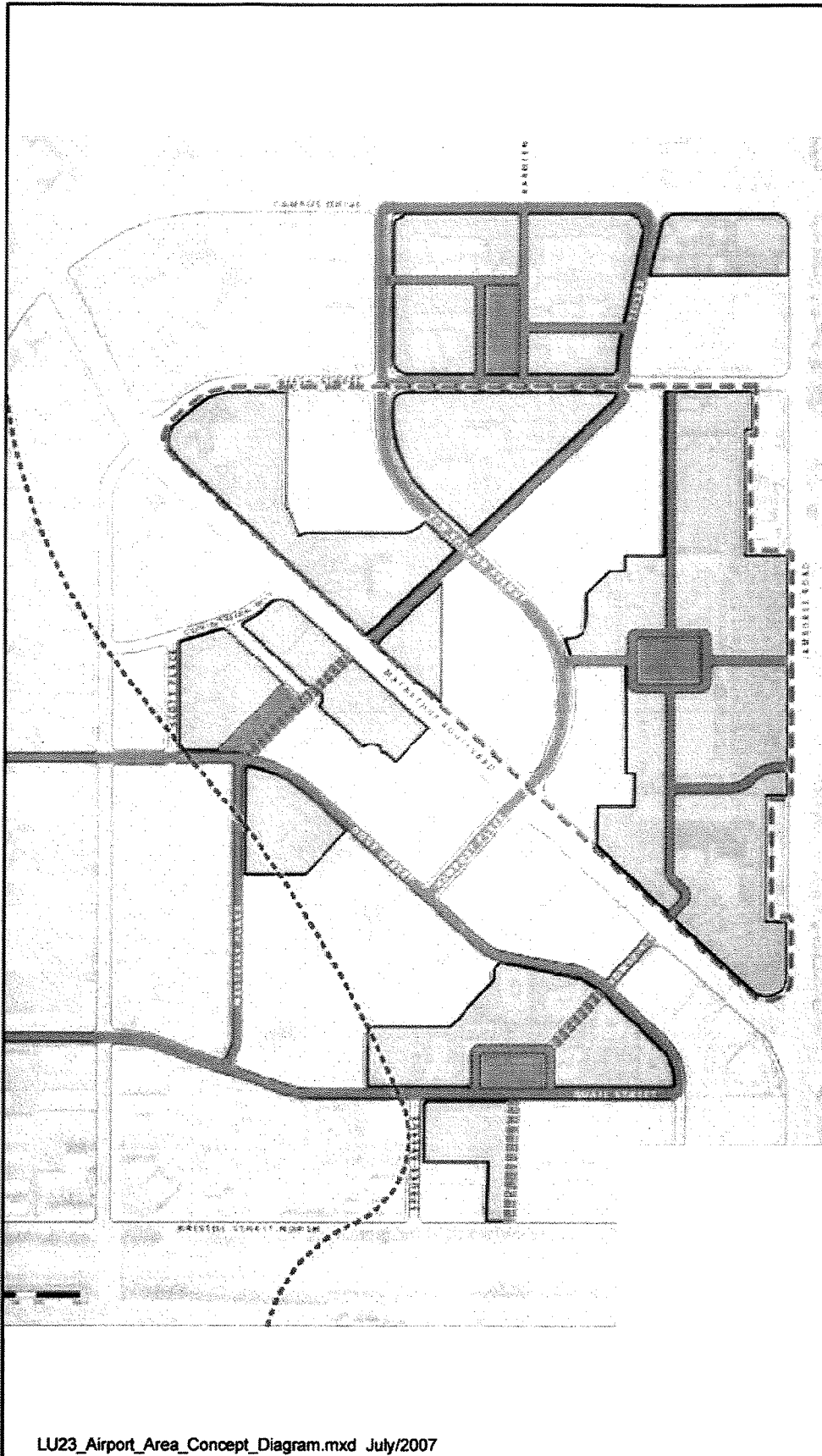
KOLL SITE FRAMEWORK PLAN

FIGURE 5: KOLL SITE FRAMEWORK PLAN

**Attachment No. CC 3**  
General Plan Figure LU23  
Airport Area Residential Village  
Illustrative Concept Diagram

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**CITY of NEWPORT BEACH  
 GENERAL PLAN  
 Figure LU23  
 AIRPORT AREA RESIDENTIAL  
 VILLAGES ILLUSTRATIVE  
 CONCEPT DIAGRAM**

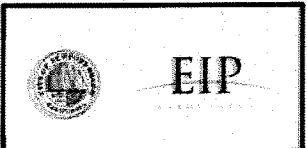
**Legend**

- OPPORTUNITY SITES
- PROPOSED OPEN SPACES
- IMPROVED RESIDENTIAL STREETS
- PROPOSED RESIDENTIAL STREETS
- PROPOSED PEDESTRIAN WAYS
- 65 CNEL NOISE CONTOUR\*
- CONCEPTUAL PLAN REQUIRED

\* The 65 CNEL Noise Contour is shown for illustrative purposes only.

▲

Source: ROMA Design Group  
 PROJECT NUMBER: 10579-01  
 Date: 08/03/08



LU23\_Airport\_Area\_Concept\_Diagram.mxd July/2007



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**Attachment No. CC 4**  
Planning Commission  
Resolution No. 1823

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## RESOLUTION NO. 1823

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH RECOMMENDING APPROVAL OF THE AIRPORT BUSINESS AREA INTEGRATED CONCEPTUAL DEVELOPMENT PLAN TO THE CITY COUNCIL (PA2007-170 & PA2008-063)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

#### SECTION 1. STATEMENT OF FACTS.

1. The Koll Company and Conexant have filed applications with respect to their properties located within a portion of the Airport Area that is generally bounded by MacArthur Blvd, Jamboree Road and Birch Street.
2. The applications seek approval of an Integrated Conceptual Development Plan (Plan) for the Airport Area that will implement certain General Plan Land Use policies.
3. A public hearing was held on September 9<sup>th</sup>, 2010 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

#### SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The Integrated Conceptual Development Plan requires no further environmental review under Public Resources Code Section 21094. The Plan implements the General Plan's requirement for a conceptual development plan to be adopted prior to any residential development being permitted within the Conceptual Development Plan Area, and is consistent with General Plan policies, in particular the policies pertaining to development in the Airport Area and the Conceptual Development Plan Area. The residential development included in the ICDP is consistent with that evaluated in the General Plan Environmental Impact Report (EIR, SCH No. 2006011119), certified on July 25, 2006.

No additional environmental review is required pursuant to Public Resources Code Section 21166 because no substantial changes to the General Plan are proposed which would require revisions to the General Plan EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require revisions to the General Plan EIR; and no new information, which was not known and could not have been known at the time the General Plan EIR was certified, has become available.

2. The Planning Commission finds that judicial challenges to the City's CEQA determinations and approvals of land use projects are costly and time consuming. In addition, project opponents often seek an award of attorneys' fees in such challenges. As project applicants are the primary beneficiaries of such approvals, it is appropriate that such applicants should bear the expense of defending against any such judicial challenge, and bear the responsibility for any costs, attorneys' fees, and damages which may be awarded to a successful challenger.

### SECTION 3. FINDINGS.

The Planning Commission finds that:

1. The Plan will ensure compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with the existing non-residential structures and uses.
2. The Plan is consistent with the General Plan, specifically Policy LU6.15.11, which requires the preparation of a Conceptual Development Plan prior to developing residential uses in the Conceptual Development Plan Area of the Airport Area.

### SECTION 4. DECISION.

#### **NOW, THEREFORE, BE IT RESOLVED:**

1. The Planning Commission of the City of Newport Beach hereby recommends that the City Council of the City of Newport Beach approve the Airport Business Area Integrated Conceptual Development Plan is consistent with the General Plan policies and recommends approval of the Plan, which is attached hereto as Exhibit "A" and by reference made a part hereof. The Commission's recommendation includes the addition of the following underlined language to the third paragraph of the Implementation section of the Integrated Conceptual Development Plan:

Regulatory Plans must be in substantial compliance with the intent of the Integrated Conceptual Development Plan, particularly in terms of the number of additive residential units and the connectivity between the Koll and Conexant residential villages, and must maintain the easterly access to Birch Street as shown on Figures 1, 2 and 3 of the Integrated Conceptual Development Plan. In addition, the General Plan calls for Development Agreements with respect to residential projects in the Airport Business Area. Each applicant shall enter into a Development Agreement for all residential units in the Conceptual Development Plan Area. Such Development Agreements will "define the improvements and public benefits to be provided by the developer in exchange for the City's commitment for the number, density, and location of the housing units" (LU6.15.12). The Development Agreements will include performance provisions to ensure conformance with the commitments that have been made. They will also establish a time frame for meeting the performance

provisions, as well as the phasing and linkage requirements of open space and infrastructure improvements.

2. The Planning Commission recommends to the City Council that, to the fullest extent permitted by law, the applicants shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Airport Business Area Integrated Conceptual Development Plan. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicants shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicants shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

**PASSED, APPROVED AND ADOPTED THIS 9TH DAY OF SEPTEMBER, 2010.**

AYES: Eaton, Unsworth, Hawkins, Ameri, and Toerge

NOES: None

ABSENT: McDaniel and Hillgren

BY: \_\_\_\_\_  
Earl McDaniel, Chairman

BY: \_\_\_\_\_  
Michael Toerge, Secretary

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**Attachment No. CC 5**  
July 22, 2010 Planning  
Commission Staff Report

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**CITY OF NEWPORT BEACH**  
**PLANNING COMMISSION STAFF REPORT**  
July 22, 2010 Meeting  
Agenda Item 2

**SUBJECT:** Airport Business Area Integrated Conceptual Development Plan  
(PA2007-170 & PA2008-063)  
4311 & 4321 Jamboree Road & 4343 Von Karman Avenue

**APPLICANT:** The Koll Company & Conexant

**CONTACT:** Rosalinh Ung, Associate Planner  
[rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)  
(949) 644-3208

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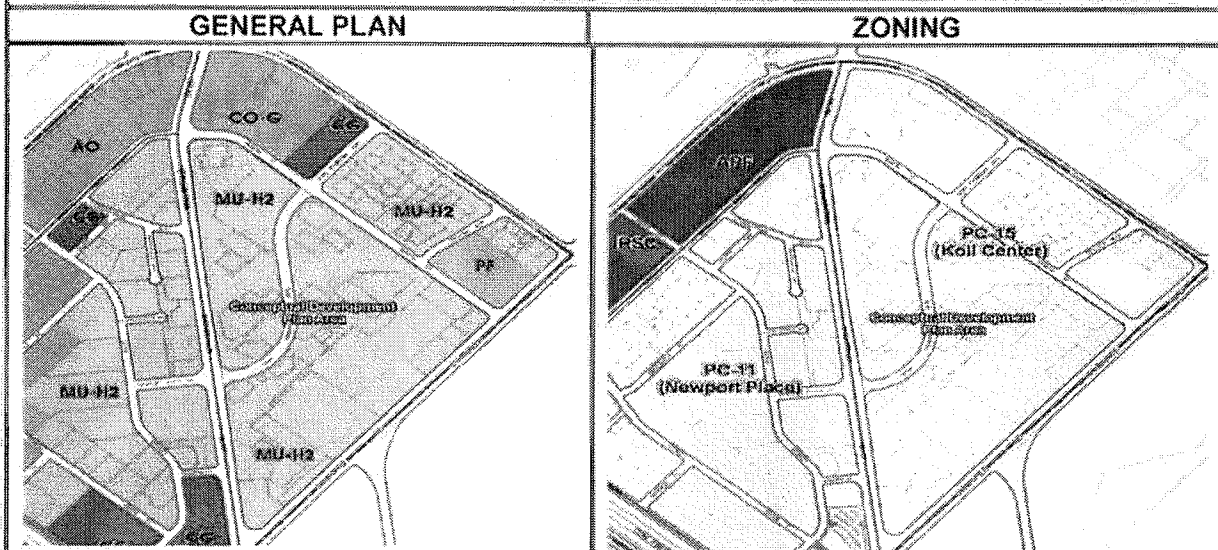
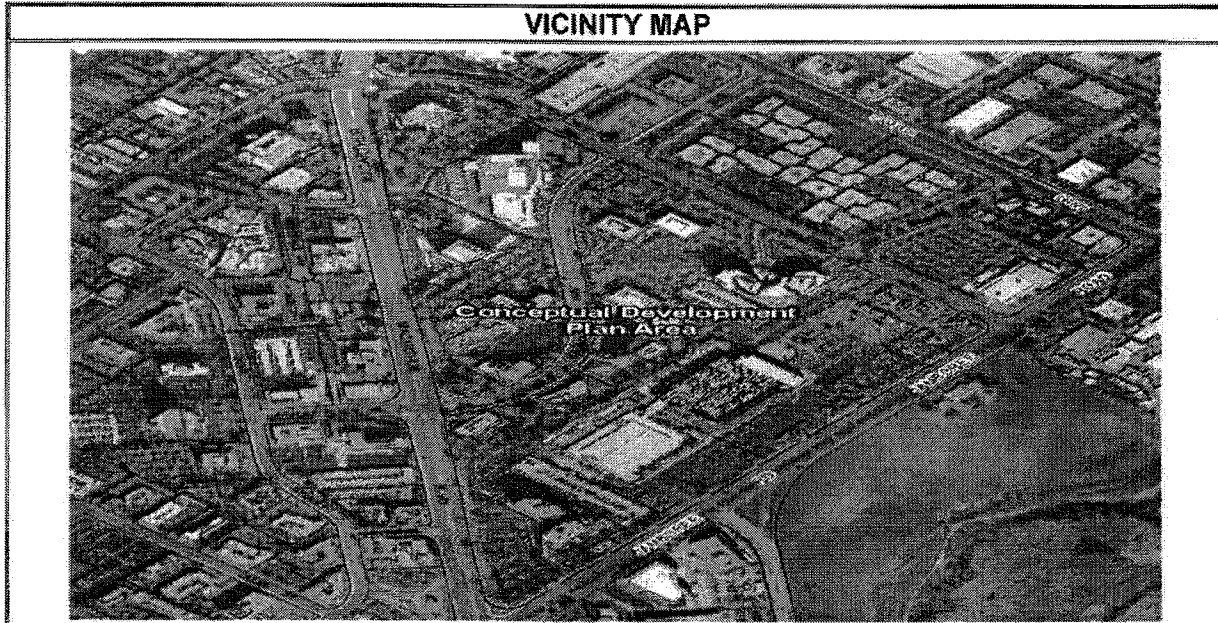
**PROJECT SUMMARY:**

The proposed Airport Business Area Integrated Conceptual Development Plan is intended to implement General Plan Land Use Policy LU 6.15.11 (Conceptual Development Plan Area), which requires a single conceptual development plan for that portion of the Airport Area that is generally bounded by MacArthur Blvd, Jamboree Road and Birch Street, prior to residential development in the area. The proposed General Plan Amendment is a minor change in policy language allowing new neighborhood parks provided for infill residential development in the Conceptual Development Plan Area with one public street frontage with public parking.

**RECOMMENDATIONS:**

1. Conduct a public hearing;
2. Adopt Resolution No. 2010-\_\_\_ (Attachment PC 1), recommending that the City Council approve General Plan Amendment No. GP2010-002; and
3. Adopt Resolution No. 2010-\_\_\_ (Attachment PC 2), recommending that the City Council approve the Airport Business Area Integrated Conceptual Development Plan (Development Plan Nos. DP 2007-002 & 2008-003).

Airport Business Area Integrated CDP  
 July 22, 2010  
 Page 2



LOCATION	GENERAL PLAN	ZONING	CURRENT USE
<b>ON-SITE</b>	Mixed Use Horizontal (MU-H2)	Koll Center Newport Planned Community (PC-15)	Business & Professional; Research & Development; Retail; Hotel; Restaurant; Financial
<b>NORTH</b>	General Commercial Office(CO-G);General Commercial (CG);(MU-H2); Public Facilities(PF)	Koll Center Newport Planned Community (PC-15)	Business & Professional; Research & Development; Retail; Restaurant; Financial
<b>SOUTH</b>	Urban and Industrial (Irvine)	IBC Mixed Use (Irvine)	Irvine Business Complex (Irvine)
<b>EAST</b>	Institutional UC1 (Irvine)	Institutional 6.1 (Irvine)	Vacant/Institutional (Irvine)
<b>WEST</b>	Airport Office & Supporting Uses, MU-H2 & CG	Newport Place Planned Community (PC-11)	Business & Professional; Research & Development; Retail; Restaurant; Financial

Airport Business Area Integrated CDP  
July 22, 2010  
Page 3

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**INTRODUCTION:**

**Project Setting:**

The proposed Airport Business Area Integrated Conceptual Development Plan (Plan), as shown on Attachment PC 3, applies to a portion of the Airport Area that is generally bounded by MacArthur Blvd, Jamboree Road, and Birch Street (Conceptual Development Plan Area). The Airport Area generally encompasses properties abutting the western edge of the John Wayne Airport (JWA), and is bounded by Campus Drive, Jamboree Road and the Corona-Del Mar Freeway. MacArthur Boulevard bisects the Airport Area in a north/south direction. The Airport Area is also in close proximity to the Irvine Business Complex (IBC) and the University of California, Irvine (UCI). This proximity has influenced the area's development with uses that support JWA and UCI, such as research and development, "high tech" industrial, and visitor-serving uses.

In addition, there are a number of buildings occupied by corporate offices for industrial and financial uses. The Koll Center Newport Planned Community, which covers the area bounded by Campus Drive, MacArthur Boulevard, and Jamboree Road, was adopted and developed in 1972 as a master planned campus to facilitate the development of an office/light industrial park that also includes supportive retail and visitor-serving uses. Other areas surrounding the proposed Plan are developed with a diverse mix of low-intensity industrial, office, and airport-related uses, including a number of auto-related commercial uses. More recently, residential development has been introduced in the IBC area to the east of the project site.

**Project Description:**

To allow residential uses in the Conceptual Development Plan Area, Policy LU 6.15.11 requires the preparation of one conceptual development plan that would *"demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing non-residential structures and uses."* The proposed Airport Business Area Integrated Conceptual Development Plan has been prepared to satisfy this requirement. The Plan is a pre-requisite for the preparation of the regulatory plans called for in the General Plan. Once the City Council has reviewed and approved the Conceptual Development Plan, each property owner will be responsible to independently prepare and submit to the City a proposed regulatory plan for their property. The regulatory plans, along with any required environmental documents, will then be subject to a public review process.

The proposed Plan has incorporated and complies with the General Plan policies that establish the fundamental criteria for the configuration and design of new residential villages in the Airport Area and the Conceptual Development Plan Area in all but one nonsubstantive respect. The neighborhood park proposed on the Koll property has



Airport Business Area Integrated CDP  
July 22, 2010  
Page 4

public street frontage on one side, rather than two sides as required by Policy LU 6.15.14. The Koll Company requests a modification to this policy language, which would allow one public street frontage, which must have public parking, for infill residential development in the Conceptual Development Plan Area.

Background:

The General Plan 2006 Update was approved by the City Council on July 25, 2006, and the land use plan was approved by the voters on November 7, 2006. The General Plan Land Use policies promote the introduction of residential and mixed-use development within the Airport Area, provided that such development contributes to the creation of viable neighborhood clusters with appropriate infrastructure, pedestrian-oriented features and open spaces, and with a pattern of development that offers a strong sense of community and livability.

Specifically, the General Plan allows up to a maximum of 2,200 units of housing within the Airport Area. All but 550 of these units must replace existing development so that there is no net gain of vehicular trips. The 550 units, known as "additive" units, may be constructed on existing surface parking lots located east of MacArthur Boulevard. This area is referred to in the General Plan as the Conceptual Development Plan Area, which is identified in the Airport Area Residential Village Illustrative Concept Diagram (Attachment PC 4).

Within the Conceptual Development Plan Area, there are two large tracts of assembled property, owned by The Koll Company (75 acres) and Conexant (25 acres). These property owners initially were unable to come to an agreement on a single conceptual plan. The City then requested ROMA Design Group (who had prepared the framework for residential development in the Airport Area as part of the General Plan update effort) to evaluate the conceptual development plans prepared by each of the property owners, in relation to the policies and standards of the General Plan, and to formulate an Integrated Conceptual Development Plan for the City's consideration. The draft conceptual development plan prepared by ROMA was reviewed by the property owners, City staff and the General Plan/LCP Implementation Committee. The draft plan was reviewed by the Planning Commission on November 20, 2008, and recommended to the City Council for approval. Prior to the City Council meeting, questions on the environmental determination were raised, and the matter was tabled. The property owners and staff have refined and revised the Plan since the Planning Commission's last review.

Airport Business Area Integrated CDP  
July 22, 2010  
Page 5

**DISCUSSION:**

**Analysis:**

*Integrated Conceptual Development Plan*

Prior to any residential development within the Airport Area, the General Plan requires the preparation of a Conceptual Development Plan to:

*“Demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing non-residential structures and uses.”*

The Airport Business Area Integrated Conceptual Development Plan (Plan), provides for the redevelopment of the 25-acre Conexant site, and for the redevelopment of a 16.08-acre portion of the 75-acre Koll Center office park between Birch Street and Von Karman Avenue with new residential development and open space, integrated with the existing office buildings and parking structures (Figure 1 - Illustrative Plan). The Plan is aimed at fulfilling the policies of the General Plan, ensuring cohesive and livable neighborhoods oriented to parks and pedestrian ways, and a finer-grained network of pedestrian-friendly streets. The Plan would result in a total of up to 1,504 new residential units; 1,244 of which are planned on the Conexant site and the remaining 260 on the Koll property. All 260 of the new residential units on the Koll site would be “additive” units since no existing office or industrial uses would be removed. On the Conexant site, 632 units would replace the existing industrial and office uses which are to be demolished, and 290 units would be additive. The remaining 322 units would be density bonus units, and would be allowed only if affordable housing is provided at a level to qualify for the density bonus, as provided in State law and the Newport Beach Draft Zoning Code. Together, the two properties would use all 550 of the additive units allocated to the Conceptual Development Plan Area by the General Plan, remain under the Airport Area cap of 2,200 dwelling units.

Koll –The plan for this property includes three residential buildings with parking, one new neighborhood park, enhanced access to the existing parks with frontage on both sides of Von Karman, pedestrian access into the Conexant portion of the ICDP and around the existing office buildings, and revisions to the vehicular access. (Figure 4: Koll Site Illustrative Development Program and Figure 7: Koll Site Framework Plan).

Building 1 (a "Wrap" product of rental units) contains 88 units on 3.1 acres for a density of 28.4 DU/AC with 4 levels of residential wrapping 5 levels of above-ground parking structure. Also, there is one level of below-grade parking solely for office use which has no direct vehicular access to the above-grade portion of the structure. Included in the at-grade portion of this site are 13 two-story town



Airport Business Area Integrated CDP  
July 22, 2010  
Page 6

homes which front on the 1-acre park and 10 one-story flats. The residential height ranges from approximately 48' on the Von Karman side to 54' on the interior 'Main Street' as to mask the 5 story structure.

Building 2 contains 82 units on 1.46 acres for a density of 56.2 DU/AC with an approximate height of 70'. It is one level parking below-grade, one level parking /lobby at-grade and 4 levels of residential plus mezzanine elements above.

Building 3 contains 90 units on 1.7 acres for a density of 52.9 DU/AC. Building height is approximately 90'. The building is one level below grade parking, one level of parking/ retail/lobby at-grade and six levels of residential above.

Conexant – The proposed project would result in the demolition and replacement of 441,127 square feet of existing industrial and office uses contained within two buildings, with a residential and mixed-use development, referred to as the Uptown Newport Village or the Village. The plan for the Conexant site represents a complete redevelopment of the property from an industrial/office complex to a residential village. The Plan calls for the 25-acre site to be configured with a pattern of streets and blocks that provide a pedestrian-friendly environment, with strong connectivity to adjacent commercial/office areas. (Figure 2: Conexant Site Illustrative Plan). Several principles guide the organization of the Conexant mixed-use village, building on the policies of the General Plan:

- Establish a grid of pedestrian-scaled streets that break up the large superblocks of the area and provide connectivity with the existing street system and adjoining commercial properties.
- Create a neighborhood park as the principal focal point of the village, with additional pocket parks that provide community identity and amenity.
- Buildings should be massed to provide strong spatial definition along streets, and stepped down to promote a pedestrian-scaled character.
- Create ground level uses that promote active and engaging street fronts. Parking should be either be encapsulated or below grade.
- Establish a diversity of housing types, including row houses, podium mid-rise and high-rise apartments.

The Plan for the Conexant site provides a net developable residential land area of 18.45 acres, which would allow for a maximum program of 922 dwelling units (18.44 x 50 du/ac), of which 290 would be additive units and up to 632 would be replacement units (Figure 3: Conexant Site Framework Plan). This density is consistent with General Plan policies. The precise number of replacement units

Airport Business Area Integrated CDP  
July 22, 2010  
Page 7

will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU 6.15.5.

In addition to its residential program, the Conexant Village will allow up to 11,600 square feet of ground level retail and commercial uses located along A Street, and adjacent to the central neighborhood park.

To meet the City's inclusionary housing requirements and Housing Element goals, the Conexant portion of the Plan also proposes the addition of up to a maximum of 322 density bonus units. These units are in addition to the 922 residential units, and may be developed only to the extent that they meet the standards of state density bonus law and density bonus provisions of the NBMC.

The proposed Plan establishes the direction for each of the property owners to separately prepare and submit for review by the City a regulatory plan for their holdings. Regulatory plans must be in substantial compliance with the Plan, particularly in terms of the number and density of residential units (except for any additional density bonuses for affordable units), the general location and configuration of residential development, the total amount and general location of open space, the general location of parking facilities, and the network of streets and pedestrian ways. Substantial deviations, or additions to the number of residential units, will require an amendment to the Plan.

Lastly, the City has an interest in timely implementation of the Plan to ensure implementation of its Housing Element and to provide unused development opportunities to property owners who have the interest and capacity to implement the City's plans. If, after a reasonable period of time as determined by the City Council, owners of property within the area of this Plan do not submit and prosecute Regulatory Plans and Development Agreements, the City may initiate and adopt an amendment to this Plan to reallocate additive units.

*General Plan Consistency*

The General Plan contains several policies that provide for the orderly evolution of the Airport Area, from a single-purpose business park, to a mixed-use district with cohesive residential villages integrated within the existing fabric of office, industrial, retail, and airport-related businesses. Residential opportunities "would be developed as clusters of residential villages centering on neighborhood parks and interconnected by pedestrian walkways. These would contain a mix of housing types and buildings that integrate housing with ground level convenience retail uses and would be developed at a sufficient scale to achieve a complete neighborhood.

The General Plan establishes several fundamental criteria for the configuration and design of new residential villages in the Airport Area in general, and in the Conceptual Development Plan Area in particular. An extensive discussion of each of the policies is contained in the text of the Conceptual Development Plan. Outlined below is a synopsis

Airport Business Area Integrated CDP  
July 22, 2010  
Page 8

of these policies along with a discussion on each of the development areas General Plan consistency.

- *Neighborhood Size (LU6.15.6, LU6.15.10 and LU6 15.11):* Each residential village shall be at least 10 acres in size at build-out, and be organized around a neighborhood park and other similar amenities. The first phase of residential development in each village shall be at least five gross acres, exclusive of existing rights-of-way. Although the General Plan exempts the "Conceptual Development Plan Area" from this minimum first phase requirement, it does require that residential villages within this sub-area be able to be built out to a minimum area of 10 acres. At the discretion of the City, the acreage can include part of a property in a different land use category, if the City finds that a sufficient portion of the contiguous property is contributing to the village fabric of open space, parking, or other amenities.

Koll - The mixed-use village is approximately 24.22 gross acres in size, which exceeds the 10-acre minimum requirement.

Conexant – The residential village is approximately 25 gross acres in size, which exceeds the 10-acre minimum requirement.

- *Neighborhood Densities (LU6.15.7, LU6.15.8 and LU6.15.9):* In addition to providing a minimum land area for residential development, the General Plan also establishes minimum densities to ensure that a sufficient critical mass of at least 300 units is created within each 10-acre village. As such, the overall minimum density for each village at build-out is 30 dwelling units per net acre, exclusive of existing and future rights-of-way, open spaces and pedestrian ways; a maximum net density of 50 units/acre is also established.

Koll - The Plan provides for 6.26 net acres of new residential land, which could allow the development of 188 to 313 units based on the minimum and maximum allowable densities in the General Plan. The Plan includes a total of 260 residential units, and complies with the General Plan policy.

Conexant - The Plan provides a net developable residential land area of 18.45 acres, which could allow for a maximum program of 922 dwelling units (18.45 x 50 du/ac). The Plan provides for a total of 1,244 units, 922 of which are base units, whose density is consistent with General Plan policies and 322 of which are density bonus units that are not included in General Plan density limits. The density bonus units could be developed only if the developer provides 11% of the base units (101 units) for very low-income households, 20% of the base units (184 units) for low-income households, or 40% of the base units (369 units) for moderate-

Airport Business Area Integrated CDP  
July 22, 2010  
Page 9

income households. The precise number of replacement units will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU 6.15.5.

- *Diversity of Housing (LU6.15.7):* Within the density envelope (30 to 50 du/ac), the General Plan promotes a diversity of building types, including row houses, and podium mid-rise and high-rise buildings to accommodate a range of household types and incomes and to promote a variety of building masses and scales.

Koll - Housing types contemplated in the plan are two story town homes, one story flats and podium mid-rise apartment/condominiums.

Conexant - Housing types contemplated in the plan include ground-level townhouse units, podium mid-rise and high-rise apartment/condominiums.

- *Neighborhood Parks (LU6.15.13 and LU6.15.14):* The General Plan calls for residential villages to be centered on neighborhood parks to provide structure and a sense of community and identity. The General Plan requires that each park be a minimum of one-acre in size, or at least eight percent of the total land area of the residential village, whichever is greater. In order to promote useable and cohesive open space, the General Plan also requires that each neighborhood park have a minimum dimension of no less than 150 feet. Neighborhood parks are required to be public in nature (rather than internalized open space), and to this end must have public streets on at least two sides and be connected with adjacent residential development by pedestrian ways and streets.

Koll - The Plan provides for the creation of a central neighborhood park of approximately one acre, and for an additional 0.3 acres of open space areas on land that was previously used for surface parking. Although the neighborhood park falls short of the single open space requirement of 1.29 acres (i.e., 8 percent of 15 acres), the plan achieves the total amount of open space required by the General Plan by utilizing and designating the existing lake park amenity as public open space, which is contemplated in Policy LU6.15.11. This is accomplished by interconnecting the existing open space amenities and the proposed one acre park through pedestrian linkages and promenades for a total park area of 2.64 acres. In addition, since the minimum park dedication requirement is not met, payment of an in lieu fee to satisfy the requirements of the Park Dedication Ordinance, as provided in Policy LU6.15.13,

Airport Business Area Integrated CDP  
July 22, 2010  
Page 10

will be required. Staff believes that the park dedication requirements of these General Plan policies are being met.

However, the Plan as proposed does not fully meet the provisions of General Plan Policy LU6.15.14., which require neighborhood parks "be surrounded by public streets on at least two sides (preferably with on-street parking to serve the park),..." The new neighborhood park shown in the Plan maintains public street access on one side and provides an "urban plaza"/public walkway on a second side. In addition, the existing lake park has a long frontage on Von Karman Avenue. Koll is requesting an amendment to the language of this policy that would apply to infill development in the Conceptual Development Plan Area only. The proposed language would require public street access on one side of the park, with public parking required on that street, rather than merely preferred. The Koll proposal would comply with the revised policy language.

Conexant – The Plan provides a total of 2.01 acres of parks and open space, exceeding the General Plan requirement of 2.0 acres or 8 percent of the land area of the residential village (i.e., 8 percent of 25 acres = 2.0 acres). A 1.49-acre neighborhood park is located at the center of the community; it is highly public in nature, surrounded on all sides by public streets and by active ground-level uses. An additional 0.52 acres is provided in two smaller pocket parks within the village. The Plan meets the General Plan requirements for public open space.

*General Plan Amendment*

As mentioned, the Koll Plan as proposed does not fully meet the public street frontage provisions of General Plan Policy LU6.15.14. As such, a General Plan Amendment is being requested in conjunction with the ICDP to add the following language to the policy:

LU 6.15.14 Location

*Require that each neighborhood park is clearly public in character and is accessible to all residents of the neighborhood. Each park shall be surrounded by public streets on at least two sides (preferably with on-street parking to serve the park), and shall be linked to residential uses in its respective neighborhood by streets or pedestrian ways. For infill residential development in the Conceptual Development Plan Area, park frontage on only one public street may be permitted. On-street parking shall be provided*

Airport Business Area Integrated CDP  
July 22, 2010  
Page 11

along the street frontage of new parks, and is encouraged where an existing amenity is used to meet the neighborhood park requirement.

The intent of this policy is to provide parks that are visible and accessible to all residents of the neighborhood, as well as to the general public, promoting the General Plan's concept of residential villages. The policy seeks to avoid a development pattern that provides private open space that is accessible only to residents of the adjacent residential project.

By applying only to infill development in the Conceptual Development Plan Area, the proposed policy language is consistent with other General Plan policies for the Airport Area (e.g., 6.15.5, 6.15.6 and 6.15.11), which recognize that infill development in this area will occur differently than redevelopment that completely replaces non-residential uses, including in the provision of park amenities. Staff believes that a park with one public street frontage that provides public parking will be accessible to all residents of the neighborhood and maintain the original policy's intent to provide parks that are visible and accessible to the general public.

This General Plan Amendment does not require voter approval pursuant to Charter Section 423 because it would not increase the number of residential units or the amount of non-residential floor area allowed by the General Plan, nor the number of peak hour trips generated by allowed development.

#### Environmental Review

The consideration of the Integrated Conceptual Development Plan and General Plan amendment is exempt from environmental review under Public Resources Code Section 21094. The Plan implements the General Plan's requirement for a conceptual development plan to be adopted prior to any residential development being permitted within the Conceptual Development Plan Area, and is consistent with General Plan policies, in particular the policies pertaining to development in the Airport Area and the Conceptual Development Plan Area. Staff has prepared an Initial Study (Attachment PC 5) and determined, on the basis of substantial evidence in the light of the whole record, that the residential development included in the ICDP is consistent with that evaluated in the General Plan Environmental Impact Report (EIR, SCH No. 2006011119), certified on July 25, 2006.

The General Plan Amendment is a minor change in policy language. The amendment does not make a change to the amount of parkland required, and meets the intent of the original policy to provide parks that are visible and accessible to residents of the new residential development and the general public. This change does not affect any of the environmental impacts analyzed in the General Plan EIR.



Airport Business Area Integrated CDP

July 22, 2010

Page 12

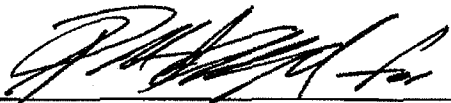
No additional environmental review is required pursuant to Public Resources Code Section 21166 because no substantial changes to the General Plan are proposed which would require revisions to the General Plan EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require revisions to the General Plan EIR; and no new information, which was not known and could not have been known at the time the General Plan EIR was certified, has become available.

Public Notice

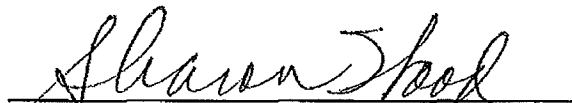
Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the city website.

Prepared by:

Submitted by:



Gerald S. Gilbert, Contract Planner



Sharon Wood, Special Projects Consultant

**ATTACHMENTS**

- ~~PC 1. Draft Resolution for General Plan Amendment~~
- ~~PC 2. Draft Resolution for IGDP~~
- ~~PC 3. Airport Business Area Integrated Conceptual Development Plan Dated June 2010~~
- ~~PC 4. Airport Area Residential Village Illustrative Concept Diagram~~
- ~~PC 5. Initial Study~~

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**Attachment No. CC 6**  
September 9, 2010 Planning  
Commission Staff Report

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**CITY OF NEWPORT BEACH  
PLANNING COMMISSION STAFF REPORT**

September 9, 2010  
Agenda Item 4

**SUBJECT:** Airport Business Area Integrated Conceptual Development Plan  
(PA2007-170 & PA2008-063)

**APPLICANT:** The Koll Company & Conexant

**CONTACT:** Rosalinh Ung, Associated Planner  
[rung@city.newport-beach.ca.us](mailto:rung@city.newport-beach.ca.us)  
(949) 644-3208

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**RECOMMENDATIONS:**

1. Conduct a public hearing;
2. Adopt Resolution No. 2010-\_\_\_ (Attachment PC-1), recommending that the City Council approve the Airport Business Area Integrated Conceptual Development Plan (Development Plan Nos. DP 2007-002 & 2008-003).

**BACKGROUND:**

On July 22, 2010 the Planning Commission conducted a public hearing on the proposed Integrated Conceptual Development Plan (ICDP). The report for that meeting is attached (Attachment PC-2). After hearing public testimony and discussing the project the Commission continued the item to allow the applicant to address issues and concerns that the Commission raised regarding the project. These issues are the proposed General Plan Amendment which would allow the Koll neighborhood park to have only one public street frontage instead of the required two, the overall size of the Koll neighborhood park, and connectivity between the Conexant Village and Koll Village. Public testimony raised issues regarding the applicants' rights to use of easements and issues regarding codes, covenants and restrictions (CC&Rs).

**DISCUSSION:**

**Changes to ICDP in Response to Planning Commission Concerns**

The applicant for Koll Village has redesigned the neighborhood park with frontage on two streets. This meets the requirements of the General Plan. As such, the General Plan amendment as previously requested has been withdrawn and is no longer a part of the project that is under consideration. The applicant also has revised the project site area to exclude office buildings that are not proposed for any redevelopment. With the reduction in area from 16.08 to 12.7 acres, the required neighborhood park area is

Airport Business Area Integrated CDP  
September 9, 2010  
Page 2

1.016 acres. Koll is proposing a neighborhood park of 1.016 acres, which meets the General Plan requirement.

Additional connectivity between the two villages is demonstrated in new exhibits contained in the attached Airport Business Area Integrated Conceptual Development Plan dated August 2010 (Attachment PC-3). Seven pedestrian connections between the two sites are shown with enhanced paving and new landscaping to define the connections and screen them from parking areas. Where connections end at parks, additional treatment is shown to provide an arrival point or entrance to the park. The vehicular connection at the southerly edge of the project remains unchanged.

Both applicants have provided letters addressing issues raised in public testimony at the meeting of July 22, which are attached to this report (Attachments PC-4 and PC-5).

Comparison of the November 2008 ICDP and August 2010 ICDP

The ICDP was previously reviewed and recommended for approval by the Planning Commission in November of 2008. However, prior to the plan being considered by the City Council, questions regarding the environmental determination were raised, and the Council tabled the plan. During the intervening time the property owners and staff refined and revised the plan. At the July hearing, Commissioner Eaton asked about changes from the 2008 plan; they are summarized below. The areas of change include overall unit count, pedestrian and vehicular circulation, and the location of development areas.

Overall Unit Count - Under the 2008 plan the overall allowable unit count between both villages totaled 974 residential units. The Conexant Village proposed 714 new residential units, with 424 units replacing existing industrial and office uses that would be demolished. The remaining 290 units would be "additive" units. The Koll Village would consist of 260 additive units since no existing industrial or office uses would be removed

Under the current plan there would be a total of up to 1,504 new residential units, 1,244 of which are planned on the Conexant site and the remaining 260 on the Koll site. All 260 of the new residential units on the Koll site would still be "additive" units since no existing office or industrial uses would be removed. On the Conexant site, 632 units would replace the existing industrial and office uses which are to be demolished, and 290 units would be additive. The remaining 322 units would be density bonus units, and would be allowed only if affordable housing is provided at a level to qualify for the density bonus, as provided in State law and the Newport Beach Draft Zoning Code.

The change in the number of units in the Conexant Village is due to the change in the net developable acres, as well as the inclusion of density bonus units which were not considered in the 2008 plan. Under the 2008 plan there were

Airport Business Area Integrated CDP  
September 9, 2010  
Page 3

approximately 14.28 net developable acres. The current plan proposes a net developable acreage of approximately 18.45 acres. The increase in net acres is due to the reduction in the area devoted to streets and rights-of-way. There is no change in the number of units proposed for the Koll Village.

Location of Development Areas – There is only one notable difference in the areas identified for potential re-use for residential development. This area is located within the Koll Village along its eastern boundary with the Conexant Village. Under the 2008 plan this area was identified as a potential location for future “row” townhouse development. However, after further study it was determined by the applicant and concurred with by staff that this location for residential development was very restricted. Issues included limited and restricted vehicular and pedestrian access to the units, the location and cost of replacement parking, aesthetics of the residential units, relationship with adjacent office building and restricting pedestrian connectivity with the adjacent residential uses proposed in the Conexant Village.

Under the proposed plan this area would remain as a parking area. The units would be absorbed into the other development locations within the Koll Village. The remaining development areas in Koll Village as well as the development areas of Conexant Village are substantially the same as the 2008 plan.

Pedestrian and Vehicular Circulation – Pedestrian and vehicular circulation in the 2008 plan and the current plan are similar, following existing walkways and parking lot edges and aisles on the Koll site and the proposed grid pattern of streets and paseos on the Conexant site. The number of connections between the two sites and locations of the connections are also similar. However, the focus has shifted from vehicular to pedestrian connections, with pedestrian connections highlighted by enhanced paving, landscaping and screening from parking areas. The only vehicular connection remaining is located at the southern edge of the project sites. One reason for this change is Koll's elimination of previously proposed townhouses along the eastern edge of its residential area, which removed one vehicular connection opportunity and added an opportunity for a pedestrian connection. Another reason is Conexant's reduction in the number of streets in favor of more pedestrian and resident oriented paseos. In addition, both property owners agreed that it would be unwise to have vehicular through traffic crossing the north-south parking lot on the Koll property, at the boundary between the properties. This facility is not a street, and is not designed for through traffic or cross traffic. Finally, the property owners believe that vehicular access from off site is more important than between the sites. Both the Koll and Conexant sites are designed as pedestrian oriented villages. Residents and workers on one site who wish to use an amenity on the other site are more likely to – and should be encouraged to – walk rather than drive. The General Plan's Policy Overview for the Airport Area states that residential opportunities “would be developed as clusters of residential villages

Airport Business Area Integrated CDP  
September 9, 2010  
Page 4

centering on neighborhood parks and interconnected by pedestrian walkways.” Staff believes the ICDP’s increased focus on pedestrian connections is consistent with the overarching policy for residential development in the Airport Area.

General Plan Consistency

The General Plan contains several policies that provide for the orderly evolution of the Airport Area from a single-purpose business park to a mixed-use district with cohesive residential villages integrated within the existing fabric of office, industrial, retail, and airport-related businesses. Residential opportunities “would be developed as clusters of residential villages centering on neighborhood parks and interconnected by pedestrian walkways. These would contain a mix of housing types and buildings that integrate housing with ground level convenience retail uses and would be developed at a sufficient scale to achieve a ‘complete’ neighborhood.”

The General Plan establishes several fundamental criteria for the configuration and design of new residential villages in the Airport Area in general, and in the Conceptual Development Plan Area in particular. An extensive discussion of each of the policies is contained in the text of the Conceptual Development Plan. Outlined below is a synopsis of these policies along with a discussion on each of the development area’s General Plan consistency.

- *Neighborhood Size (LU6.15.6 and LU6.15.10):* Each residential village shall be at least 10 acres in size at build-out, and be organized around a neighborhood park and other similar amenities. The first phase of residential development in each village shall be at least five gross acres, exclusive of existing rights-of-way. Although the General Plan exempts the “Conceptual Development Plan Area” from this minimum first phase requirement, it does require that residential villages within this sub-area be able to be built out to a minimum area of 10 acres.

Koll - The mixed-use village is approximately 12.7 gross acres in size, which exceeds the 10-acre minimum requirement.

Conexant – The residential village is approximately 25 gross acres in size, which exceeds the 10-acre minimum requirement.

- *Neighborhood Densities (LU6.15.7, LU6.15.8 and LU6.15.9):* In addition to providing a minimum land area for residential development, the General Plan also establishes minimum densities to ensure that a sufficient critical mass of residential units is created within each 10-acre village. As such, the overall minimum density for each village at build-out is 30 dwelling units per net acre, exclusive of existing and future rights-of-way, open spaces and pedestrian ways; a maximum net density of 50 units/acre is also established.

Airport Business Area Integrated CDP  
September 9, 2010  
Page 5

Koll - The Plan provides for 5.78 net acres of new residential land, which could allow the development of 173 to 289 units based on the minimum and maximum allowable densities in the General Plan. The Plan includes a total of 260 residential units, and complies with the General Plan policy.

Conexant - The Plan provides a net developable residential land area of 18.45 acres, which could allow for a maximum program of 922 dwelling units (18.45 x 50 du/ac). The Plan provides for a total of 1,244 units, 922 of which are base units, whose density is consistent with General Plan policies and 322 of which are density bonus units that are not included in General Plan density limits. The density bonus units could be developed only if the developer provides 11% of the base units (101 units) for very low-income households, 20% of the base units (184 units) for low-income households, or 40% of the base units (369 units) for moderate-income households. The precise number of replacement units will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU 6.15.5.

- *Diversity of Housing (LU6.15.7):* Within the density envelope (30 to 50 du/ac), the General Plan promotes a diversity of building types, including row houses, and podium mid-rise and high-rise buildings to accommodate a range of household types and incomes and to promote a variety of building masses and scales.

Koll - Housing types contemplated in the plan are two story town homes, one story flats and podium mid-rise apartment/condominiums.

Conexant - Housing types contemplated in the plan include ground-level townhouse units, podium mid-rise and high-rise apartment/condominiums.

- *Conceptual Development Plan (LU6.15.11):* One conceptual development plan is required for the Koll and Conexant properties when residential development is proposed on either property. The plan is to "demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing nonresidential structures and uses."

Koll - The plan for this village shows three residential buildings clustered around a new central neighborhood park. All of the land



Airport Business Area Integrated CDP  
September 9, 2010  
Page 6

proposed for redevelopment is currently used for surface parking, which is proposed to be replaced in subterranean structures or, in limited cases, new surface locations. Existing vehicular access from Birch Street and Von Karman Avenue is integrated into the plan, with changes internal to the site to provide access to the new residential buildings and neighborhood park. The urban plaza adjacent to an existing office building and the new neighborhood park are integrated into the village with pedestrian connections proposed to be improved with enhanced paving and landscaping. In addition, new pedestrian connections will be added to provide access to existing restaurants on Jamboree Road and new parks and commercial uses in the Conexant Village.

Conexant - There is little need to demonstrate integration with existing structures and uses because the proposal is to remove all existing industrial and office uses and replace them with a residential village. As phasing is proposed in the regulatory plan, that plan will need to address integration of new residential uses with existing nonresidential uses during early phases before the entire site is redeveloped. As part of the residential village, a new system of streets and paseos is proposed, which integrate with the existing vehicular access points from Jamboree Road, Birch Street and Von Karman Avenue. The plan for the Conexant site takes advantage of its proximity to amenities on the Koll site and properties along Jamboree Road (e.g., future neighborhood park, existing fitness center and restaurants) and addresses integration with those uses through enhanced pedestrian connections.

- *Neighborhood Parks (LU6.15.13 and LU6.15.14):* The General Plan calls for residential villages to be centered on neighborhood parks to provide structure and a sense of community and identity. The General Plan requires that each park be a minimum of one acre in size, or at least eight percent of the total land area of the residential village, whichever is greater. In order to promote useable and cohesive open space, the General Plan also requires that each neighborhood park have a minimum dimension of no less than 150 feet. Neighborhood parks are required to be public in nature (rather than internalized open space), and to this end must have public streets on at least two sides and be connected with adjacent residential development by pedestrian ways and streets.

Koll - The Plan provides for the creation of a central neighborhood park of approximately 1.016 acre which meets the General Plan requirement of 1.016 acres or 8 percent of the land area of the residential village (i.e., 8 percent of 12.7 acres = 1.016 acres). This 1.016-acre neighborhood park is located at the center of the

Airport Business Area Integrated CDP  
September 9, 2010  
Page 7

community; it is highly public in nature, surrounded on two sides by public streets and by active ground-level uses. The Plan meets the General Plan requirements for public open space.

Conexant – The Plan provides a total of 2.01 acres of parks and open space, exceeding the General Plan requirement of 2.0 acres or 8 percent of the land area of the residential village (i.e., 8 percent of 25 acres = 2.0 acres). A 1.49-acre neighborhood park is located at the center of the community; it is highly public in nature, surrounded on all sides by public streets and by active ground-level uses. An additional 0.52 acres is provided in two smaller pocket parks within the village. The Plan meets the General Plan requirements for public open space.

- *Streets and Pedestrian Ways (LU 6.15.17 and LU 6.15.19):* These policies encourage the development of streets and pedestrian ways that break up large block areas and that are residentially scaled to improve connections between neighborhoods and community amenities. New streets, as tentatively identified on Figure LU23 (Attachment PC-6), should connect with existing streets across MacArthur Boulevard, preferably at existing signalized intersections.

Koll - The proposed residential street on the Koll site shown on Figure LU23 would extend the existing driveway that runs diagonally from Von Karman Avenue towards Birch Street so that it would connect MacArthur Boulevard with Birch Street. Most of the area of this street extension is not part of the project area. The circulation plan proposed for the Koll Village utilizes a slightly altered alignment of the existing diagonal driveway, which does connect Von Karman Street with Birch Street and would allow for a future connection to MacArthur Boulevard if the residential village was to be expanded. The proposed street has been placed in a location that satisfies the requirements of General Plan polices.

Conexant – The Conexant Village plan maintains a pattern of residentially-scaled streets and paseos that break up the large blocks and provide connectivity within and between neighborhoods and with community amenities. Street connections are proposed in locations that are consistent with those identified on Figure LU23, including two connections to Jamboree Road and one connection to Birch Street. One connection is provided to Von Karman Avenue in a more southerly location than shown in the General Plan's illustrative concept diagram. This proposed connection uses an existing Conexant easement rather than converting an existing driveway aisle in an area of the Koll site that is not proposed for redevelopment. The Conexant

Airport Business Area Integrated CDP

September 9, 2010

Page 8

street proposal does not preclude future extension of the north-south spine to the south, as shown on Figure LU23, if the residential village was to be expanded.

Environmental Review


Staff has revised the Initial Study prepared for the hearing of July 22, 2010 to reflect the withdrawal of the General Plan amendment request (Attachment PC-7). The changes to the ICDP described in this report do not change the conclusions in the Initial Study, and withdrawal of the General Plan amendment request further supports the conclusion of the Initial Study. Consideration of the Integrated Conceptual Development Plan requires no further environmental review under Public Resources Code Section 21094. The Plan implements the General Plan's requirement for a conceptual development plan to be adopted prior to any residential development being permitted within the Conceptual Development Plan Area, and is consistent with General Plan policies, in particular the policies pertaining to development in the Airport Area and the Conceptual Development Plan Area. On the basis of substantial evidence in the light of the whole record, staff has determined that the residential development included in the ICDP is consistent with that evaluated in the General Plan Environmental Impact Report (EIR, SCH No. 2006011119) certified on July 25, 2006.

No additional environmental review is required pursuant to Public Resources Code Section 21166 because no substantial changes to the General Plan are proposed which would require revisions to the General Plan EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require revisions to the General Plan EIR; and no new information, which was not known and could not have been known at the time the General Plan EIR was certified, has become available.

Public Notice

Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the city website.

Prepared by:

  
Gerald S. Gilbert, Contract Planner

Submitted by:

  
Sharon Wood, Special Projects Consultant

Airport Business Area Integrated CDP  
September 9, 2010  
Page 9

**ATTACHMENTS**

- ~~PC 1. Draft Resolution~~
- ~~PC 2. Staff Report for Planning Commission meeting of July 22, 2010~~
- ~~PC 3. Airport Business Area Integrated Conceptual Development Plan dated August 2010~~
- ~~PC 4. Letter from Allen Matkins on behalf of Koll~~
- ~~PC 5. Letter from Manatt Phelps Phillips on behalf of Conexant~~
- ~~PC 6. Airport Area Residential Villages Illustrative Concept Diagram (Figure LU23)~~
- ~~PC 7. Initial Study~~

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**Attachment No. CC 7**  
Planning Commission Minutes  
of July 22, 2010

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**PUBLIC HEARING ITEMS**

<p><b>SUBJECT:</b> Airport Business Area Integrated Conceptual Development Plan (PA2008-063 and PA2007-170)                  4343 Von Karman Avenue, 4311 and 4321 Jamboree Road</p> <p>The proposed Airport Business Area Integrated Conceptual Development Plan is intended to implement General Plan Land Use Policy LU 6.15.11 (Conceptual Development Plan Area), which requires a single conceptual development plan for that portion of the Airport Area that is generally bounded by MacArthur Blvd, Jamboree Road and Birch Street, prior to residential development in the area. The proposed General Plan Amendment is a minor change in policy language allowing new neighborhood parks provided for infill residential development in the Conceptual Development Plan Area with one public street frontage with public parking.</p> <p>Gerald Gilbert, contract planner, gave a presentation.</p> <p>Public comment was opened.</p> <p>Comments were given by the following:</p> <p>Carol McDermott, Government Solutions, representing The Koll Company                  Geoff LePlastrier, representing Conexant Systems, Inc.                  Tom Miller, legal counsel for Conexant Systems, Inc.                  John Adams, President of Courthouse Plaza Association                  Ryan M. Easter, Law Offices Palmieri, Tyler, Wiener, Wilhelm, &amp; Waldron LLP</p> <p>Public comment was closed.</p> <p><b>Motion</b> made by Commissioner Toerge, seconded by Commissioner Hawkins, after debate, to continue item to a date uncertain, and: request the applicant to provide a conceptual plan that better integrates the two properties, and provides park sites that conform with minimum acreage and provides a minimum of 470 lineal feet of street frontage or the two street frontages as presented in the General Plan.</p> <p><b>Motion</b> carried with the following vote:</p>	<p><b>ITEM NO. 2                  (PA2008-063                  and PA2007-170)</b></p> <p><b>Continued to date uncertain</b></p>
<p><b>Ayes:</b> <b>Noes:</b></p>	<p>Unsworth, Hawkins, McDaniel, Toerge, and Hillgren                  Eaton and Peotter</p>
<p>***</p>	
<p><b>SUBJECT:</b> Via Lido Interim Study (PA22010-081)                  3388 Via Lido</p> <p>The application consists of a Zoning Code amendment to apply the Interim Study (IS) Overlay Zoning designation to the subject property and approval of a Study Plan to allow the renovation of an existing 5-</p>	<p><b>ITEM NO. 3                  (PA2010-081)</b></p> <p><b>Approved</b></p>

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**Attachment No. CC 8**  
Planning Commission Minutes  
of September 9, 2010

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**SUBJECT:** Airport Business Area Integrated Conceptual Development Plan  
(PA2007-170 & PA2008-063)

**ITEM NO. 4**  
**PA2007-170**  
**&**  
**PA2008-063**

**Approved**

An integrated conceptual development plan (ICDP) associated with a portion of the Airport Area that is generally bounded by MacArthur Blvd, Jamboree Road and Birch Street. This ICDP is required by General Plan Policy - LU 6.15.11 prior to the development of residential land uses in this portion of the Airport Area.

Sharon Wood, Special Projects Consultant, gave a brief overview of the staff report with a slide show presentation.

Geoff Le Plastrier, on behalf of Conexant, and Scott Meserve of The Koll Company made comments.

Carol McDermott of Government Solutions, representing applicant, presented a slide show and made comments.

Public comment was opened.

Comments were given by the following:

Brian Adams, on behalf of properties owners of 5100 through 5160 Birch Street  
Bryan Bentrott, property owner of 4200 Von Karman Avenue  
Tom Muller of Manatt Phelps Phillips, representing Conexant  
John Adams, of John S. Adams & Associates, Inc.  
Rick Aiken, architect on behalf of The Koll Company

Public comment was closed.

**Motion** made by Commissioner Ameri, seconded by Commissioner Eaton, to adopt revised resolution, after debate and amendment, as follows: recommending the City Council approve the Airport Business Area Integrated Conceptual Development Plan (Development Plan Nos. DP 2007-002 & 2008-003); modify Section 4 by inserting the following language to the end of paragraph one to read: The Commission's recommendation includes the addition of the following language to the Implementation section of the Integrated Conceptual Development Plan:

- *Regulatory Plans must be in substantial compliance with the intent of the Integrated Conceptual Development Plan, particularly in terms of the number of additive residential units, and the connectivity between the Koll and Conexant residential villages, and must maintain easterly access to Birch Street as shown in the Integrated Conceptual Development Plan.*
- *In addition, a Development Agreement is called for in the General Plan, and will apply to all residential units in the ICDP area (between the property owner and the City) for all projects that include residential units, to "define the improvements and public benefits to be provided by the developer in exchange for the City's commitment for the number, density, the location of the housing units" (LU6.15.12). The Development Agreement will include performance provisions to ensure conformance with the commitments that have been made. It will also establish a time frame for meeting the performance provisions, as well as the phasing and linkage requirements of open space and infrastructure improvements."*

NEWPORT BEACH PLANNING COMMISSION MINUTES

<b>Motion</b> carried with the following vote:		
<b>Ayes:</b>	Eaton, Unsworth, Hawkins, Ameri, and Toerge	
<b>Noes:</b>	None	
<b>Excused:</b>	McDaniel and Hillgren	
* * *		

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# **Attachment No. CC 9**

## Initial Study



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**CITY OF NEWPORT BEACH  
ENVIRONMENTAL CHECKLIST FORM**

1. Project Title:

Airport Area Integrated Conceptual Development Plan (ICDP)

2. Lead Agency Name and Address:

**City of Newport Beach  
Planning Department  
3300 Newport Boulevard,  
Newport Beach, CA 92658-8915**

3. Contact Person and Phone Number:

Rosalinh Ung, Associate Planner,  
[rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)  
949.644.3208

4. Project Location:

4311 & 4321 Jamboree Road & 4343 Von Karman Avenue, Newport Beach, California  
(also refer to Figure 2 [Project Site Location])

5. Project Sponsor's Name and Address:

Conexant Systems, Inc.  
4000 MacArthur Boulevard  
Newport Beach, CA 92660

The Koll Company  
17755 Sky Park Circle East  
Irvine, CA 92614

6. General Plan Designation:

MU-H2, Mixed-Use Horizontal-2

7. Zoning:

PC - Planned Community

8. Description of Project:

In 2006 the City of Newport Beach adopted a comprehensive update to its General Plan, which includes a plan for infill development within the Airport Business Area, immediately east of John Wayne Airport, bounded by Jamboree Road, Campus Drive and Bristol Street. The General Plan policies promote the introduction of residential and mixed-use development within this industrial and commercial district, provided that such development contributes to the creation of viable neighborhood

clusters with appropriate infrastructure, pedestrian-oriented features and open spaces, and with a pattern of development that offers a strong sense of community and livability.

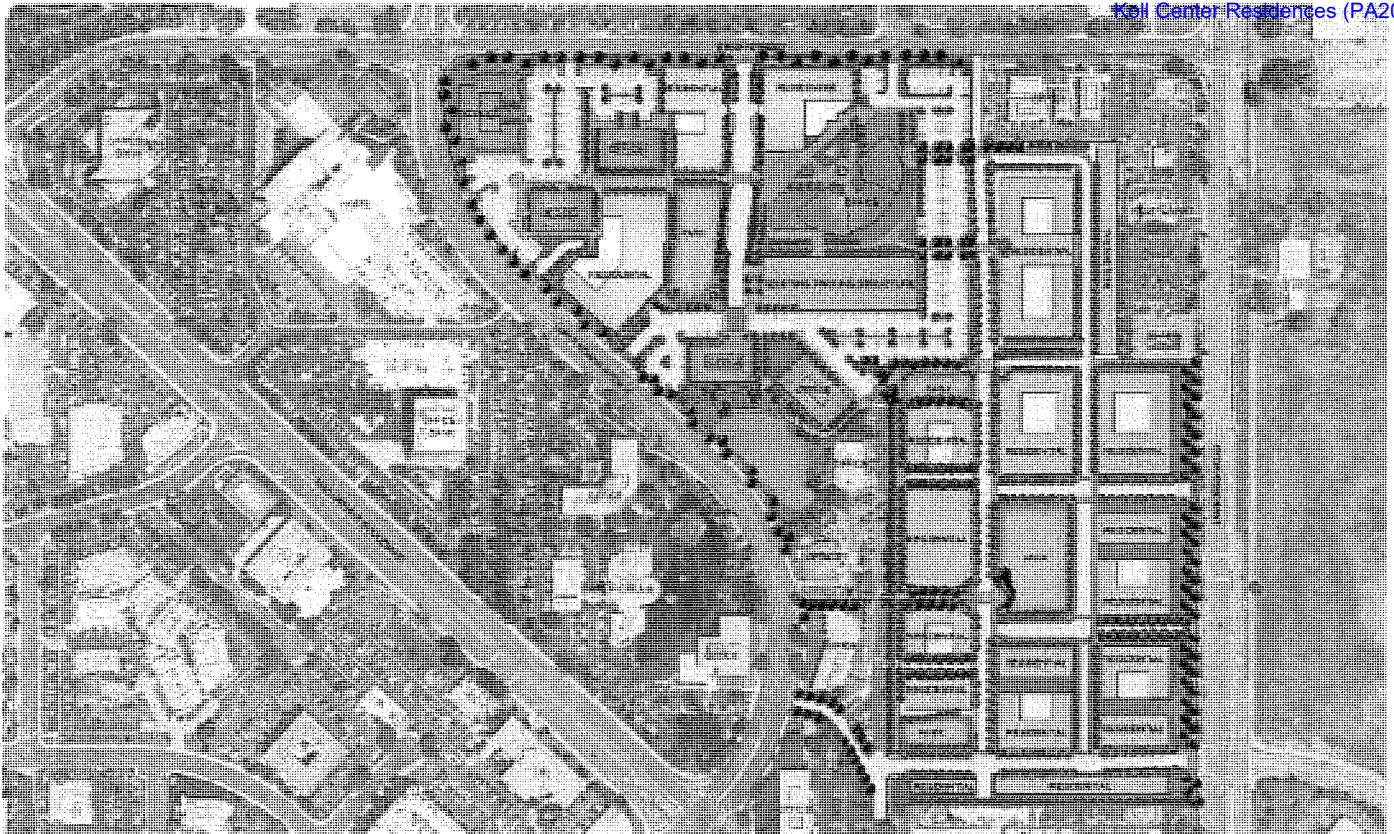
The General Plan policies allow for a maximum of 2,200 units of housing within the Airport Business Area. All but 550 of these units must replace existing development so that there is no net gain of vehicular trips; the 550 "additive" units may be constructed on existing surface parking lots located east of MacArthur Boulevard. This area, referred to in the General Plan as the Conceptual Development Plan Area, has strong potential for the introduction of new residential development, as it includes two large tracts of assembled property, including the 75-acre Koll property, and the 25-acre Conexant site. The General Plan requires the property owners in this area to collaborate in the preparation of a single Conceptual Development Plan to "demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing non-residential structures and uses."

The Integrated Conceptual Development Plan (hereafter referred to as the "Plan"), provides for the redevelopment of the 25-acre Conexant site, and for the redevelopment of a 12.7-acre portion of the Koll Center office park between Birch Street and Von Karman Avenue with new residential development and open space, carefully integrated with existing office buildings and parking structures which will remain. The Plan is aimed at fulfilling the policies of the General Plan, ensuring cohesive and livable neighbor hoods oriented to parks and pedestrian ways, and a finer-grained network of pedestrian-friendly streets. The Plan would result in a total of up to 1,504 new residential units; 1,244 of which are planned and could be developed on the Conexant site and the remaining 260 on the Koll property. All 260 of the new residential units on the Koll site would be "additive" units since no existing office or industrial uses would be removed. On the Conexant site, up to 632 units would replace existing industrial and office uses that are planned to be demolished. The remaining 290 units would be additive. The Conexant plan includes the ability to construct up to 322 density bonus units onsite to provide affordable housing in addition to that needed to satisfy the City's inclusionary housing requirements. Together, the two properties would use all of the 550 additive units prescribed for the Conceptual Development Plan area by the General Plan. The total number of units allowed by the Plan, 1,504, is within the limit of 2,200 units that the General Plan allows in the Airport Area.

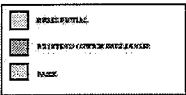
The Integrated Conceptual Development Plan is a pre-requisite for the preparation of regulatory plans for each property. The regulatory plans will then be the subject of a public review process, including environmental review, by the City.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

Current Development:	
To the north:	Campus Office Park development within the Koll Center consisting of clusters of office buildings ranging in height from 1 to 4 stories and up to 15 stories are located to the north of the project site and set back by large surface parking lots. Three fast food restaurants are located at the corner of Jamboree Road and Birch Street. Refer to Figure 2.
To the east:	Across Jamboree Rd to the east is an expanse of undeveloped open space owned by the University of California, Irvine (UCI) referred to as the North Campus Area of the UCI campus. The North Campus area, at its eastern border, is located 150 feet outside of the San Joaquin Freshwater Marsh (SJFM) Reserve study area. Refer to Figure 2.
To the south:	Campus office park development within the Koll Center which consists of two high-rise office buildings approximately 20 stories in height surrounded by expansive surface parking lots is located just south of the project site. A Taco Bell restaurant is located along Jamboree Road. The Irvine Business Complex located across Jamboree Road consists of several mixed-use buildings ranging in height from 9 to 15 stories. Refer to Figure 2.
To the west:	Campus Office Park development within the Koll Center is located to the west of the project site on both sides of Von Karman Avenue and range in height from 1 to 4 stories. Two lakes surrounded by office buildings on either side of Von Karman Avenue and some open space features are also located to the west of the project site. Refer to Figure 2.



INTEGRATED CONCEPTUAL DEVELOPMENT PLAN



August 18, 2010

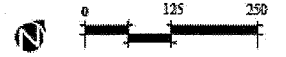
## Integrated Conceptual Development Plan

84





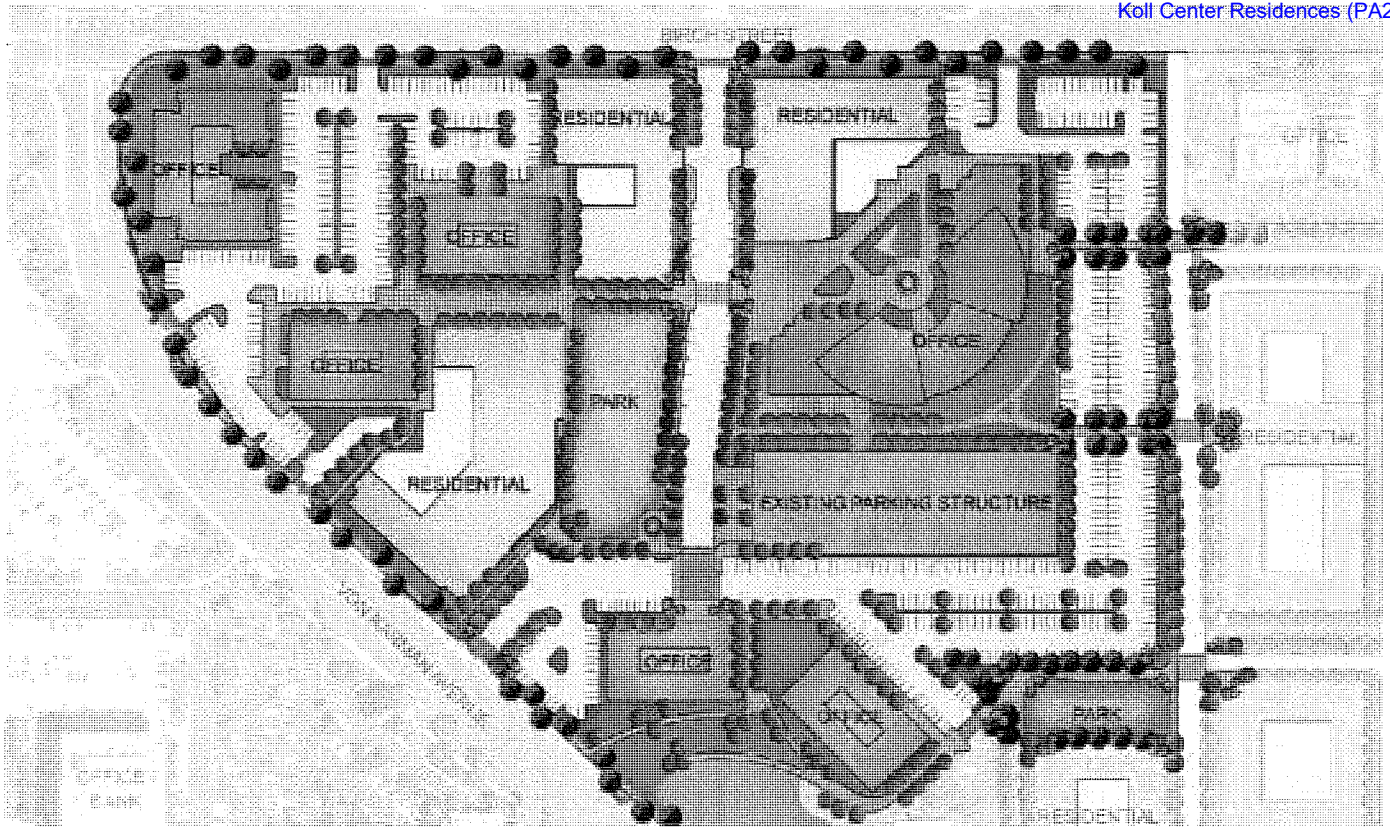
CONEXANT SITE AREA



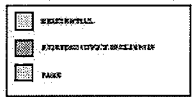
August 18, 2010

## Conexant Conceptual Site Plan

85



KOLL SITE AREA



August 19, 2010

## Koll Conceptual Site Plan

86



10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

Department of Toxic Substances Control (DTSC)  
State Water Resources Control Board (SWRCB)  
Regional Water Quality Control Board (RWQCB)  
Orange County Airport Land Use Commission (ALUC)  
Federal Aviation Administration (FAA)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Geology & Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions    | <input type="checkbox"/> Hazards & Hazardous Materials  | <input type="checkbox"/> Hydrology & Water Quality          |
| <input type="checkbox"/> Land Use & Planning         | <input type="checkbox"/> Mineral Resources              | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population & Housing        | <input type="checkbox"/> Public Services                | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/ Circulation | <input type="checkbox"/> Utilities & Service Systems    | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION** (To be completed by the Lead Agency.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
  
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects have been analyzed adequately in an earlier General Plan EIR (SCH No. 2006011119) certified on July 25, 2006 pursuant to applicable standards and have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

---

Submitted by:  
Planning Department

Signature

Date

---

Prepared by:  
Gerald S. Gilbert, Project Planner

Signature

Date

F:\Users\PLN\Shared\Forms\New Forms\CEQA\Initial Study.doc

## CITY OF NEWPORT BEACH ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>I. AESTHETICS</b>				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

89

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. AIR QUALITY</b>				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES</b>				
Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>V. CULTURAL RESOURCES</b>				
Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VI. GEOLOGY AND SOILS</b>				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

92

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VII. GREENHOUSE GAS EMISSIONS</b>					
Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>					
Would the project:					
a)	Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites which complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX. HYDROLOGY AND WATER QUALITY</b>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

94

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. LAND USE AND PLANNING</b>				
Would the proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. MINERAL RESOURCES</b>				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XII. NOISE</b>				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) For a project located within an airport land use land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIII. POPULATION AND HOUSING</b>				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIV. PUBLIC SERVICES</b>				
Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XV. RECREATION</b>				
Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment? opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVI. TRANSPORTATION/TRAFFIC</b>				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

98

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVII. UTILITIES &amp; SERVICE SYSTEMS</b>					
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

99

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.</b>					
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major period of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

100



## **DISCUSSION OF ENVIRONMENTAL ISSUES**

### **Earlier Analyses**

The 2006 General Plan, including the land use plan for the Airport Area and the Conceptual Development Plan Area, was analyzed in the General Plan EIR (SCH No. 2006011119) certified on July 25, 2006. The Plan does not propose any substantial changes to the General Plan's provisions and policies for the Airport Area and the Conceptual Development Plan Area, and does not deviate from the number and density of residential units allowed or the amount of parkland required by the General Plan. The Plan does not affect any of the environmental impacts analyzed in the General Plan EIR, as discussed below.

EIR(s) will be prepared on regulatory plans for development in the ICDP area, when additional detail is available to allow for full environmental review.

### **Aesthetics**

The General Plan EIR found that there would be less than significant impacts in the areas of obstruction of scenic vistas and change in the visual character of portions of the City, and no mitigation measures were required. The only area in which significant unavoidable impacts due to new sources of light and glare could occur was Banning Ranch, not the Airport Area. The Plan makes no changes to the amount or intensity of development allowed in the General Plan and evaluated in the General Plan EIR, and there are no effects that were not analyzed in the General Plan EIR.

### **Agriculture Resources**

Agriculture resources were not evaluated in the General Plan EIR because the Initial Study for that project found that there was no potential for environmental impacts in this area. The Conceptual Development Plan Area is currently developed with urban uses and there are no agricultural resources on the site. The Plan makes no changes to the amount or intensity of development allowed in the General Plan and evaluated in the General Plan EIR, and there are no effects that were not analyzed in the General Plan EIR.

### **Air Quality**

The General Plan EIR found that there would be significant unavoidable impacts in the areas of conflict with the Air Quality Management Plan, construction emissions that would contribute to an existing or projected air quality violation, and cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under a national or State standard. All feasible mitigation measures were included in the General Plan EIR, and would be required for development to implement the Plan. The General Plan EIR found impacts to be less than significant in the areas of exposing sensitive receptors to substantial CO concentrations and creating objectionable odors. The Plan does not increase the amount or intensity of development allowed in the General Plan, and there are no effects that were not analyzed in the General Plan EIR.

## **Biological Resources**

The General Plan EIR found that there would be less than significant impacts to candidate, sensitive or special status plant and wildlife species; less than significant impacts on riparian habitat or other sensitive natural communities; interference with the movement of native resident or migratory fish or wildlife species or corridors. No mitigation measures were required. The Conceptual Development Plan Area has been developed with urban uses for over thirty years, and has no natural habitat areas or areas identified on a Habitat Conservation Plan or Natural Community Conservation Plan. The Plan makes no changes to the amount or intensity of development allowed in the General Plan, or the areas in which development may occur, and there are no effects that were not analyzed in the General Plan EIR.

## **Cultural Resources**

The General Plan EIR found that impacts to cultural resources would be less than significant and no mitigation measures were required. However, significant unavoidable impacts were identified with regard to the potential for the demolition of historic structures. None of the eleven properties identified in the General Plan EIR as being or potentially being historically significant is in the Airport Area or the Conceptual Development Plan Area. Therefore, the Plan does not have the potential to impact these resources. There are no effects that were not analyzed in the General Plan EIR.

## **Geology and Soils**

The General Plan EIR found that geology and soils impacts would be less than significant, and no mitigation measures were required. The amount and location of development allowed by the Plan is no different than that included in the General Plan and the General Plan EIR's analysis, and there are no effects that were not analyzed in the General Plan EIR.

## **Greenhouse Gas Emissions**

The Plan proposes no change in the amount and intensity of development from that allowed in the General Plan, and no further analysis or revisions to the General Plan EIR are required.

## **Hazards and Hazardous Materials**

The General Plan EIR found that hazards and hazardous materials impacts would be less than significant, and no mitigation measures were required. Potential impact areas analyzed in the General Plan EIR included oil and gas seeps from oil fields in the Newport Oil Field and West Newport Oil field, both of which are approximately five miles from the ICDP site. Another potential impact was the location of existing hazardous materials sites within one-quarter mile of existing or proposed schools. The two existing sites identified were Hixson Metal Finishing in West Newport, approximately five miles from the ICDP site, and Big Canyon Reservoir, approximately 3.5 miles from the ICDP site. There are no existing or proposed schools within one-quarter mile of the ICDP site.

The General Plan EIR identified both the Conexant and Koll sites as EPA-registered large quantity generator facilities. General Plan Policy S7.1, which requires proponents of projects in known areas of contamination to perform comprehensive soil and groundwater contamination assessments and, if necessary, to undertake remediation procedures under the supervision of the appropriate agency,

was identified in the EIR as reducing impact in this area to a less than significant level. Development within the Conceptual Development Plan Area will be subject to this policy.

The Conceptual Development Plan Area is within the John Wayne Airport land use plan area and within two miles of the airport. The General Plan EIR found that the development of new residential neighborhoods in this area would not result in a significant impact because all development would be required to comply with the JWA "Airport Environs Land Use Plan" (AELUP) and be referred to the Airport Land Use Commission (ALUC) for review. In addition, the ALUC reviewed and certified the General Plan as being in conformance with the AELUP, and regulatory plans for the Conexant and Koll properties will be reviewed by the ALUC. Finally, General Plan policies in the Safety Element were cited as reducing impacts to a less than significant level. Development in the Plan would be required to comply with these policies, and no change to the amount or location of development is proposed in the Plan. There are no effects that were not analyzed in the General Plan EIR.

### **Hydrology and Water Quality**

The General Plan EIR found that hydrology and water quality impacts would be less than significant, and no mitigation measures were required. The amount and location of development allowed by the Plan is the same as contemplated in the General Plan and the General Plan EIR's analysis, and there are no effects that were not analyzed in the General Plan EIR.

### **Land Use and Planning**

The General Plan EIR's analysis of the Airport Area noted that the introduction of residential neighborhoods could create incompatibilities with adjacent land uses. However, the Land Use Element policies calling for the creation of residential villages designed to ensure compatibility with existing uses and the requirement for the preparation of a plan for the Conceptual Development Plan Area would ensure that development is designed to be compatible with non-residential development. Therefore, this impact was considered less than significant. The Plan implements and is consistent these General Plan policies, as discussed below.

- *Neighborhood Size (LU6.15.6, LU6.15.10 and LU6.15.11):* Each residential village shall be at least 10 acres in size at build-out, and be organized around a neighborhood park and other similar amenities. The first phase of residential development in each village shall be at least five gross acres, exclusive of existing rights-of-way. Although the General Plan exempts the "Conceptual Development Plan Area" from this minimum first phase requirement, it does require that residential villages within this sub-area be able to be built out to a minimum area of 10 acres. At the discretion of the City, the acreage can include part of a property in a different land use category, if the City finds that a sufficient portion of the contiguous property is contributing to the village fabric of open space, parking, or other amenities.

Koll - The mixed-use village is approximately 12.7 gross acres in size, which exceeds the 10-acre minimum requirement.

Conexant – The residential village is approximately 25 gross acres in size, which exceeds the 10-acre minimum requirement.

- *Neighborhood Densities (LU6.15.7, LU6.15.8 and LU6.15.9):* In addition to providing a minimum land area for residential development, the General Plan also establishes minimum

densities to ensure that a sufficient critical mass of residential units is created within each 10-acre village. As such, the overall minimum density for each village at build-out is 30 dwelling units per net acre, exclusive of existing and future rights-of-way, open spaces and pedestrian ways; a maximum net density of 50 units/acre is also established.

Koll - The Plan provides for 5.78 net acres of new residential land, which could allow the development of 173 to 289 units based on the minimum and maximum allowable densities in the General Plan. The Plan includes a total of 260 residential units, and complies with the General Plan policy.

Conexant - The Plan provides a net developable residential land area of 18.45 acres, which could allow for a maximum program of 922 dwelling units (18.45 x 50 du/ac). The Plan provides for a total of 1,244 units, 922 of which are base units, whose density is consistent with General Plan policies and 322 of which are density bonus units that are not included in General Plan density limits. The density bonus units could be developed only if the developer provides 11% of the base units (101 units) for very low-income households, 20% of the base units (184 units) for low-income households, or 40% of the base units (369 units) for moderate-income households. The precise number of replacement units will be finalized in the regulatory plan for development of the Conexant property, based on traffic analysis to comply with General Plan Policy LU 6.15.5.

- *Diversity of Housing (LU6.15.7):* Within the density envelope (30 to 50 du/ac), the General Plan promotes a diversity of building types, including row houses, and podium mid-rise and high-rise buildings to accommodate a range of household types and incomes and to promote a variety of building masses and scales.

Koll - Housing types contemplated in the plan are two story town homes, one story flats and podium mid-rise apartment/ condominiums.

Conexant - Housing types contemplated in the plan include ground-level townhouse units, podium mid-rise and high-rise apartment/condominiums.

- *Neighborhood Parks (LU6.15.13 and LU6.15.14):* The General Plan calls for residential villages to be centered on neighborhood parks to provide structure and a sense of community and identity. The General Plan requires that each park be a minimum of one-acre in size, or at least eight percent of the total land area of the residential village, whichever is greater. In order to promote useable and cohesive open space, the General Plan also requires that each neighborhood park have a minimum dimension of no less than 150 feet. Neighborhood parks are required to be public in nature (rather than internalized open space), and to this end must have public streets on at least two sides and be connected with adjacent residential development by pedestrian ways and streets.

Koll - The Plan provides for the creation of a central neighborhood park of 1.016 acres, which meets the General Plan requirement of 1 acre or 8 percent of the village land area (i.e., 8 percent of 12.7 acres = 1.016 acre).

Conexant - The Plan provides a total of 2.01 acres of parks and open space, exceeding the General Plan requirement of 2.0 acres or 8 percent of the land

area of the residential village (i.e., 8 percent of 25 acres = 2.0 acres). A 1.49-acre neighborhood park is located at the center of the community; it is highly public in nature, surrounded on all sides by public streets and by active ground-level uses. An additional 0.52 acres is provided in two smaller pocket parks within the village. The Plan meets the General Plan requirements for public open space.

The General Plan limits the number of residential units in the Airport Area to 2,200. The total number of units allowed by the Plan, 1,504, is within this limit.

Lastly, the General Plan EIR found that there would be less than significant impact in the area of physically dividing an existing community. The Plan implements the General Plan's policies regarding residential development in the Airport Area and the Conceptual Development Plan Area, and does not propose any changes in the amount, intensity or location of new residential development.

Because the Plan implements and is consistent with the General Plan and its policies for development in the Airport Area and Conceptual Development Plan Area, there are no effects that were not analyzed in the General Plan EIR.

### **Mineral Resources**

The Plan proposes no change in the amount and intensity of development from that allowed in the General Plan, and no further analysis or revisions to the General Plan EIR are required.

### **Noise**

The General Plan EIR found that there would be less than significant impact in the area of exposure of persons to substantial temporary or periodic ambient noise increases, and no mitigation measures were required. Significant unavoidable impacts were found in the areas of exposing persons to ambient noise levels in excess of standards, exposing persons to vibration levels generated during construction activities, substantial permanent increases in traffic-related ambient noise levels, and exposure of sensitive receptors in proximity to the John Wayne Airport to excessive noise levels. Among the roadway segments that would have a significant increase in traffic-related noise are Birch Street and Jamboree Road, which are adjacent to the Conceptual Development Plan Area. General Plan Noise Element policies require the use of interior noise insulation, double paned windows or other noise mitigation measures, and these policies would apply to development pursuant to the Plan.

The Conceptual Development Plan Area is outside the 65 CNEL contour, but within the 60 CNEL contour, for John Wayne Airport, and residential land use is considered a "conditionally consistent" land use in the AELUP. Policy N3.2 in the General Plan Noise Element requires that any residential use in this area maintain an interior noise level of 45 dBA.

The Plan proposes no change in land use, or location or intensity of development, from that which was analyzed in the General Plan EIR, and all General Plan noise policies will apply to development pursuant to the Plan. There are no effects that were not analyzed in the General Plan EIR.



## **Population and Housing**

The General Plan EIR found that the increase in residential units and associated population increase in population allowed by the General Plan would exceed projections by the Southern California Association of Governments, which would be a significant unavoidable impact. The development of 1,504 new residential units allowed in the Plan was included in the General Plan EIR's analysis. These units, in particular the affordable and density bonus units, would assist the City in meeting its Regional Housing Needs Assessment Goals. There are no existing residential units in the Conceptual Development Plan Area, and the Plan would not result in the displacement of existing housing or people. The Plan proposes no changes to the amount of residential development allowed in the General Plan and analyzed in the General Plan EIR, and there are no effects that were not analyzed in the General Plan EIR.

## **Public Services**

The General Plan EIR found that public services impacts would be less than significant, and no mitigation measures were required. The amount and location of development allowed by the Plan is no different than that included in the General Plan and the General Plan EIR's analysis, and there are no effects that were not analyzed in the General Plan EIR.

## **Recreation**

The General Plan EIR found that there would be less than significant impacts resulting from the increased use of existing parks and recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated, including as a result of residential development in the Airport Area. Policy LU6.15.13 requires residential developers in the Airport Area to dedicate and develop neighborhood parks. As discussed in the Land Use and Planning section of this Initial Study, the Plan complies with this policy. Residential development pursuant to the Plan will also be subject to the City's Park Dedication Fee Ordinance, and contribute funds for the maintenance and preservation of existing park and recreation facilities.

The amount of residential development allowed, and the amount of park dedication required, by the Plan is the same as that analyzed in the General Plan EIR, and there are no effects that were not analyzed in the General Plan EIR.

## **Transportation/Traffic**

The General Plan EIR found that there would be a significant unavoidable impact from a substantial increase in deficient freeway segments and ramps. All other transportation and traffic impacts were considered less than significant, and no mitigation measures were required. The Plan incorporates the same level of development as analyzed in the General Plan EIR, and no further analysis or revisions to the General Plan EIR are required.

## **Utilities and Service Systems**

The General Plan EIR found that utilities and service systems impacts would be less than significant, and no mitigation measures were required. The amount and location of development allowed by the Plan is the same as that included in the General Plan and the General Plan EIR's analysis, and there are no effects that were not analyzed in the General Plan EIR.

## **Mandatory Findings of Significance**

No substantial changes to the development intensity contemplated by the General Plan would occur as a result of the Integrated Conceptual Development Plan, and there are no effects that were not analyzed in the General Plan EIR.

## **Summary**

The Integrated Conceptual Development Plan requires no further environmental review under Public Resources Code Section 21094. The Plan implements the General Plan's requirement for a conceptual development plan to be adopted prior to any residential development being permitted within the Conceptual Development Plan Area, and is consistent with General Plan policies, in particular the policies pertaining to development in the Airport Area and the Conceptual Development Plan Area. The residential development included in the ICDP is consistent with that evaluated in the General Plan Environmental Impact Report (EIR, SCH No. 2006011119), certified on July 25, 2006.

No additional environmental review is required pursuant to Public Resources Code Section 21166 because no substantial changes to the General Plan are proposed which would require revisions to the General Plan EIR; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require revisions to the General Plan EIR; and no new information, which was not known and could not have been known at the time the General Plan EIR was certified, has become available.

## **SOURCE LIST**

The following enumerated documents are available at the offices of the City of Newport Beach, Planning Department, 3300 Newport Boulevard, Newport Beach, California 92660.

1. Final Program EIR – City of Newport Beach General Plan
2. General Plan, including all its elements, City of Newport Beach.
3. Specific Plan, District #8, Central Balboa.
4. Title 20, Zoning Code of the Newport Beach Municipal Code.
5. City Excavation and Grading Code, Newport Beach Municipal Code.
6. Chapter 10.28, Community Noise Ordinance of the Newport Beach Municipal Code.
7. South Coast Air Quality Management District, Air Quality Management Plan 1997.
8. South Coast Air Quality Management District, Air Quality Management Plan EIR, 1997.



**Ramirez, Brittany**

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**From:** Mackenzie Courtney <mackenziec1186@gmail.com>  
**Sent:** Wednesday, January 17, 2018 1:27 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-  
newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

Approval of this project would be seriously detrimental to the City of Newport Beach. This area of Newport is already impacted by the current amount of business traffic, let alone adding another 260 families. What schools will children attend? What grocery stores will they shop at? Where will they get gas? Where will they shop? This area was never meant to be a residential area, and it should stay that way.

## Ramirez, Brittany

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**From:** Peotter, Scott  
**Sent:** Wednesday, January 17, 2018 1:14 PM  
**To:** Public Comment - Koll Residences; Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh; Hillary.davis@latimes.com; lcasiano@scng.com  
**Subject:** RE: City Council does not care about residents

I always wondered where you are supposed to sign up for such a retirement fund? Oh wait, there is no such thing...

Darn I should have researched that before I ran for election (note to Susan Skinner, the previous comment was made in sarcasm).

Of course I would respond directly to Mr Wiegand (who apparently spells his name wrong according to Planning Commissioner Erik Weigand) but, oh, I forgot, Skinner's robot website doesn't pass on constituent's emails so that we can respond directly, perhaps even correcting misconceptions that they may have from Skinner's website about properties, projects, applicant and property owners rights and responsibilities.

Not to mention what it means to be a public servant (or does Mr. Wiegand prefer to slander and "misrepresent" the truth)?

Or maybe the concept that these dwelling units, that this project represents, were approved by the voters (I know Susan Skinner didn't like the results of that election) but facts are stubborn things and the people have spoken.

Skinner has said that she is not against property rights... But I cannot remember the last time she came to the city council to express her support for a project...But maybe my memory is getting bad?

These comments from Wiegand may as well be anonymous.

This is the response that I would give to Wiegand if I actually had his email:

Thank you for your input on the Koll Project. Of course, I will give every aspect of this project due consideration if or when it comes before the city council.

You should note that the units in question for this project are part of the voter approved General Plan. The thought at the time when this was approved, was that it be traffic Neutral (in other words those trips that are associated with these units are existing trips being relocated here). Also, I remember part of the discussion was that, while the statewide housing crisis was just being realized at the time, that the state would require that Newport Beach provide its "fair share" of new housing. Many were saying that if Newport was going to provide that housing that it was best provided in the Airport Area where the impact on existing residents was minimized.

The voters have made it clear that they don't want more traffic in Newport Center.

So, whatever the form of the project, it will get a scrupulous review by staff, public, commissions and the council as appropriate and as entitled to all property owners whether they own a little condo or you are the largest landowner in town, to make sure it conforms to the voter approved General Plan and the appropriate zoning laws. All projects must mitigate their impacts on schools, parks, roads, and transportation systems in this review process.

Again thanks for your input on this project.

NOTE to Skinner. I did NOT take a position on this particular project. I have not reviewed the specifics on the project nor have I heard all the public input (probably not even close to hearing the end of comments from Skinner's robot). I welcome the input. Although I have to admit, I would think that input from a robot site would mean more if I actually received a legitimate email address...

SCOTT PEOTTER  
NEWPORT BEACH CITY COUNCIL  
Representing the 6th District

If you want to sign up for my political newsletter please use this link: [www.tinyurl.com/peottersignup](http://www.tinyurl.com/peottersignup)

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**From:** Public Comment - Koll Residences [info@protectnb.org]  
**Sent:** Wednesday, January 17, 2018 12:47 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** City Council does not care about residents

City Council does not care about residents, they want more money for there retirement fund so they can sit on six figure retirements and side dealings while in / out of office.

Robert Wiegand  
19 Fecamp  
Newport Coast, CA 92657  
[949-759-0773](tel:949-759-0773)  
\*\*\*[iegand@gmail.com](mailto:iegand@gmail.com)  
Submitted: 1/14/2018 20:47:27

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 12:50 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** We do not need anymore traffic in our city.

We do not need anymore traffic in our city. And there are plenty of homes for sale without adding more living place to our city.

Trudie Mann  
519 Westminster Ave.  
Newport Beach, CA 92663-4128  
[\(949\)646-7925](tel:(949)646-7925)  
\*\*\*[nn11111@aol.com](mailto:nn11111@aol.com)

Submitted: 1/15/2018 9:17:51

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 12:48 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** NO more high-rise building...

NO more high-rise building.

Eileen Serra  
7 cheshire court  
Newport Beach, CA 92660  
[949-644-0424](tel:949-644-0424)  
\*\*\*[erra@cox.net](mailto:erra@cox.net)

Submitted: 1/17/2018 11:53:13

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 12:48 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** City Council does not care about residents

City Council does not care about residents, they want more money for there retirement fund so they can sit on six figure retirements and side dealings while in / out of office.

Robert Wiegand

19 Fecamp

Newport Coast, CA 92657

[949-759-0773](tel:949-759-0773)

[\\*\\*\\*iegand@gmail.com](mailto:***iegand@gmail.com)

Submitted: 1/14/2018 20:47:27

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 12:28 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** We don't need any more residential units that add more traffic congestion!

We don't need any more residential units that add more traffic congestion!

Karen Odell  
1 Monterey Circle  
Corona Del Mar, CA 92625  
[949-735-5762](tel:949-735-5762)  
\*\*\*[kodell@sbcglobal.net](mailto:kodell@sbcglobal.net)

Submitted: 1/16/2018 15:09:30



## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 12:12 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Cannot get down pch or mcArthur for traffic now.

Cannot get down pch or mcArthur for traffic now. What about water shortage?

Joan Delozier  
1415 Seacrest Dr  
Corona Del Mar, CA 92625  
[949-644-6996](tel:949-644-6996)  
[\\*\\*\\*ier6@cox.net](mailto:***ier6@cox.net)  
Submitted: 1/16/2018 8:17:00

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 12:10 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose the towers!

I oppose the towers!

Christy Lea  
Newport Beach, CA 92660  
\*\*\*[glea@gmail.com](mailto:glea@gmail.com)

Submitted: 1/16/2018 5:04:34

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 12:09 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** It would be an irresponsible addition to our community.

It would be an irresponsible addition to our community.

Patricia Peard  
1227 Sand Key  
Carona Del Mar, CA 92625  
[949-280-7042](tel:949-280-7042)  
\*\*\*[onpeard@gmail.com](mailto:onpeard@gmail.com)

Submitted: 1/14/2018 16:18:26

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 12:08 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose high rise high density structures...

I oppose high rise high density structures that increase the existing traffic and congestion of our local roads.

Catherine Sloan  
Newport Beach, CA 92660  
\*\*\*[msloan@sbcglobal.net](mailto:msloan@sbcglobal.net)  
Submitted: 1/14/2018 5:44:49

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 11:21 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** If these buildings go in the amount of traffic will affect all aspects and quality...

If these buildings go in the amount of traffic will affect all aspects and quality of lives for those living and working in these areas. We cannot afford any more impact on our roads it is already too bad! We must keep our home at a high quality standard of living and these building would truly harm that objective.

Miranda Ault  
5 Appleton  
Irvine, CA 92602  
[714-604-5640](tel:714-604-5640)  
\*\*\*[ault@gmail.com](mailto:ault@gmail.com)

Submitted: 1/16/2018 16:02:54

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 11:21 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** We already have too much traffic and we don't have the infrastructure...

We already have too much traffic and we don't have the infrastructure to accommodate more cars Too many rats in the cage !!!

Dianne Stegmann  
1812 Port Wheeler place  
Newport Beach, CA 92660  
[949-307-5781](tel:949-307-5781)  
\*\*\*[dianne@me.com](mailto:dianne@me.com)

Submitted: 1/13/2018 21:34:58

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 10:22 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose the project because it will forever alter the charm of Newport Beach.

I oppose the project because it will forever alter the charm of Newport Beach. Additionally, the traffic is already a nightmare on Jamboree. This will make it much worse.

Deborah Gubernick  
124 38th Street  
Newport Beach, CA 92663  
[714-222-8017](tel:714-222-8017)  
\*\*\*[gubernick@calljensen.com](mailto:gubernick@calljensen.com)

Submitted: 1/16/2018 15:59:17



**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 10:14 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** The sudden over development of residential towers will negatively impact...

The sudden over development of residential towers will negatively impact the already congested area and will reverse the quality of life and day to day functioning. It will further over extend the natural, public and community resources. As long term residents we say no!

Parissa Blake  
16 Riez  
Newport Coast, CA 92657  
\*\*\*[lmft@cox.net](mailto:lmft@cox.net)

Submitted: 1/15/2018 10:06:55

**Ramirez, Brittany**

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 10:05 AM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** Traffic and parking will be negatively effected at the Koll Center...

Traffic and parking will be negatively effected at the Koll Center, during and after the project is completed.

Cameron Jackson  
4340 Von Karman, Suite 370  
Newport Beach, CA 92660  
[949-892-5388](tel:949-892-5388)  
\*\*\*[cameron@cjacksoninvestigations.com](mailto:cameron@cjacksoninvestigations.com)

Submitted: 1/16/2018 14:59:26

**Ramirez, Brittany**

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**From:** Chris Fox <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 2:48 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Chris Fox  
chris@gulfcoastalmgmt.com  
24661 kings rd

**Ramirez, Brittany**

---

**From:** John Leehey <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 2:49 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

John Leehey  
jleehey@jzmkpartners.com

**Ramirez, Brittany**

---

**From:** Dan Kassel <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:07 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Dan Kassel  
dan@clearwatercommunities.com  
5705 Seashore Drive, Newport Beach

**Ramirez, Brittany**

---

**From:** Jeffrey Klein <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:07 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Jeffrey Klein  
jeffscottklein@gmail.com  
303 Esquina Newport Beach, CA 92660

**Ramirez, Brittany**

---

**From:** Ryan Ogulnick <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:07 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Ryan Ogulnick  
ryan@vineyardsdc.com  
351 N. La Jolla Avenue



**Ramirez, Brittany**

---

**From:** Steve Cassel <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:16 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Steve Cassel  
scassel1981@gmail.com

**Ramirez, Brittany**

---

**From:** mbaguy99@aol.com  
**Sent:** Wednesday, January 17, 2018 3:23 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-  
newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

I oppose the Koll Center project because it is too large and is not in compliance with city codes.

Herbert W. Karg 44 year resident of Newport Beach/Corona del Mar  
mbaguy99@aol.com

**Ramirez, Brittany**

---

**From:** "" <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:33 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

**Ramirez, Brittany**

---

**From:** Robert Ferrante <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Robert Ferrante  
ocglobaladvisors@gmail.com  
3324 Via Lido Newport Beach

**Ramirez, Brittany**

---

**From:** Laura Oldham <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Letter of Support

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Laura Oldham  
lo@dev-res.com  
2151 Michelson Dr Ste 190

**Ramirez, Brittany**

---

**From:** Matthew Clemo <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Matthew Clemo  
matthewcleo@gmail.com  
1909 Commodore Road

**Ramirez, Brittany**

---

**From:** Debbi Pack <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences: YES!

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Debbi Pack  
debbi.pack@icloud.com  
1972 Vista Caudal, Newport Beach, CA 92660



**Ramirez, Brittany**

---

**From:** Hailey Rheinschild <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Hailey Rheinschild  
hrheinschild@gmail.com  
127 44th Street, Newport Beach, CA

**Ramirez, Brittany**

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**From:** Jordan Cobb <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Jordan Cobb  
Jordangcobb@gmail.com  
880 Irvine Avenue

**Ramirez, Brittany**

---

**From:** Scott Porterfield <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Scott Porterfield  
sporterfield@murowcm.com  
East Side Costa Mesa

**Ramirez, Brittany**

---

**From:** Jeremy Mape <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Jeremy Mape  
jeremy.mape@gmail.com  
1966 Port Ramsgate

**Ramirez, Brittany**

---

**From:** Ed Meserve <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Ed Meserve  
tangaro@sbcglobal.net  
1227 Highland Drive

**Ramirez, Brittany**

---

**From:** Jodi Estwick <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Jodi Estwick  
jodiestwick@gmail.com  
31 Calvados

**Ramirez, Brittany**

---

**From:** Scott Meserve <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Scott Meserve  
scottmeserve@gmail.com  
1216 Somerset Lane

**Ramirez, Brittany**

---

**From:** Hiran Emadi <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Hiran Emadi

2670 Waverly Dr, Newport Bra g



**Ramirez, Brittany**

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**From:** Jeff Rowerdink <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

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Jeff Rowerdink  
rowerpower2005@yahoo.com  
636 via lido soud Newport Beach ca 92663

**Ramirez, Brittany**

---

**From:** Justin Hill <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Justin Hill  
justin.hill@cbre.com  
2919 Calle Heraldo, San Clemente CA

**Ramirez, Brittany**

---

**From:** Scott Lanni <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Scott Lanni  
slanni@lanniinvestments.com  
2015 Commodore Road

**Ramirez, Brittany**

---

**From:** Colleen masterson <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Letter of Support

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Colleen masterson  
ctdavidson1@gmail.com  
1830 port wheeler place Newport Beach ca 92660

**Ramirez, Brittany**

---

**From:** John Abraham <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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John Abraham  
johnj Abraham@yahoo.com  
900 Cercis Place

**Ramirez, Brittany**

---

**From:** Richard Hamm <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Richard Hamm  
hammrichard@sbcglobal.net  
67 Old Course Drive

**Ramirez, Brittany**

---

**From:** Carl Neuss <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

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Carl Neuss  
cneuss@pcgco.com  
26162 Hitching Rail Rd, Laguna Hills, CA

**Ramirez, Brittany**

---

**From:** Sean masterson <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

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Sean masterson  
smasterson88132@gmail.com  
1830 port wheeler place Newport Beach ca 92660



**Ramirez, Brittany**

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**From:** Paul Grover <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

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Paul Grover  
pg@strategiclandadvisors.com  
40 Crooked Stick Drive

**Ramirez, Brittany**

---

**From:** Lindsay Coluccio <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 4:05 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Lindsay Coluccio  
lindsaycoluccio@hotmail.com  
516 1/2 Bolsa Ave, Newport Beach, CA 92663

**Ramirez, Brittany**

---

**From:** Dana Haynes <dhaynes@citivestinc.com>  
**Sent:** Wednesday, January 17, 2018 4:36 PM  
**To:** Ung, Rosalinh  
**Cc:** Adriana Fourcher; Planning Commissioners  
**Subject:** Koll Residences Project  
**Attachments:** VKCOA Letter to City of Newport Beach.pdf

Rosalinh,

Attached is a letter from our Owners Association signed by myself as President and then co-signed by many of the other owners in the building. Our letter raises concerns about the project that need to be addressed by the Applicant.

*Dana Haynes  
Citivest, Inc.  
4340 Von Karman Ave., Suite 110  
Newport Beach, CA 92660  
(949) 705-0408 (Direct Office)  
(949) 212-3237 (Cell)  
(949) 474-0330 (Fax)*

**Von Karman Corporate Owners Association**  
4340 Von Karman, Suite 110  
Newport Beach, CA 92660

January 16, 2018

Rosalinh Ung, Associate Planner  
City of Newport Beach  
Community Development Department, Planning Division  
100 Civic Center Drive  
Newport Beach, CA 92660

Re: Upcoming Study Session, Koll Center Residences Project; SCH No. 2017011002

Dear Ms. Ung:

The members of Von Karman Corporate Owners Association (VKCOA) are equity owners of the building located at 4340 Von Karman and as such have a stake in the outcome of the proposed project in the common area of KCN.

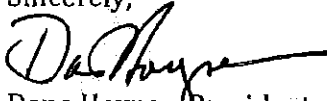
We are aware that a Study Session is to be held this Thursday and some of the Members of the VKCOA will be speaking. However, we wanted to indicate in writing our opposition to the Koll Center Residences as currently proposed. We would like to strongly urge the Planning Commission to decline the developer's proposal based upon the following significant impacts and issues. Note that our members are business owners and employers in the City of Newport Beach and also members of the Koll Owners Association in Koll Center Newport:

- Neither Koll Owners Association nor the Koll Company have provided written reassurances that the Association maintenance fees will not be increased by the proposed changes to the Association's parking lots. Any project approvals should include such protections to the existing Association Members, who are receiving none of the financial benefits of the proposed development on Association property. The Association should also be compensated for the projected maintenance costs associated with the proposed Parking Structure should this be built.
- The elimination of surface parking spaces and the remote placement of a multi-level parking structure is inconvenient, disruptive and increases liability for drivers and pedestrians in KCN.

- The Koll Company has not shared its detailed parking management plan with the owners in KCN in order to address the issues of parking shift, transportation to/from the parking structures and loss of surface parking.
- Currently the buildings within the Koll Association are provided a minimum parking allowance of 3.1 parking spaces/1,000 sf. However, more parking spaces are normally needed for office use and under the current policy the Association provides the additional spaces at no charge to each Owner on an as-available basis. Assurances need to be provided that the convenient overflow parking that is now available will be available at no additional cost during the protracted construction period and after any additional buildings are constructed in the Association's parking lot.
- Three, thirteen-story residential towers are incompatible and out of scale with the existing uses (see the attached diagram).

For these and many other significant impacts, we respectfully oppose high-rise residential towers in Koll Center Newport.

Sincerely,



Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciitinvestinc.com](mailto:dhaynes@ciitinvestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:

\_\_\_\_\_

Name: \_\_\_\_\_

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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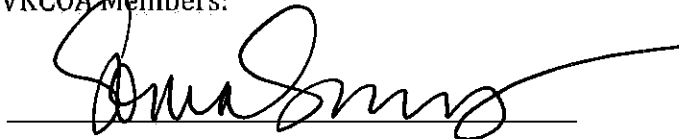


Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciitinvestinc.com](mailto:dhaynes@ciitinvestinc.com)  
(949) 705-0408

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Agreed to by:

VKCOA Members:



Name: Sonia Summers

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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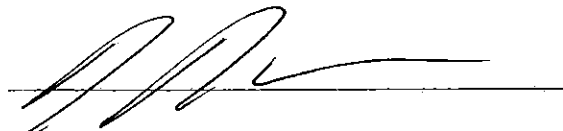


Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@citivestinc.com](mailto:dhaynes@citivestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:



Name: FRED FOURCHER

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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Von Karman Corporate Owners Association  
[dhaynes@ciitivestinc.com](mailto:dhaynes@ciitivestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:

Wealth Ocean Inc./4340 Von Karman, Suite260

Name: Steven Liang

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)



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[dhaynes@ciitinvestinc.com](mailto:dhaynes@ciitinvestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:



Name: Trustee, Davis Family Trust, dated 1982, as Amended.

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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[dhaynes@ciitinvestinc.com](mailto:dhaynes@ciitinvestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:




Name: Cameron M Jackson

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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[dhaynes@clitinvesting.com](mailto:dhaynes@clitinvesting.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:

Jinyan Lu

Name: Jinyan Lu

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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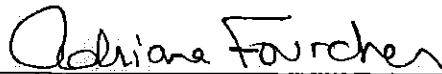


Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciitinvestinc.com](mailto:dhaynes@ciitinvestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:



Name: Adriana Farcher

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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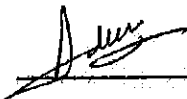


Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciltivestinc.com](mailto:dhaynes@ciltivestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:



Name: AHSAN KHAN

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

## Ramirez, Brittany

---

**From:** Lisa Morsey <lisa.morsey@cox.net>  
**Sent:** Wednesday, January 17, 2018 5:16 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Please don't approve the Koll project. 260 more units in the area is too much.

Lisa Morsey  
4 Grenelle  
Newport Coast, CA

## Ramirez, Brittany

---

**From:** Cheryl K. Livingston <ckinteriors@cox.net>  
**Sent:** Wednesday, January 17, 2018 5:27 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

It appears that after the Museum project was rescinded, it was only a matter of time until the City Council, the planning Department and the Developers behind this project had to try again. This time doubling and size and units. Have any of you actually seen the traffic on Jamboree, Mac Arthur and PCH at any hour of the day? It is insanity and you want to turn Newport Beach into what is happening on Jamboree all the way to the DISTRICT. It feels like a city of high rises on both sides. Is there ever going to be enough buildout? I will personally support this project never being approved or built. Sincerely Cheryl Livingston

**Ramirez, Brittany**

---

**From:** Carrie Christy <cmchristy@gmail.com>  
**Sent:** Wednesday, January 17, 2018 5:30 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Sent from my iPad



## Ramirez, Brittany

---

**From:** Sunny Smith <sundialsunny@gmail.com>  
**Sent:** Wednesday, January 17, 2018 5:51 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

The beauty and charm of Newport Beach would be destroyed by projects like the proposed Koll Center.

There must be adherence to a master plan that maintains the nature of our community.

Please do not allow this project to be approved. It would change the city forever and destroy what we love about our community.

Sunny Smith

Sent from my iPhone

## Ramirez, Brittany

---

**From:** Michelle Andre <anglfire@pacbell.net>  
**Sent:** Wednesday, January 17, 2018 6:43 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

As long time residents of Newport Beach we absolutely do not want a large complex like the planned Koll Center Project in our city. This has always been a lovely city to live and play in until the monstrosity of the condos that were snuck in at Fashion Island right under our noses. That complex has already created daily massive traffic on Jamboree and MacArthur that makes trying to do simple shopping a nightmare. We agree with the "Line in The Sand" group that prefer to keep the neighborly atmosphere of a lovely beach side city that Newport Beach should be and not the overcrowded disgusting atmosphere of an overgrown complex. As the voice of Newport Beach residents who voted for the current administration your ears should be listening to the citizens of this city and our welfare should be your prime objective. Not the under the Table bribes that contractors are offering all of you. We citizens will be watching. You had best do the right thing for our community and not the most profitable thing for the private you. Don't let Newport Beach become another smog and crime filled Los Angeles. We all must continue to live here once the contractors take their ill gotten gains and leave us all with a mess. Don't allow another offensive overbuilt residence complex continue to wreck our community.

Mr. and Mrs. J.R. Andre  
2615 Bunya St  
Newport Beach

## Ramirez, Brittany

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**From:** Jo Carol <jocarol@ix.netcom.com>  
**Sent:** Wednesday, January 17, 2018 7:18 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Hello ~

I try to stay current with developments proposed to my City...especially this major project, the Koll Center Residences.

I oppose it in its current size. It's 3 huge 13 story buildings. So dense, so massive, so imposing on other buildings. It also will add a large amount of traffic. There is no way this project fits into the area for which its proposed. I would turn it down.

Then I would work with us residents to update the General Plan. It seems both the Planning Commission and City Council don't recognize it after all.

Jo Carol Hunter  
4220 Park Newport #210  
Newport Beach, CA. 92660



Virus-free. [www.avg.com](http://www.avg.com)

## Ramirez, Brittany

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**From:** Linda Langley <slkklangley@cox.net>  
**Sent:** Wednesday, January 17, 2018 7:31 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Please do NOT approve any high rises in Newport Beach. It is so far away from the charm that Newport Beach has enjoyed. We do not want to become another generic city which is overcrowded, overpopulated, over priced, and has too much traffic. PLeASE preserve our little paradise here in Newport Beach.

Linda Langley  
Newport Beach (Harbor View Homes)

Sent from my iPhone

## Ramirez, Brittany

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**From:** Anne Drobka <annedrobka@cox.net>  
**Sent:** Wednesday, January 17, 2018 7:47 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project - OPPOSED

- No shopping or neighborhood amenities, i.e. groceries, pharmacy, schools, parks
- Residents of these condos would clog up the roads driving to those amenities in an area already affected by heavy traffic
- Area already impacted by one high-rise dwelling after another all along Jamboree
- Visual blight – Century City, etc. look

## Ramirez, Brittany

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**From:** Susan Skinner <seskinner@me.com>  
**Sent:** Wednesday, January 17, 2018 8:01 PM  
**To:** Planning Commissioners  
**Subject:** The Koll Residences

Dear Planning Commissioners:

I am writing to ask you not to approve the Koll Residences as they are currently proposed.

As you know, the Koll Residences have 260 'floating' dwelling units temporarily assigned to them. If they are not built by a specified time, they will return to the floating pool of dwelling units in the airport area. These units were approved in the 2006 General Plan as part of 2200 units allowed to be built in this section of the city. I will point out that virtually no one who voted for the 2006 General Plan had an understanding that these units would be added since the ballot question for this election merely asked voters if they would like to remove traffic and density from the city.

Although these units are temporarily assigned to Koll, the decision of how they will be built is entirely up to you. You are certainly aware that this project was intended to be a residential village, but this project is anything but a residential village. The high rise, high density nature of these units makes it more of a fortress than a village, not at all in keeping with the original concept. Virtually all of the surrounding businesses see this project as a detriment rather than a benefit.

As there are virtually no amenities in this area of the city, you are creating a silo of housing units with no markets, no drug stores, no schools or other necessary commercial support endeavors. This project will be stacked mansions forming an island of residential units surrounded by a sea of commercial buildings.

You are also likely knowledgeable that Mr. Shopoff's Canyon Crest project declared bankruptcy a few years ago. Consideration might be made as to how the City of Newport Beach might deal with a bankruptcy mid construction and perhaps a review of the financial solvency of this project is also appropriate.

Finally, you are certainly cognizant of political fallout from the Museum House approval a year ago. I would like to believe that you have an ever increasing awareness of the citizen discontent with the steady stream of overdevelopment that is changing the character of our city. This body, and the City Council, needs to decide if they will adopt a paternalistic form of governance or a representative form of governance. This is an unpopular project and I project that an affirming vote for it will cost several councilpersons their seats in the November election. Our leaders, yourselves included, need to decide if you stand with the residents or stand with major developers. You cannot do both.

Thank you,

Susan Skinner

**Ramirez, Brittany**

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**From:** Dana Haynes <dhaynes@citivestinc.com>  
**Sent:** Wednesday, January 17, 2018 8:08 PM  
**To:** Ung, Rosalinh  
**Cc:** Adriana Fourcher; Planning Commissioners  
**Subject:** RE: Koll Residences Project  
**Attachments:** Height Exhibit as Attachment.pdf

Attached is the Exhibit that was referenced in the letter sent previously today.

*Dana Haynes  
Citivest, Inc.  
4340 Von Karman Ave., Suite 110  
Newport Beach, CA 92660  
(949) 705-0408 (Direct Office)  
(949) 212-3237 (Cell)  
(949) 474-0330 (Fax)*

---

**From:** Dana Haynes  
**Sent:** Wednesday, January 17, 2018 4:36 PM  
**To:** rung@newportbeachca.gov  
**Cc:** Adriana Fourcher; 'planningcommissioners@newportbeachca.gov'  
**Subject:** Koll Residences Project

Rosalinh,

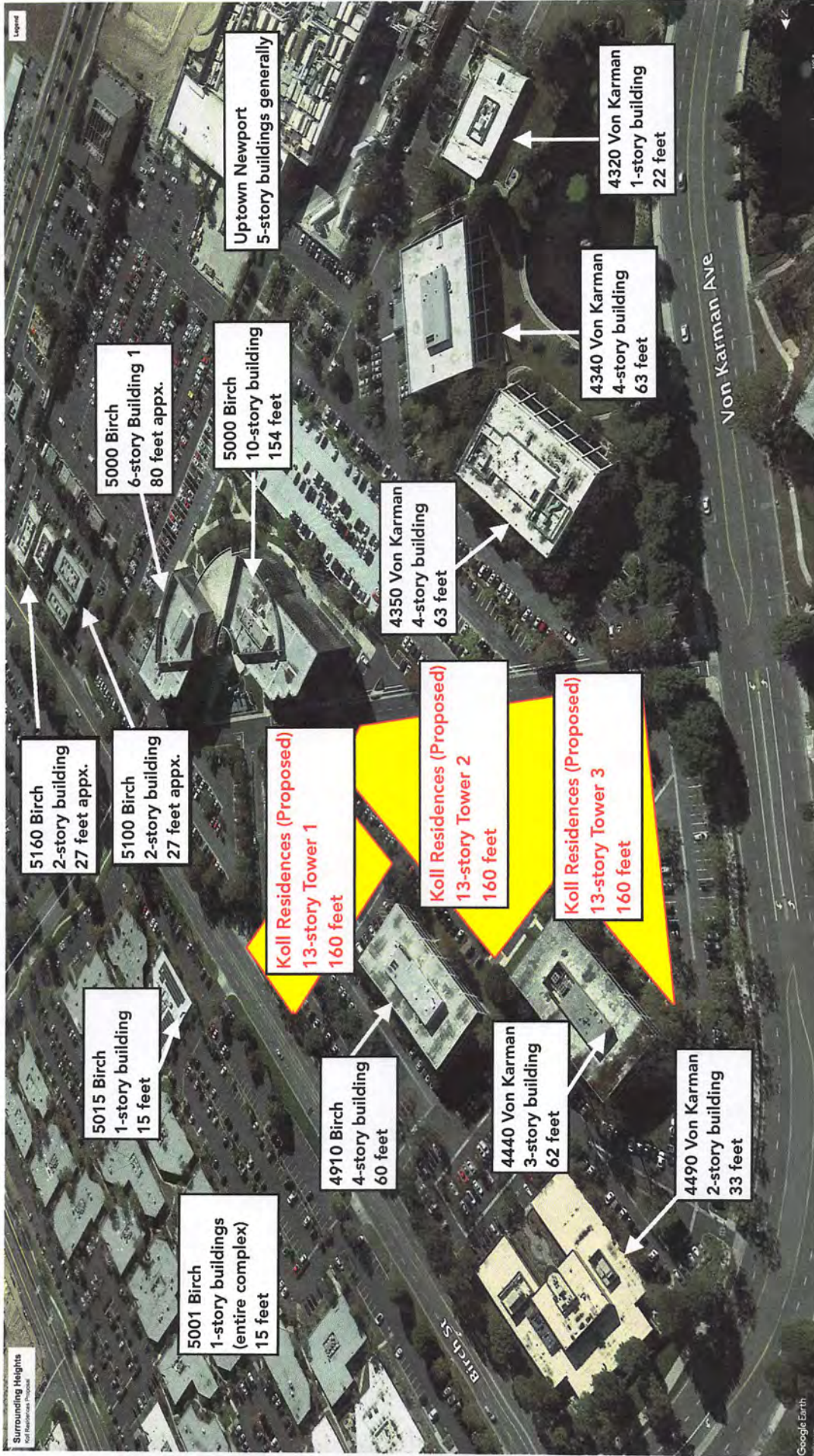
Attached is a letter from our Owners Association signed by myself as President and then co-signed by many of the other owners in the building. Our letter raises concerns about the project that need to be addressed by the Applicant.

*Dana Haynes  
Citivest, Inc.  
4340 Von Karman Ave., Suite 110  
Newport Beach, CA 92660  
(949) 705-0408 (Direct Office)  
(949) 212-3237 (Cell)  
(949) 474-0330 (Fax)*



# KOLL CENTER RESIDENCES - HEIGHT COMPARISON OF SURROUNDING BUILDINGS

IN THE IMMEDIATE PROXIMITY OF THE PROPOSED PROJECT, BUILDING HEIGHTS ARE FAR SMALLER, TYPICALLY 2-4 STORIES. ONLY A SINGLE BUILDING IS SIMILAR TO THE PROPOSED 13-STORY, 160-FOOT KOLL CENTER RESIDENCES TOWERS.





**Ramirez, Brittany**

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**From:** GEORGE KENT <gvkent@mac.com>  
**Sent:** Wednesday, January 17, 2018 8:33 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Dear Planing Commission and our Government representatives:

Please do not allow the Koll project. Our city does not need more tax revenue and certainly not more congestion.

Sincerely,  
George and Judy Kent,  
4627 Gorham Drive  
Corona del Mar

## Ramirez, Brittany

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**From:** Elaine Linhoff <elinhoff@sbcglobal.net>  
**Sent:** Wednesday, January 17, 2018 9:10 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

I oppose the Koll Towers proposal because:

the too-tall towers are out of proportion to the surrounding area

the city is deficient in affordable housing, not luxury condos

traffic is already heavy in that area and we have not even felt the impact from projects under construction

Elaine Linhoff  
Balboa

## Ramirez, Brittany

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**From:** Don Harvey <harveydonw@juno.com>  
**Sent:** Thursday, January 18, 2018 8:06 AM  
**To:** Ramirez, Brittany  
**Subject:** Koll Center project

Dear Ms. Ramirez–Please fwd the following to the Planning Commission in time for them to consider it for tonight's meeting–Thanks, Don and Patty Harvey

Dear Planning Commission:

We oppose the Koll Center project. We believe that Newport Beach needs an updated General Plan that accounts for both the development that has taken place in recent years and the community's vision for the city's future, and we believe all projects like this need to be considered in light of that updated plan–Don and Patty Harvey, 2039 Port Weybridge Place, Newport Beach, CA.

## Ramirez, Brittany

---

**From:** Jo Carol <jocarol@ix.netcom.com>  
**Sent:** Thursday, January 18, 2018 8:49 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments - Koll Center Residences - Comment from City Resident

Hello ~

I try to stay current with developments proposed to my City...especially this major project, the Koll Center Residences.

I oppose it in its current size. It's 3 huge 13 story buildings. So dense, so massive, so imposing on other buildings. It also will add a large amount of traffic. There is no way this project fits into the area for which its proposed. I would turn it down.

Then I would work with us residents to update the General Plan. It seems both the Planning Commission and City Council don't recognize it after all.

Jo Carol Hunter  
4220 Park Newport #210  
Newport Beach, CA. 92660



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## Ramirez, Brittany

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**From:** Don & Doris <ddstoughton@roadrunner.com>  
**Sent:** Thursday, January 18, 2018 9:09 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

We are very much opposed to the Koll Center Residence Project!!!  
As long time Corona del Mar residence (53 years) we have seen enough overgrowth in our surrounding neighborhoods. Traffic is unbearable EVERYWHERE!!  
Please DO NOT allow this HUGH project to be built!!  
Sincerely, Donald and Doris Stoughton 3708 Ocean Blvd., Corona del Mar,

## Ramirez, Brittany

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**From:** Don & Doris <ddstoughton@roadrunner.com>  
**Sent:** Thursday, January 18, 2018 9:13 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-  
newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

Kill Center Residence Project is certainly not necessary for Newport Beach. Just drive along Jamboree from MacArthur to 405 Freeway and see ALL of the condos and apartments being built!  
Enough high rises in the area!! Enough traffic in the area!!!  
What happened to our wonderful small town and friendliness????  
Enough is enough!!  
Please vote down this project!!!  
Donald and Doris Stoughton 3708 Ocean Blvd., Corona del Mar

**Ramirez, Brittany**

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**From:** Charlette Marie <balboatwo@yahoo.com>  
**Sent:** Thursday, January 18, 2018 9:44 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

The City Planning Commission is supposed to be the protector of the residents. Please, with this responsibility, disapprove the scale of this proposed project.

Charlette Peterson  
God Bless the USA!

**Ramirez, Brittany**

---

**From:** normsuker@sbcglobal.net  
**Sent:** Thursday, January 18, 2018 10:29 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-  
newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

This project should be denied or delayed until after the New General Plan is approved.

Thank you,

Norman J. Suker, P.E., T.E.



## Ramirez, Brittany

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**From:** David Harvey <dharvey@harveyllc.com>  
**Sent:** Thursday, January 18, 2018 10:30 AM  
**To:** Ramirez, Brittany  
**Cc:** Don Harvey; pamelaharvey4@aol.com  
**Subject:** RE: Koll Center project

My wife Pam and I also oppose the Koll Center Project.

I am a business owner in Newport Beach (we employ 40 FT professionals) and a long time NB resident as well.

Regards, Dave

### David W.M. Harvey

#### Harvey & Company LLC

5000 Birch Street, West Tower, Suite 9200

Newport Beach, CA 92660

Direct: (949) 502-7516

Cell: (949) 887-0487

Fax: (949) 757-0404

[www.harveyllc.com/acquisition\\_search](http://www.harveyllc.com/acquisition_search)

[dharvey@harveyllc.com](mailto:dharvey@harveyllc.com)



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---

**From:** Don Harvey [mailto:harveydonw@juno.com]

**Sent:** Thursday, January 18, 2018 8:06 AM

**To:** bramirez@newportbeachca.gov

**Subject:** Koll Center project

Dear Ms. Ramirez--Please fwd the following to the Planning Commission in time for them to consider it for tonight's meeting--Thanks, Don and Patty Harvey

Dear Planning Commission:

We oppose the Koll Center project. We believe that Newport Beach needs an updated General Plan that accounts for both the development that has taken place in recent years and the community's vision for the city's future, and we believe all projects like this need to be considered in light of that updated plan--Don and Patty Harvey, 2039 Port Weybridge Place, Newport Beach, CA.

**Ramirez, Brittany**

---

**From:** Byron de Arakal <bdearakal@ocbc.org>  
**Sent:** Thursday, January 18, 2018 10:45 AM  
**To:** Planning Commissioners  
**Cc:** Campbell, Jim  
**Subject:** OCBC Communication - Koll Center Residence (PA2015-024)  
**Attachments:** OCBC\_Letter\_Shopoff\_PA2015-024.pdf

Dear Commissioners,

Attached please find correspondence from Orange County Business Council President and CEO Lucy Dunn regarding PA2015-024 on this evening's Planning Commission agenda. Your consideration of OCBC's comments relative to the proposed project are appreciated. Also, we respectfully ask that the letter be included in the administrative record.

Sincerely,

**Byron de Arakal**

Vice President of Communications  
Orange County Business Council

2 Park Plaza, Suite 100 | Irvine, CA 92614  
Tel: 949.794.7210 | [bdearakal@ocbc.org](mailto:bdearakal@ocbc.org)



**GAME CHANGERS**  
OC Leaders Transforming the World  
Orange County Business Council 2018

Join the *Leading Voice of Business in Orange County...*   
[Register today](#) for OCBC's 2018 Annual Dinner!

[www.ocbc.org](http://www.ocbc.org) and [www.LocationOC.com](http://www.LocationOC.com)





2 Park Plaza, Suite 100 | Irvine, CA 92614-5904 | P 949.476.2242 | F 949.476.9240 | www.ocbc.org

Sent via Email to:  
planningcommissioners@newportbeachca.gov

January 18, 2018

Commissioner Peter Koetting, Chair  
Commissioner Peter Zak, Vice Chair  
Commissioner Erik Weigand, Secretary  
Commissioner Bill Dunlap  
Commissioner Lauren Kleiman  
Commissioner Kory Kramer  
Commissioner Lee Lowrey

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

**RE: Koll Center Residences (PA2015-024)**

Dear Chair Koetting, Vice Chair Zak and Commissioners,

As you may know, Orange County Business Council is a regional organization recognized as a leading, influential advocate for the Orange County business community throughout California, across the country and around the world. We work to advance Orange County's economic development and prosperity to preserve the county's widely admired quality of life.

One of OCBC's core initiatives is to be a leading advocate for the development of new housing to meet the current and future needs of Orange County's diverse workforce. OCBC regularly reviews and supports well-planned residential development proposals throughout the county and its 34 cities.

In that regard, we are aware that this evening the Newport Beach Planning Commission will be conducting a Study Session to review Shopoff Realty Investments' application for a 260-unit mixed-use development within the Koll Center Newport (PA2015-024).

It appears Koll Center Residences development plan is compatible with the Airport Area Land Use Goal LU 6.15 and Land Use Policies LU 6.15.1 and LU 6.15.5 of the voter-approved Newport Beach General Plan.

Of equal importance to the development proposal's respect for the vision Newport Beach voters conceived for the Airport Area is its contribution to the addition of badly needed workforce housing in Orange County.

Orange County, like California, is in the midst of a housing crisis. OCBC's 2015 Workforce Housing Scorecard reported that the county needs an additional 50,000 to 62,000 additional homes TODAY to meet the housing needs of the folks living and working here now.

January 18, 2018  
Page 2

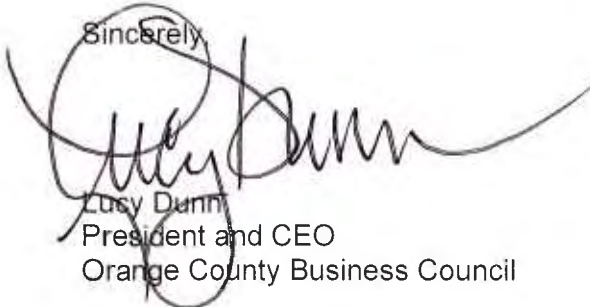
The result of Orange County's housing deficit is, as we all know, historically high and increasingly unaffordable prices that are pushing young professionals out of Orange County and, indeed, out of California. In fact, the county has the second highest rate of millennial out-migration than any other county in the United States. We're losing young, talented, highly educated professionals to places such as Austin, Charlotte and Denver.

This is a major problem for the business community. Orange County companies are at a disadvantage in recruiting young talent, because that talent simply cannot afford to live and buy or rent a home here. The follow-on danger to that out migration is the loss of companies who leave to find the workforce they need to grow their businesses.

We contend the county and its cities should support policies and projects that encourage the development of new residential communities providing a range of home choices to meet the needs of the county's workforce. In this way, we keep next-generation talent close to home, reduce the traffic impacts of long-range work commutes, retain county-based businesses, and expand the county's tax base.

To that extent, OCBC contends the Koll Center Residences development proposal is on the right track in support of the region's workforce housing goals and objectives. We look forward to sharing additional supportive comments with you during the Public Hearing process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lucy Dunn', is written over the typed name and title. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Lucy Dunn  
President and CEO  
Orange County Business Council

LD:BdeA:bb

**Ramirez, Brittany**

---

**From:** Lawler, Ray <Ray.Lawler@hines.com>  
**Sent:** Thursday, January 18, 2018 10:54 AM  
**To:** Planning Commissioners  
**Subject:** Letter of Support - Koll Center Residences  
**Attachments:** Ray Lawler - Letter of Support - Koll Center Residences.pdf

Chairman Koetting and Members of the Planning Commission,

Attached please find my letter of support for the Koll Center Residences. Please let me know if you have any questions.

Best,

Ray

**Ray Lawler**  
Senior Managing Director

**Hines**

4000 MacArthur Boulevard | Suite 110 | Newport Beach, CA 92660  
ray.lawler@hines.com  
P 949.313.2200

**Intelligent Real Estate Investment, Development and Management**

January 18, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting & Members of the Planning Commission:

As a resident of Newport Beach, a former member of the Newport Beach Planning Commission, and a business executive and property owner in Koll Center Newport, I am writing in support of the Koll Center Residences. I have reviewed the plans for the project and believe it is well designed, meets all city criteria, and is in conformance with the General Plan.

I am in full support of the Koll Center Residences and look forward to seeing the development materialize.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ray Lawler', with a stylized flourish at the end.

Ray Lawler

**Ramirez, Brittany**

---

**From:** Alan Carmichael <acarmichael@alerellc.com>  
**Sent:** Thursday, January 18, 2018 9:56 AM  
**To:** Ung, Rosalinh  
**Subject:** Koll Residential Development

Rosalinh:

I'm writing to support the development of the Koll Residential project near MacArthur and Jamboree. I think this development will benefit the airport areas office developments and the greater city. I work near the development (100 Bayview Circle) and live in Newport Heights. The development would help transform the airport area to "live – work" environment, which will drive more companies to the area and likely reduce traffic in the long run.

Thanks,

**Alan Carmichael**  
**430 Redlands, Newport Beach**

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 3:45 PM  
**To:** Peotter, Scott  
**Cc:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee; Ung, Rosalinh; Hillary.davis@latimes.com; lcasiano@scng.com  
**Subject:** Clarification Regarding Mr. Peotter's Email to ProtectNB.org

Mr. Peotter,

Thank you for your email regarding the Public Comments residents and interested parties have submitted regarding the Koll Residences project through the ProtectNB.org website.

A few clarifications regarding your email:

- No robots or automated emailers are associated with ProtectNB.org. As noted on the website, ProtectNB.org was developed by a coalition of more than 15 community organizations, property owners, businesses and residents due to their concern about the Koll Residences high-rise condo towers and the lack of informed public awareness surrounding the project.
- We did not anticipate such an enormous response to the Koll Residences issue since launching the website. We were hoping to obtain public comments from 30 or so Newport residents. We have received hundreds of Public Comments in strong opposition to the Koll Residences condo towers since launching the site. We have not been able to keep up with all the opposition comments and hundreds more remain to be sent to the City. Unlike the Developer's website which provides people with specific draft talking points embedded in their form to email the City, our "Contact Planning Commission and City Council" forms do not provide a draft email to send. We leave the comment form blank for the public to write comments on whatever is of interest or concern to them regarding the Koll Residences project. Strong opposition to new condo tower high-rises appears to be a central theme in a majority of the comments.
- Susan Skinner is not part of ProtectNB.org or the Coalition who developed the website. She is also not involved with providing the City with Public Comments submitted to the ProtectNB.org website. Like dozens of other residents who are voluntarily forwarding the website to interested friends and neighbors, Susan has forwarded the website address and related communications to friends and contacts. She is one of many residents who have done so.
- ProtectNB.org does not officially endorse the views of any of the Public Comments, including the Robert Wiegand email you note below. We are simply forwarding to the City the Public Comments received by ProtectNB.org regarding the Koll Residences to be included as part of the official Public Review process.
- We have included the exact Public Comments received and all the information provided to us by the individual in their Public Comments. The vast majority of public included their full names, addresses and phone numbers for the record. We have redacted only a few letters of one item of information -- their email address -- due to widespread spam abuse of emails in the public record.
- We will be focusing on submitting the remaining Public Comments received thus far to the City so that we honor the public's expectation that their comments be provided to the Planning Commission and City Council as part of the official Public Review process.



Thank you again for your email.

Webmaster  
[www.ProtectNB.org](http://www.ProtectNB.org)

On Wed, Jan 17, 2018 at 1:13 PM, Peotter, Scott <[speotter@newportbeachca.gov](mailto:speotter@newportbeachca.gov)> wrote:

I always wondered where you are supposed to sign up for such a retirement fund? Oh wait, there is no such thing...

Darn I should have researched that before I ran for election (note to Susan Skinner, the previous comment was made in sarcasm).

Of course I would respond directly to Mr Wiegand (who apparently spells his name wrong according to Planning Commissioner Erik Weigand) but, oh, I forgot, Skinner's robot website doesn't pass on constituent's emails so that we can respond directly, perhaps even correcting misconceptions that they may have from Skinner's website about properties, projects, applicant and property owners rights and responsibilities.

Not to mention what it means to be a public servant (or does Mr. Wiegand prefer to slander and "misrepresent" the truth)?

Or maybe the concept that these dwelling units, that this project represents, were approved by the voters (I know Susan Skinner didn't like the results of that election) but facts are stubborn things and the people have spoken.

Skinner has said that she is not against property rights... But I cannot remember the last time she came to the city council to express her support for a project...But maybe my memory is getting bad?

These comments from Wiegand may as well be anonymous.

This is the response that I would give to Wiegand if I actually had his email:

[Thank you for your input on the Koll Project. Of course, I will give every aspect of this project due consideration if or when it comes before the city council.](#)

[You should note that the units in question for this project are part of the voter approved General Plan. The thought at the time when this was approved, was that it be traffic Neutral \(in other words those trips that are associated with these units are existing trips being relocated here\). Also, I remember part of the discussion was that, while the statewide housing crisis was just being realized at the time, that the state would require that Newport Beach provide its "fair share" of new housing. Many were saying that if Newport was going to provide that housing that it was best provided in the Airport Area where the impact on existing residents was minimized.](#)

[The voters have made it clear that they don't want more traffic in Newport Center.](#)

[So, whatever the form of the project, it will get a scrupulous review by staff, public, commissions and the council as appropriate and as entitled to all property owners whether they own a little condo or you are the largest landowner in](#)

town, to make sure it conforms to the voter approved General Plan and the appropriate zoning laws. All projects must mitigate their impacts on schools, parks, roads, and transportation systems in this review process.

Again thanks for your input on this project.

NOTE to Skinner. I did NOT take a position on this particular project. I have not reviewed the specifics on the project nor have I heard all the public input (probably not even close to hearing the end of comments from Skinner's robot). I welcome the input. Although I have to admit, I would think that input from a robot site would mean more if I actually received a legitimate email address...

SCOTT PEOTTER  
NEWPORT BEACH CITY COUNCIL  
Representing the 6th District

If you want to sign up for my political newsletter please use this link: [www.tinyurl.com/peottersignup](http://www.tinyurl.com/peottersignup)

---

**From:** Public Comment - Koll Residences [[info@protectnb.org](mailto:info@protectnb.org)]  
**Sent:** Wednesday, January 17, 2018 12:47 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** City Council does not care about residents

City Council does not care about residents, they want more money for there retirement fund so they can sit on six figure retirements and side dealings while in / out of office.

Robert Wiegand  
19 Fecamp  
Newport Coast, CA 92657

[949-759-0773](tel:949-759-0773)

\*\*\*[iegand@gmail.com](mailto:iegand@gmail.com)

Submitted: 1/14/2018 20:47:27

## Ramirez, Brittany

---

**From:** Peotter, Scott  
**Sent:** Wednesday, January 17, 2018 4:58 PM  
**To:** Public Comment - Koll Residences  
**Cc:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee; Ung, Rosalinh; Hillary.davis@latimes.com; lcasiano@scng.com  
**Subject:** RE: Clarification Regarding Mr. Peotter's Email to ProtectNB.org

So release the emails so that we can respond to our constituents!

Yes, your site is a robot site in that it generates emails and delivers them to a broad range of recipients, even if it is at the request of a real person.

So release the full email

SCOTT PEOTTER  
NEWPORT BEACH CITY COUNCIL  
Representing the 6th District

If you want to sign up for my political newsletter please use this link: [www.tinyurl.com/peottersignup](http://www.tinyurl.com/peottersignup)

---

**From:** Public Comment - Koll Residences [info@protectnb.org]  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Peotter, Scott  
**Cc:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee; Ung, Rosalinh; Hillary.davis@latimes.com; lcasiano@scng.com  
**Subject:** Clarification Regarding Mr. Peotter's Email to ProtectNB.org

Mr. Peotter,

Thank you for your email regarding the Public Comments residents and interested parties have submitted regarding the Koll Residences project through the ProtectNB.org website.

A few clarifications regarding your email:

- No robots or automated emailers are associated with ProtectNB.org. As noted on the website, ProtectNB.org was developed by a coalition of more than 15 community organizations, property owners, businesses and residents due to their concern about the Koll Residences high-rise condo towers and the lack of informed public awareness surrounding the project.
- We did not anticipate such an enormous response to the Koll Residences issue since launching the website. We were hoping to obtain public comments from 30 or so Newport residents. We have received hundreds of Public Comments in strong opposition to the Koll Residences condo towers since launching the site. We have not been able to keep up with all the opposition comments and hundreds more remain to be sent to the City. Unlike the Developer's website which provides people with specific draft talking points embedded in their form

to email the City, our "Contact Planning Commission and City Council" forms do not provide a draft email to send. We leave the comment form blank for the public to write comments on whatever is of interest or concern to them regarding the Koll Residences project. Strong opposition to new condo tower high-rises appears to be a central theme in a majority of the comments.

- Susan Skinner is not part of ProtectNB.org or the Coalition who developed the website. She is also not involved with providing the City with Public Comments submitted to the ProtectNB.org website. Like dozens of other residents who are voluntarily forwarding the website to interested friends and neighbors, Susan has forwarded the website address and related communications to friends and contacts. She is one of many residents who have done so.
- ProtectNB.org does not officially endorse the views of any of the Public Comments, including the Robert Wiegand email you note below. We are simply forwarding to the City the Public Comments received by ProtectNB.org regarding the Koll Residences to be included as part of the official Public Review process.
- We have included the exact Public Comments received and all the information provided to us by the individual in their Public Comments. The vast majority of public included their full names, addresses and phone numbers for the record. We have redacted only a few letters of one item of information -- their email address -- due to widespread spam abuse of emails in the public record.
- We will be focusing on submitting the remaining Public Comments received thus far to the City so that we honor the public's expectation that their comments be provided to the Planning Commission and City Council as part of the official Public Review process.

Thank you again for your email.

Webmaster  
[www.ProtectNB.org](http://www.ProtectNB.org)

On Wed, Jan 17, 2018 at 1:13 PM, Peotter, Scott <[speotter@newportbeachca.gov](mailto:speotter@newportbeachca.gov)> wrote:

I always wondered where you are supposed to sign up for such a retirement fund? Oh wait, there is no such thing...

Darn I should have researched that before I ran for election (note to Susan Skinner, the previous comment was made in sarcasm).

Of course I would respond directly to Mr Wiegand (who apparently spells his name wrong according to Planning Commissioner Erik Weigand) but, oh, I forgot, Skinner's robot website doesn't pass on constituent's emails so that we can respond directly, perhaps even correcting misconceptions that they may have from Skinner's website about properties, projects, applicant and property owners rights and responsibilities.

Not to mention what it means to be a public servant (or does Mr. Wiegand prefer to slander and "misrepresent" the truth)?

Or maybe the concept that these dwelling units, that this project represents, were approved by the voters (I know Susan Skinner didn't like the results of that election) but facts are stubborn things and the people have spoken.

Skinner has said that she is not against property rights... But I cannot remember the last time she came to the city council to express her support for a project...But maybe my memory is getting bad?

These comments from Wiegand may as well be anonymous.

This is the response that I would give to Wiegand if I actually had his email:

Thank you for your input on the Koll Project. Of course, I will give every aspect of this project due consideration if or when it comes before the city council.

You should note that the units in question for this project are part of the voter approved General Plan. The thought at the time when this was approved, was that it be traffic Neutral (in other words those trips that are associated with these units are existing trips being relocated here). Also, I remember part of the discussion was that, while the statewide housing crisis was just being realized at the time, that the state would require that Newport Beach provide its "fair share" of new housing. Many were saying that if Newport was going to provide that housing that it was best provided in the Airport Area where the impact on existing residents was minimized.

The voters have made it clear that they don't want more traffic in Newport Center.

So, whatever the form of the project, it will get a scrupulous review by staff, public, commissions and the council as appropriate and as entitled to all property owners whether they own a little condo or you are the largest landowner in town, to make sure it conforms to the voter approved General Plan and the appropriate zoning laws. All projects must mitigate their impacts on schools, parks, roads, and transportation systems in this review process.

Again thanks for your input on this project.

NOTE to Skinner. I did NOT take a position on this particular project. I have not reviewed the specifics on the project nor have I heard all the public input (probably not even close to hearing the end of comments from Skinner's robot). I welcome the input. Although I have to admit, I would think that input from a robot site would mean more if I actually received a legitimate email address...

SCOTT PEOTTER  
NEWPORT BEACH CITY COUNCIL  
Representing the 6th District

If you want to sign up for my political newsletter please use this link: [www.tinyurl.com/peottersignup](http://www.tinyurl.com/peottersignup)

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**From:** Public Comment - Koll Residences [[info@protectnb.org](mailto:info@protectnb.org)]

**Sent:** Wednesday, January 17, 2018 12:47 PM

**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee

**Cc:** Ung, Rosalinh

**Subject:** City Council does not care about residents

City Council does not care about residents, they want more money for there retirement fund so they can sit on six figure retirements and side dealings while in / out of office.

Robert Wiegand

19 Fecamp

Newport Coast, CA 92657

[949-759-0773](tel:949-759-0773)

\*\*\*[iegand@gmail.com](mailto:iegand@gmail.com)

Submitted: 1/14/2018 20:47:27

**Ramirez, Brittany**

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**From:** normsuker@sbcglobal.net  
**Sent:** Thursday, January 18, 2018 11:03 AM  
**To:** Planning Commissioners  
**Cc:** DorothyJKraus@gmail.com  
**Subject:** Proposed Koll Center Project

I am a resident of Newport Beach and I am opposed to the subject project. This project should be denied or a decision delayed until after the New General Plan is approved by the City Council.

Norman J. Suker, P.E., T.E.

## Ramirez, Brittany

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**From:** Robert Meyer <rmeyer@meyerprop.com>  
**Sent:** Thursday, January 18, 2018 11:15 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Gentlemen,

Speaking for myself and several friends we want to be very clear this is not a good project for many fundamental reasons and I object.

It does not appear to comply with the master plan that I supported some time ago when it was enacted.

I await the outcome of the hearing on the 18<sup>th</sup>. If this project is allowed to go forward we are prepared to commit money to support a change of our government representatives.

I am a respectful, long time community member and Newport property owner.

Thank you

Robert Meyer





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NEWPORT BEACH

April 25, 2017

Ms. Rosalinh Ung  
Associate Planner  
Planning Division  
City of Newport Beach  
1000 Civic Center Drive  
Newport Beach, CA 92658-8915

RE: Support of KOLL RESIDENTIAL Development – 260 Units  
4400 Van Karman Avenue- Koll Center  
Planned Community Amendment No. PD2015-001  
Site Development Review No. SD2015-001  
Tentative Tract NO. NT 2015-001

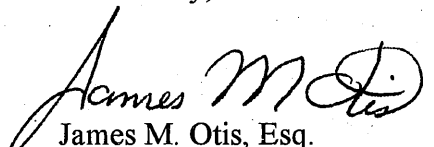
Dear Ms. Ung:

Our family recently acquired 4200 Von Karman Avenue, an office building in the Koll Center Newport. With this acquisition, it is our intend to relocate our company's headquarters to this location from Long Beach in July of this year. One of the key attractions that led me to make the purchase within Koll Center Newport was the integration of office and residential properties and the continuation of this direction by the development being proposed just down the drive aisle from our building by Shopoff.

As an owner of a mixed portfolio of assets in various markets, I find that a mixed use environment and new state of the art buildings designed by MV&E can only add to the long term value of the community and make it destination within Orange County. The applicant took time to walk me through the specifics of the plan, and I feel confident their proposed project will be an asset to the Koll Center and insure its long term viability.

I understand the city is in the process of its evaluation of the project, and that a full Environmental Impact Report will be circulated for public review, but I feel strongly that this is a good project for Newport Beach and the Koll Center. For these reasons both myself and my family are supportive of this development and look forward to its arrival.

Yours truly,

  
James M. Otis, Esq.  
President & General Counsel

# DTA DAVID TAUSSIG & ASSOCIATES

Public Finance and Urban Economics

5000 Birch Street, Ste. 6000 • Newport Beach, CA 92660  
Phone: 949-955-1500 • Fax: 949-480-0034

March 15, 2017

Ms. Rosalinh Ung  
Associate Planner  
Planning Division  
City of Newport Beach  
1000 Civic Center Drive  
Newport Beach, CA 92658-8915

**RE: SUPPORT - KOLL RESIDENTIAL – 260 Units**  
**4400 Van Karman Avenue- Koll Center**  
**Planned Community Amendment No. PD2015-001**  
**Site Development Review No. SD2015-001**  
**Tentative Tract NO. NT 2015-001**

Dear Ms. Ung:

Our company, David Taussig & Associates, Inc. ("DTA"), has its corporate offices located in the 5000 Birch Street building located in Koll Center Newport Beach. The applicant for the proposed Koll Residential project, Shopoff Realty Investments ("Shopoff"), has reached out to our firm to develop a working relationship and to keep our company informed on the progress of their development proposal.

A member of Shopoff's project team met with us in our offices last week to review the proposed site plan in detail, including the locations of the three residential towers and a new standalone parking garage. We have given our input to Shopoff on a number of matters which were addressed by the project representative. As a result, we believe this mixed use project which includes a retail component, a one acre city park and 260 high-end residential condominium units, will be a positive addition to Koll Center and the City of Newport Beach ("City").

To be more specific, DTA is a growing firm that hires many recent college graduates, as well as young employees with just a few years of previous experience. The stories that I hear from my staff regarding finding affordable places to live are disheartening. Our starting salaries tend to fall in the \$50,000 to \$75,000 range, yet these employees often wind up sharing a bedroom with another roommate in order to live within a reasonable commute to our offices. One new employee just rented a one-bedroom apartment in Irvine for \$2,200 per month, which even if she earned \$75,000 per year would amount to approximately one-half of her take home salary. When you include the repayment of her college loans to her budget, you can see how little she is left with to cover her remaining expenses. As our salaries are competitive with those in the current employment market, I assume that this housing problem is widespread throughout the Costa Mesa, Newport Beach and Irvine areas. The answer is not to force these employees to commute in from Santa Margarita or Ladera Ranch (where many of my employees already live), but rather to build more housing close to work.

While I recognize that the proposed Koll Center residential units are unlikely to be affordable to our entry-level employees, they do represent an increase in the housing in the vicinity of our offices, and

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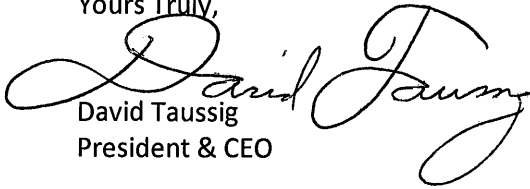
DEVELOPMENT  
CITY OF NEWPORT BEACH

Ms. Rosalinh Ung  
March 15, 2018  
Page 2

that in itself will ultimately make more homes available at the more affordably priced end of the market. With all of the additional office space now being built in both Irvine and Newport Beach between MacArthur and Jamboree Boulevards, I believe residential development needs to be encouraged, and these 260 units are a step in the right direction.

While we recognize that the City is in the process of its review of the Koll Center residential project, and that a full Environmental Impact Report will be circulated for public review, based on the plans we have reviewed to date and the overwhelming need for more housing near Koll Center, we are in support of the City's ultimate approval of this project.

Yours Truly,

  
David Taussig  
President & CEO

**Ramirez, Brittany**

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**From:** Jeanne Conwell <jkconwell@yahoo.com>  
**Sent:** Thursday, January 18, 2018 11:43 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-  
newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

Please do not approve another giant building project. It is not in the best interest of the people of Newport Beach and it will be regretted for years to come, if you approve it. The last few years the building has become so massive, residential and commercial, it has taken a toll on our beautiful city. Plus there is never enough parking for any of the projects approved. It is getting to be like LA. Please stop the massive building growth!

I have lived in Corona Del Mar for 44 years.

Respectfully,

Jeanne Conwell

Sent from my iPad

## Ramirez, Brittany

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**From:** Rodger & Julie Lowery <lowerynewport@sbcglobal.net>  
**Sent:** Thursday, January 18, 2018 11:44 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-  
newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

I absolutely oppose the high rise development, This sort of building is going on everywhere, tearing down factories, office buildings to build high rise apartments and condos.

It's all about the money not quality of life.

Developers make big profits building, City has a bigger tax base than with business and factories.

Soon, we will all be jammed in gridlock, everyone will have a expensive "Cracker Jack" box to live in, But no where to work, except hotels and restaurants. Everyone will commuting back out to the Inland empire for a real job.

Sencerly,  
Rodger & Julie Lowery  
Newport Beach, CA

## Ramirez, Brittany

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**Subject:** FW: Koll - Joe Stuart

**From:** Kiff, Dave

**Sent:** Thursday, January 18, 2018 12:11 PM

**Subject:** FW: Koll Center Residences on Birch (Shopoff)

Per Joe Stuart's request below, and for the official record.

**From:** Joe Stuart [<mailto:stuartstuart44@gmail.com>]

**Sent:** Wednesday, January 17, 2018 8:02 PM

**To:** Kiff, Dave <[DKiff@newportbeachca.gov](mailto:DKiff@newportbeachca.gov)>

**Subject:** Koll Center Residences on Birch (Shopoff)

Dave, I sent the email below but it landed with technical difficulties at the city and was bounced. If you could forward it to the appropriate place, I would appreciate it. Thank you.

Joe Stuart  
Newport Beach, CA

From: Joe Stuart <[stuartstuart44@gmail.com](mailto:stuartstuart44@gmail.com)>

To: [planningcommission@newportbeachca.gov](mailto:planningcommission@newportbeachca.gov), [bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov), [info@lineinthesandpac.com](mailto:info@lineinthesandpac.com)

Cc:

Bcc:

Date: Wed, 17 Jan 2018 19:57:34 -0800

Subject: Public Comments: Koll Center Residences Project

Hello:

In recent years it seems like developers are proposing "mega" projects in Newport Beach. I am pro-development, but not pro-mega development. Very obviously, 25 stories of condos in Museum Tower was inappropriate (I realize they tried to call it Museum House). This project's THREE towers of condos is inappropriate. It's also a weird office building location for a sudden massive influx of home owners. We need to stop rewarding the current land owners with (potential) approvals for "mega" projects and thus massive land sale prices. Their land is already worth plenty---for normal, non-mega redevelopment. I am curious who at the city gave this developer the impression that (and thus the desire to spend huge sums of money to pursue) three giant towers of condos "might" be approved on this site. Long ago, somebody at the city gave this developer the impression they should pursue this giant project in this weird location. I don't think it should be approved. I think the city should tell developers, early in the process, that Newport Beach is pro-development, but is not interested in a sudden shift to "mega" projects. Thank you.

Regards,

Joe Stuart  
Newport Beach, CA

**Ramirez, Brittany**

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**From:** Jim Mosher <jimmosher@yahoo.com>  
**Sent:** Thursday, January 18, 2018 12:48 PM  
**To:** Planning Commissioners  
**Subject:** Comments on PC Item 6 (1/18/2018)  
**Attachments:** 2018Jan18\_PC\_AgendaItem6\_Comments\_JimMosher.pdf

Dear Commissioners and staff,

Please find attached a quick response to the City's responses to my previous comments on the project that is the subject of tonight's Planning Commission agenda Item 6.

Yours sincerely,

Jim Mosher

## January 18, 2018, Planning Commission Item 6 Comments

These comments on a Newport Beach Planning Commission [agenda](#) item are submitted by:  
Jim Mosher ( [jimmosher@yahoo.com](mailto:jimmosher@yahoo.com) ), 2210 Private Road, Newport Beach 92660 (949-548-6229).

### ***Item No. 6. KOLL CENTER RESIDENCES (PA2015-024)***

I have previously commented on this project, both during the EIR Scoping and during the DEIR public review period (see [DEIR](#) pp. 2-7 and 2-8, and letter starting on [page 56](#) in Appendix A).

Among the points raised then that I do not see adequately addressed in the DEIR is the timeliness of the project with regard to the City's Regional Housing Needs Assessment allocation, which I believe is currently completely fulfilled through October 2021. As a result, my understanding is the City will receive no "credit" towards its quotas for this project. It therefore seems environmentally prudent to defer it until there *is* a new quota against which it can be used. As proposed, when new RHNA or other state requirements are imposed, this "opportunity" site will have been completely used and the City will be left scrambling for new sites, creating much more impact than necessary. I don't find this mentioned even as an environmental concern in the DEIR.

I would, however, primarily like to comment on a few of staff's more explicit new [Responses to Comments](#) (staff report attachment PC 2), in the 369 pages of which, my most recent comments are the last, Letter C-23 starting on page 3-325 (handwritten 381 and 335 of 369 in the PDF), with responses starting on page 3-329 (handwritten 385 and 339 in the PDF). [note: I call the responses "staff" responses even though they may have been written by a consultant because my understanding is they are supposed to represent the City's considered opinion.]

**Comment 1:** In what staff denotes as my Comment 1, I list a number of indisputable facts regarding delays in the release of the DEIR compared to the schedule found in the publicly posted City contract and express an admittedly speculative opinion based on that. Staff's ungrammatical response is "*The commenter's opinions are not based in fact and no not raise a CEQA issue.*"

I'm not sure what "*no not*" means, but after going to the trouble to carefully document the facts on which my speculation was based, I find the idea that my speculation is "*not based in fact*" to be insulting.

**I would suspect many other commenters who went to the considerable time and trouble it takes to research and document concerns about the DEIR, only to find themselves similarly blown off, felt similarly insulted.**

**Comment 2:** My comment was that although the General Plan contains a policy allowing transfers of development "rights," that does not explain why, as the result of such an allowable transfer, the limits in Table LU2 don't have to be simultaneously updated through a General Plan Amendment. Otherwise, the permitted development is glaringly inconsistent with the clear letter of the General Plan. Staff's response, cut and pasted at least five times into the Responses to Comments, provides no answer I can discern. The statement that "*The City tracks and updates the Anomaly tables as applicable*" (without explaining where or how it does that, or how the public is expected to know) begs the question of when an update for "Statistic Area L4" is needed.



The response also appears to provide further misinformation to the public in its claim that "*There is currently 457,076 sf of development in Anomaly Location 1.*" I believe Anomaly 1 contains that plus an up to 471 room hotel!

The promised "*attached General Plan Land Use Element Figure LU3*" does not appear to have been attached, at least not this immediate set of responses.

**Comment 3:** Staff's non-answer provides no guidance I can find on how aesthetics are supposed to be evaluated with no simulations of the projects appearance from a variety of public vantage points.

**Comment 5:** Staff's response that the General Plan leaves it at liberty to add neighboring properties to a proposal to help the applicant meet minimum acreage requirements is curious to me. Implementation Program 4 of the General Plan envisions "planned communities" as usually being under one ownership, and envisions much more detail for the "residential villages in the Airport Area" than I see here in staff report Attachment PC 4.

**Comment 8:** Since nothing in my comment suggested that, I find it strange staff felt a need to respond that "*The Project Applicant's presentation on October 30, 2017 was not sponsored by the City of Newport Beach.*"

**Comment 12:** My comment was about the DEIR labeling elevations of points on buildings with a single number and saying the number is *both* "Height to Sea Level" *and* "NAVD 88," when the two systems of measurement differ by about 2.6 feet in the vicinity of Newport Beach.

Staff's non-answer to my comment ("*Unless otherwise stated in the EIR, references are to height to grade.*") does not correct the problem with Figure 4.1-1. The numbers listed are either elevations expressed as heights in the (mean?) sea level system *or* in the NAVD 88 system, but they can't be *both*. Does staff know which?

I thought the authors of EIR's were supposed to correct the EIR's in response to comments, not ignore them.

Looking again at Figure 4.1-1, it is further flawed by listing each of 12 building heights (and 12 building top elevations) as being a precisely exact number of feet with zero inches. The improbability of the number of inches being zero in so many cases (or that one can even define a building height to an inch) strains credulity, and strains credulity in the rest of the EIR.

**Comment 16:** My comment asked if the applicant is invited to participate in suggesting the City's responses to the comments received. I think that is a matter of considerable public interest, and staff's non-answer is not particularly appreciated.

**Comment 17:** With regard to my comment that a large number of errors and discrepancies discovered in a small sampling of DEIR pages suggests many other errors and discrepancies would be found in a larger sampling, staff tells me "*The City disagrees with the opinion of the commenter.*" They may have misunderstood my comment, but I would respectfully suggest that more than a mere "opinion," the likelihood of many other errors and discrepancies is a logically sound conclusion.

Looking beyond my own comments, I would like to say I am impressed by the recent letter from Shute Mihaly & Weinberger, LLP, starting on page 41 of the 194 page "[6b Additional Materials Received Public Comments PA2015-024](#)" arguing the proposed 160-foot towers are inconsistent with the legislative intent, for this parcel, of the 2010 Airport Business Area Integrated Conceptual Development Plan. I think that research deserves very serious consideration.

Staff's response to what they deem my **Comment 14** indicates that in staff's view the ICDP "*is not a regulatory document,*" yet the fulfillment of the ICDP's "vision" is being presented as a large part of the justification for, and one might even say inevitability of, this project – and, as the Shute Mihaly letter indicates the DEIR assures the public this project *is* consistent with that "approved" plan. It further says the ICDP would have to be amended to allow the project to be built elsewhere. Something that has to be amended to allow something sounds regulatory to me. (DEIR pages 1-2, 1-3, for example)

**Ramirez, Brittany**

---

**From:** John Meserve <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

John Meserve  
rmeserve@hotmail.com  
1815 Buttonshell Lane, Newport Beach

**Ramirez, Brittany**

---

**From:** Greg Sullivan <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Greg Sullivan  
greg.sullivan@cbre.com  
1900 Beryl Lane

**Ramirez, Brittany**

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**From:** Barbara Meserve <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Barbara Meserve  
bmeserve1227@gmail.com  
1227 Highland Dr

**Ramirez, Brittany**

---

**From:** Leslie Light <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Leslie Light  
leslielight@hotmail.com  
1822 Coastal Way 92627

**Ramirez, Brittany**

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**From:** Raymond Lawler <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Raymond Lawler  
ray.lawler@hines.com  
1934 Port Carney Pl, Newport Beach, Ca

**Ramirez, Brittany**

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**From:** Jeff Clark <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Jeff Clark  
jcinoc@gmail.com  
1212 Essex Ln



**Ramirez, Brittany**

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**From:** Gareth Estwick <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Gareth Estwick  
garethestwick@hotmail.com  
31 Calvados

## Ramirez, Brittany

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**Subject:** FW: Koll - Orange County Business Council Letter of Support  
**Attachments:** OCBC\_Letter\_Shopoff\_PA2015-024.pdf

**From:** Coralee Newman [<mailto:cora@govsol.com>]  
**Sent:** Thursday, January 18, 2018 1:16 PM  
**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Cc:** Katie Newman <[katie@govsol.com](mailto:katie@govsol.com)>  
**Subject:** Orange County Business Council Letter of Support

Dear Mayor Duffield and Members of the Newport Beach City Council:

Please find attached a letter of Support for the Koll Center Residences project from the Orange County Business Council.

Sincerely,

Coralee Newman  
Government Relations Consultant  
To Shopoff Realty Investments



Coralee S. Newman

**Government Solutions, Inc.**  
881 Dover Drive, Suite 390  
Newport Beach, CA 92663

tel: (949) 717-7944

cell: (949) 244-4242

[cora@govsol.com](mailto:cora@govsol.com)



2 Park Plaza, Suite 100 | Irvine, CA 92614-5904 | P 949.476.2242 | F 949.476.9240 | www.ocbc.org

Sent via Email to:  
planningcommissioners@newportbeachca.gov

January 18, 2018

Commissioner Peter Koetting, Chair  
Commissioner Peter Zak, Vice Chair  
Commissioner Erik Weigand, Secretary  
Commissioner Bill Dunlap  
Commissioner Lauren Kleiman  
Commissioner Kory Kramer  
Commissioner Lee Lowrey

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

**RE: Koll Center Residences (PA2015-024)**

Dear Chair Koetting, Vice Chair Zak and Commissioners,

As you may know, Orange County Business Council is a regional organization recognized as a leading, influential advocate for the Orange County business community throughout California, across the country and around the world. We work to advance Orange County's economic development and prosperity to preserve the county's widely admired quality of life.

One of OCBC's core initiatives is to be a leading advocate for the development of new housing to meet the current and future needs of Orange County's diverse workforce. OCBC regularly reviews and supports well-planned residential development proposals throughout the county and its 34 cities.

In that regard, we are aware that this evening the Newport Beach Planning Commission will be conducting a Study Session to review Shopoff Realty Investments' application for a 260-unit mixed-use development within the Koll Center Newport (PA2015-024).

It appears Koll Center Residences development plan is compatible with the Airport Area Land Use Goal LU 6.15 and Land Use Policies LU 6.15.1 and LU 6.15.5 of the voter-approved Newport Beach General Plan.

Of equal importance to the development proposal's respect for the vision Newport Beach voters conceived for the Airport Area is its contribution to the addition of badly needed workforce housing in Orange County.

Orange County, like California, is in the midst of a housing crisis. OCBC's 2015 Workforce Housing Scorecard reported that the county needs an additional 50,000 to 62,000 additional homes TODAY to meet the housing needs of the folks living and working here now.

January 18, 2018  
Page 2

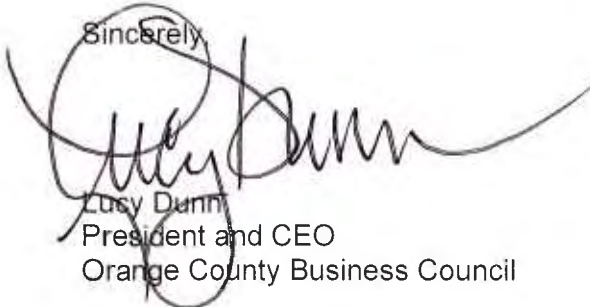
The result of Orange County's housing deficit is, as we all know, historically high and increasingly unaffordable prices that are pushing young professionals out of Orange County and, indeed, out of California. In fact, the county has the second highest rate of millennial out-migration than any other county in the United States. We're losing young, talented, highly educated professionals to places such as Austin, Charlotte and Denver.

This is a major problem for the business community. Orange County companies are at a disadvantage in recruiting young talent, because that talent simply cannot afford to live and buy or rent a home here. The follow-on danger to that out migration is the loss of companies who leave to find the workforce they need to grow their businesses.

We contend the county and its cities should support policies and projects that encourage the development of new residential communities providing a range of home choices to meet the needs of the county's workforce. In this way, we keep next-generation talent close to home, reduce the traffic impacts of long-range work commutes, retain county-based businesses, and expand the county's tax base.

To that extent, OCBC contends the Koll Center Residences development proposal is on the right track in support of the region's workforce housing goals and objectives. We look forward to sharing additional supportive comments with you during the Public Hearing process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lucy Dunn', is written over the typed name and title. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Lucy Dunn  
President and CEO  
Orange County Business Council

LD:BdeA:bb

**Ramirez, Brittany**

---

**From:** Adam Wood <awood@biaoc.com>  
**Sent:** Thursday, January 18, 2018 3:04 PM  
**To:** Ramirez, Brittany  
**Subject:** BIA/OC Letter of Support  
**Attachments:** BIAOC Item 6 Support - Koll Residences.pdf

Please see the attached letter for distribution prior to tonight's study session on the Koll Center.

Thank you for your help on this matter.

-Adam

**Adam S. Wood**

Director of Government Affairs  
Building Industry Association | Orange County Chapter (BIA/OC)  
24 Executive Park, Ste 100  
Irvine, CA 92614  
(949) 553-9500 ext. 860  
(949) 777-3860 Direct  
[AWood@biaoc.com](mailto:AWood@biaoc.com)



Building Industry Association of Southern California, Inc.  
ORANGE COUNTY CHAPTER

January 18, 2018

Chairman Peter Koetting  
Newport Beach Planning Commission  
100 Civic Center Drive,  
Newport Beach, CA 92660

**Re: Item #6 – Koll Center Residences**

Dear Chair and Commissioners:

On behalf of our membership, **I write to support the Koll Center Residences.**

The Building Industry Association of Southern California, Orange County Chapter (BIA/OC) is a non-profit trade association of over 1,100 member companies employing over 100,000 people affiliated with the home building industry. Our mission is to champion housing as the foundation of vibrant and sustainable communities.

After careful review, the Koll Center Residences achieve the foundations of our mission and garners our support. As you are aware, the project is a mixed-use village that aligns with the City's General Plan. The Center will add 260 luxury condominiums, a 1-acre park, shopping and new structured parking. All of this in an effort to be a responsible community partner via vibrant new housing opportunity.

This exciting development is located in the Airport Area and will therefore have little influence on existing neighborhoods. The Airport Area has been identified as a growing region of Orange County and Newport Beach has the unique opportunity to place their stamp on this growing corner of the region.

For these reasons, I hope you will join in supporting the Koll Residences as they are an important and innovative addition to the Orange County landscape.

Thank you for your thoughtful consideration and dedication to solutions that facilitate housing.

Respectfully,

Steven C. LaMotte  
Chapter Executive Officer

PRESIDENT  
MIKE GARTLAN  
KB HOME

VICE PRESIDENT  
RICK WOOD  
TRI POINTE HOMES

TREASURER/ SECRETARY  
SUNTI KUMJIM  
MBK HOMES

IMMEDIATE PAST PRESIDENT  
PHIL BODEM  
MERITAGE HOMES

TRADE CONTRACTOR V.P.  
ALAN BOUDREAU  
BOUDREAU PIPELINE  
CORPORATION

ASSOCIATE VICE PRESIDENT  
MARK HIMMELSTEIN  
NEWMAYER & DILLION, LLP

MEMBER-AT-LARGE  
PETER VANEK  
FOREMOST COMPANIES

MEMBER-AT-LARGE  
SEAN MATSLER  
MANATT, PHELPS & PHILLIPS, LLP

EXECUTIVE OFFICER  
STEVE LA MOTTE

24 Executive Park, Suite 100  
Irvine, California 92614  
949.553.9500 | biaoc.com

## Ramirez, Brittany

---

**Subject:** FW: BIA SUPPORT - Koll Residences  
**Attachments:** BIAOC Item 6 Support - Koll Residences.pdf

**From:** Coralee Newman [<mailto:cora@govsol.com>]  
**Sent:** Thursday, January 18, 2018 3:04 PM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** BIA SUPPORT - Koll Residences

Jan. 18<sup>th</sup>, 2018

Dear Ms. Ung:

Please accept this letter of support we just received from the Building Industry Association.

Thank You.

Coralee Newman



Coralee S. Newman

**Government Solutions, Inc.**  
881 Dover Drive, Suite 390  
Newport Beach, CA 92663

tel: (949) 717-7944

cell: (949) 244-4242

[cora@govsol.com](mailto:cora@govsol.com)



Building Industry Association of Southern California, Inc.  
ORANGE COUNTY CHAPTER

January 18, 2018

Chairman Peter Koetting  
Newport Beach Planning Commission  
100 Civic Center Drive,  
Newport Beach, CA 92660

**Re: Item #6 – Koll Center Residences**

Dear Chair and Commissioners:

On behalf of our membership, **I write to support the Koll Center Residences.**

The Building Industry Association of Southern California, Orange County Chapter (BIA/OC) is a non-profit trade association of over 1,100 member companies employing over 100,000 people affiliated with the home building industry. Our mission is to champion housing as the foundation of vibrant and sustainable communities.

After careful review, the Koll Center Residences achieve the foundations of our mission and garners our support. As you are aware, the project is a mixed-use village that aligns with the City's General Plan. The Center will add 260 luxury condominiums, a 1-acre park, shopping and new structured parking. All of this in an effort to be a responsible community partner via vibrant new housing opportunity.

This exciting development is located in the Airport Area and will therefore have little influence on existing neighborhoods. The Airport Area has been identified as a growing region of Orange County and Newport Beach has the unique opportunity to place their stamp on this growing corner of the region.

For these reasons, I hope you will join in supporting the Koll Residences as they are an important and innovative addition to the Orange County landscape.

Thank you for your thoughtful consideration and dedication to solutions that facilitate housing.

Respectfully,

Steven C. LaMotte  
Chapter Executive Officer

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TRI POINTE HOMES

TREASURER/ SECRETARY  
SUNTI KUMJIM  
MBK HOMES

IMMEDIATE PAST PRESIDENT  
PHIL BODEM  
MERITAGE HOMES

TRADE CONTRACTOR V.P.  
ALAN BOUDREAU  
BOUDREAU PIPELINE  
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ASSOCIATE VICE PRESIDENT  
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NEWMAYER & DILLION, LLP

MEMBER-AT-LARGE  
PETER VANEK  
FOREMOST COMPANIES

MEMBER-AT-LARGE  
SEAN MATSLER  
MANATT, PHELPS & PHILLIPS, LLP

EXECUTIVE OFFICER  
STEVE LA MOTTE

24 Executive Park, Suite 100  
Irvine, California 92614  
949.553.9500 | biaoc.com



**From:** BRIDGETTE CAMPBELL  
**Sent:** Monday, January 14, 2019 10:58 AM  
**To:** katie@govsol.com  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

BRIDGETTE CAMPBELL  
MARYPATEARL@ME.COM  
224.5 RUBY

**Hermosa Beach Office**  
Phone: (310) 798-2400  
Fax: (310) 798-2402

**San Diego Office**  
Phone: (858) 999-0070  
Phone: (619) 940-4522



## Chatten-Brown & Carstens LLP

2200 Pacific Coast Highway, Suite 318  
Hermosa Beach, CA 90254  
www.cbcearthlaw.com

**Michelle Black**  
Email Address:  
[mnb@cbcearthlaw.com](mailto:mnb@cbcearthlaw.com)

Direct Phone:  
310-798-2400 Ext. 5

January 18, 2018

*Via Email [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)*

Rosalinh Ung, Associate Planner  
Planning Division  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**FILE COPY**

Re: Final Environmental Impact Report for the Koll Center Residences Project;  
SCH No. 2017011002

Dear Ms. Ung:

SPON submits these comments on the final environmental impact report (FEIR) prepared for the Koll Center Residences Project (Project). Based on its review of the document, SPON believes the EIR remains an inadequate basis for approval and must be revised and recirculated before the Project may proceed.

CEQA requires the City to respond to the public's comments and questions with "reasoned, good faith analysis." (CEQA Guidelines § 15088). When a comment raises a significant environmental issue, the lead agency must address the comment "in detail giving reasons why" the comment was "not accepted." (*Ibid.*) "Conclusory statements unsupported by factual information will not suffice." (*Ibid*; *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112, 1124.) The level of detail of responses to comments must be commensurate with the level of detail of the comments. (*Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 Cal.App.4th 859, 878 ["the determination of the sufficiency of the agency's responses to comments on the draft EIR turns upon the detail required in the responses"].)

This requirement for good faith, reasoned analysis "ensures that stubborn problems or serious criticism are not swept under the rug." (*Santa Clarita Organization for Planning the Environment v. County of Los Angeles* (2003) 106 Cal. App. 4th 715, 732.) The courts have held that inadequate responses to comments – alone – can be grounds for voiding a project's approval. (*See, Env. Protection Information Center. v. Johnson* (1985) 170 Cal. App. 3d 604, 627.) Failure to respond to a *single* comment is sufficient to invalidate approval of a FEIR. (*Flanders Foundation v. City of Carmel by-the-Sea* (2012) 202 Cal. App. 4th 603.)

City of Newport Beach  
January 18, 2018  
Page 2 of 3

The Koll Center Residences FEIR failed to respond adequately to comments raised in SPON's past comments, including, but not limited to:

- Comment B-3b(3) pointed out the DEIR's shifting description of the Project as either "condominiums" or "luxury condominiums." The comment also pointed out that the 3,000 square foot retail use was only likely large enough for a coffee shop, but not large enough for the amenities that would be needed to create the walkable residential neighborhood that is the basis for the EIR's analysis. In response, the FEIR states that SPON is incorrect about the Project including affordable units, noting, "Because the commenter's understanding of the Project is incorrect, the commenter has not raised issues that would render the EIR deficient." SPON never asserted the Project planned to include affordable units. The response also states, "The commenter's opinion on the definition of a neighborhood, mixed-use development, and walkability are noted but do not raise an environmental issue." No information is provided about how the Project would satisfy the definition of a mixed use Project or contribute to a walkable neighborhood as claimed throughout the DEIR. The comment is non-responsive and fails to satisfy CEQA.
- Response 4 states that CEQA does not require disclosure of Development Agreements because they are not associated with environmental impacts. This is incorrect. Development Agreements often contain vital information about Project phasing that impact the accuracy of the environmental analysis contained in the EIR. Development Agreements also may contain information about funding of Project mitigation that is vital to decisionmakers in determining whether a Project's mitigation measures are concrete and enforceable, or merely speculative.

SPON will supplement these comments as it continues its review of the FEIR and Responses to Comments. However, it is clear the EIR remains inadequate. The FEIR does not correct the DEIR's failure disclose, analyze, and mitigate the Project's likely impacts related to airport safety, noise, and the inconsistency of the Project with City land use plans. As described further in SPON's previous letters, the Project is incompatible with the General Plan and the Airport Area's Integrated Conceptual Development Plan.

Finally, SPON notes that the agenda prepared for the Planning Commission study session directs staff to prepare any resolutions that will be needed for Project approval. However, the City has not yet made the required Development Agreement public. Without the Development Agreement, the Planning Commission and the public will be denied the opportunity to evaluate the whole of the Project, as required by CEQA. The Development Agreement must be made available to the public.

City of Newport Beach  
January 18, 2018  
Page 3 of 3

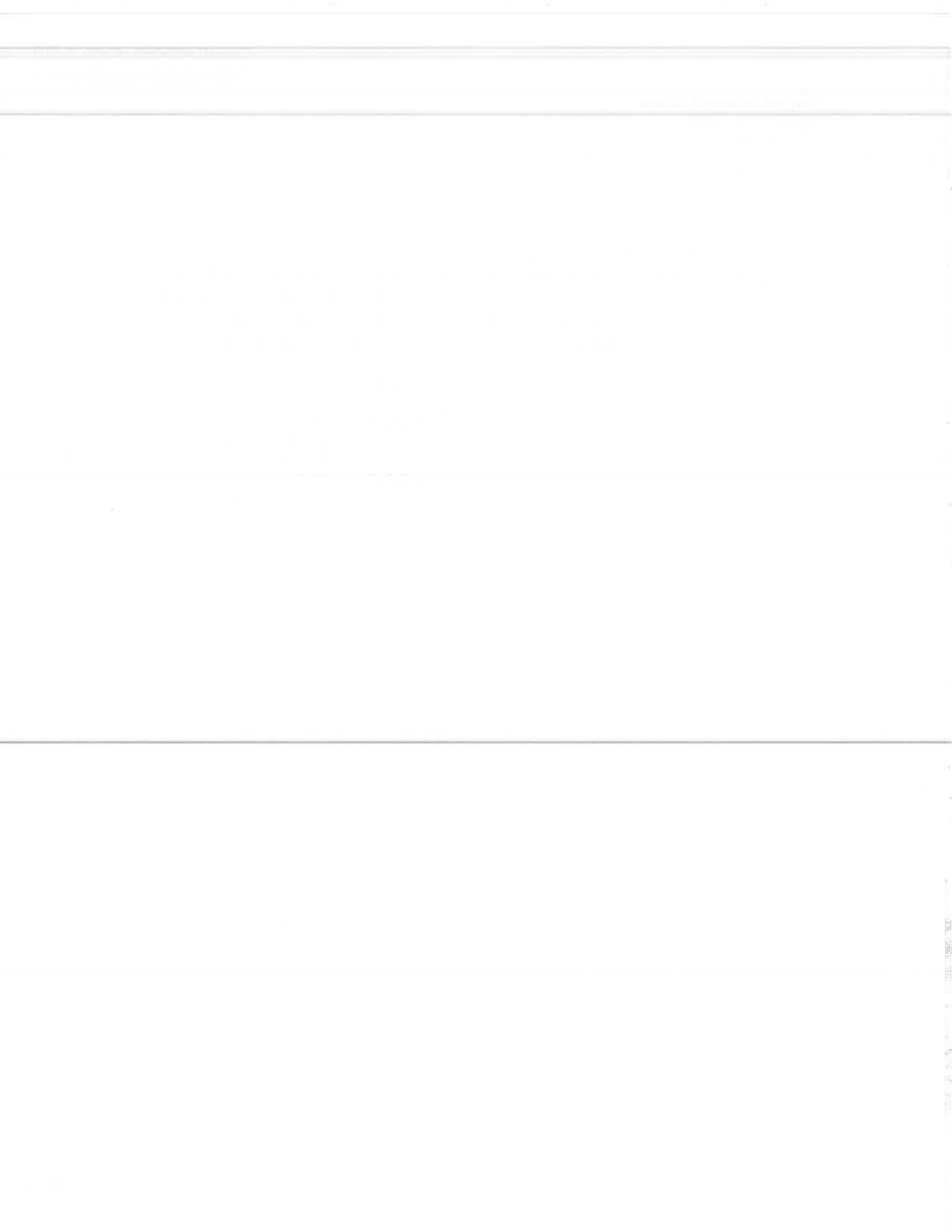
### **Conclusion**

Thank you for your consideration of these comments. SPON respectfully requests that the City revise and recirculate the EIR once adequate responses have been provided to all comments submitted by the public on the Project, including recent supplemental comments that have raised important issues. SPON further urges the City to carefully consider the Project's compatibility with the City's General Plan and Integrated Conceptual Development Plan. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle N. Black". The signature is fluid and cursive, with a large loop at the end.

Michelle N. Black



**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, January 04, 2019 1:58 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Objection to the Koll Residences Condo Towers

It is an objectionable development with 3 towers that do not conform to the Newport Beach Land Use Agreement that the citizens of Newport Beach passed. There is no place for these high tower condos right on main streets in the airport area.

This is another example of developers trying to take advantage of the high prices they can charge for condos regardless of the impact on the citizens of Newport Beach and how it will impact traffic in the airport area but also Jamboree Road as they shop and or work in Newport Beach. There could also be a big traffic impact on East Bluff Drive, if there are children of school age.

There should be serious thought about the detrimental affects this will have on the Newport Beach citizens that will take the brunt of this project.

Carol Hartman  
414 Plata  
Newport Beach, CA 92660  
\*\*\*[hartman@sbcglobal.net](mailto:hartman@sbcglobal.net)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, January 14, 2019 11:31 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

We love where we live. I hope to spend the rest of my life here. STOP THOSE TOWERS. The traffic North and South on Jamboree is heavy now. These are residential neighborhoods. This is not Los Angeles...thank god. The freeways will not hold that traffic. The developers cannot buy our City.

Carol Heller  
1104 Colony Plaza  
Newport Beach, CA 92660  
\*\*\*[janitor@aol.com](mailto:janitor@aol.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, March 1, 2018 3:09 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Project

I am against the Koll Condo Project.

Amber Snider

\*\*\*[says1@cox.net](mailto:says1@cox.net)



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 26, 2018 12:25 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** STOP HIGH RISE PROJECTS IN NEWPORT BEACH

Please stop approval of any high rise projects in Newport Beach. I'm extremely against such rampant development projects in our community.

Bijan Hagh  
24 Andiamo  
Newport Coast, CA 92657

\*\*\*[hagh@cox.net](mailto:hagh@cox.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 26, 2018 4:43 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Brendan Horgan  
1300 Estelle Lane  
Newport Beach, CA 92660  
\*\*\*[n\\_brendan@hotmail.com](mailto:n_brendan@hotmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 28, 2018 3:42 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Carie Ross  
15 Harbor Light  
Newport Beach, CA 92657  
\*\*\*[ecross@gmail.com](mailto:ecross@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 26, 2018 3:42 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Julie Ault  
5 Appleton  
Irvine, CA 92602  
\*\*\*[ult@olenproperties.com](mailto:ult@olenproperties.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 27, 2018 2:59 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Jean Watt  
4 Harbor Island  
Newport Beach, CA 92660  
\*\*\*[att4@aol.com](mailto:att4@aol.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 28, 2018 4:22 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Lynn Cerra  
4639 Perham Rd  
Newport Beach, CA 92625  
\*\*\*[nssin98@yahoo.com](mailto:nssin98@yahoo.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 28, 2018 1:11 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Once all the commercial businesses are redeveloped to condos...

Once all the commercial businesses are redeveloped to condos, all those new residents will have to commute outside our city. That doesn't help with a tax base and it clearly doesn't help with traffic flow.

Larry Dorn  
1961 Port Claridge Place  
Newport Beach, CA 92660  
\*\*\*[dorn@attglobal.net](mailto:dorn@attglobal.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 26, 2018 2:05 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Mary E. Andrews  
1620 Lincoln Lane  
Newport Beach, CA 92660  
\*\*\*[tywandrews2014@gmail.com](mailto:tywandrews2014@gmail.com)



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 27, 2018 5:07 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Marci Franklin  
1942 Port Albans  
Newport Beach, CA 92660  
\*\*\*[ifranklin@gmail.com](mailto:ifranklin@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 27, 2018 12:41 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Condo's at NB Airport

Please hold off on this project immediately. The neighborhoods in and around NB need to be preserved rather than built up. We have a history and lifestyle which can be shared only if it's protected. Expanding and building out housing isn't the answer.

Mike Larkin  
2055 Loggia  
Newport Beach, CA 92660  
\*\*\*[e@bluewaterads.com](mailto:e@bluewaterads.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 26, 2018 3:03 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We do not need more people in our area.

We do not need more people in our area. Traffic is one of the biggest reasons, along with limiting water use. The Flower Streets are now congested with not enough parking for residence. Every R2 lot is being built to its maximum potential. This project just adds to the congestion in Newport Beach.

Sondra Addison  
Corona del Mar, CA 92625  
\*\*\*[addison@cox.net](mailto:addison@cox.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 27, 2018 1:43 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Trang Gordon  
4299 MacArthur Blvd, #104  
Newport Beach, CA 92660  
\*\*\*[rdon@jrenterprises.net](mailto:rdon@jrenterprises.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 28, 2018 10:27 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Verda Schroeder  
855 Sandcastle Drive  
Corona del Mar, CA 92625  
\*\*\*[erda@cox.net](mailto:erda@cox.net)

## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, March 05, 2018 5:25 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Allison Robbins  
15 Rue Verte  
Newport Beach, CA 92660  
\*\*\*[robbins@sbcglobal.net](mailto:robbins@sbcglobal.net)

## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, March 01, 2018 3:09 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Project

I am against the Koll Condo Project.

Amber Snider

\*\*\*[says1@cox.net](mailto:says1@cox.net)

## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, March 05, 2018 3:17 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Stop Building!

Oppose any new construction regarding apartment, high rise building!

Cheryl Paulette  
1 White Cap Lane  
Newport Coast, CA 92657  
\*\*\*[rpaul444@gmail.com](mailto:rpaul444@gmail.com)



## Ung, Rosalinh

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, March 02, 2018 2:28 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Decourcy Graham  
25 Fecamp  
Newport Beach, CA 92657  
\*\*\*[raham62@yahoo.com](mailto:raham62@yahoo.com)

## Ung, Rosalinh

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, March 08, 2018 12:37 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Danah Stimpson  
20 Lyndhurst  
Newport Beach, CA 92660  
\*\*\*[timpson@me.com](mailto:timpson@me.com)

## Ung, Rosalinh

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, March 08, 2018 4:42 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Greg Little  
416 Poinsettia Ave.  
Corona del Mar, CA 92625  
\*\*\*[ittle@gmail.com](mailto:ittle@gmail.com)



March 5, 2018

Via Email [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)

Cc:

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

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

Rosalinh Ung, Associate Planner  
Planning Division  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Re: Responses to Comments and Tribal Consultation  
Residences Project, SCH No 2017011002

Dear Ms. Ung.

Issues are taken by SoCal Pilots Association with City of Newport Beach Planning Commission Responses to Comments distributed January 18, 2018 in the Planning Commission Staff Report as follows:

**Response 1, Airport Noise.**

Responder refers to topical response discussed in Draft EIR being located outside the 60 dBA CNEL contour. Horizontally correct. But the proposed residences will be directly under the aircraft flight pattern for runway 20 Left, which has not been accounted for in any noise studies. This equates to aircraft typically flying only 700 feet above ground, 500 feet directly above the Penthouse level of luxury apartments. Background noise feels different when directly overhead as opposed to generalized noisiness.

Noise studies have not been conducted with climbing piston driven aircraft flying over or directly above elevations a mere football field length overhead. Existing noise monitors around John Wayne Airport are nowhere near the location or elevation of the Koll Center residences and existing data from these monitors cannot properly represent actual conditions affecting this project.

Regarding potential possible future litigation against the city is speculative as noted, but historically realistic. PHX arrivals were modified by court order when politically addressed by nearby residents.



### **Response 2, Structural insulation.**

Living structures can be insulated against outside noise impact as stated, but outside occupancies and activities (balconies, park, picnics, pool etc.) will still be exposed to inherent airport environment.

### **Response 3, Written disclosures.**

The very existence of requiring a written disclosure signed by buyers/tenants is an admission of the fact that airport noise encroachment will be expected. Historically, people will sign disclosures without regard (or acceptance) that something may not be as advertised. As an example, people will willingly sign waivers accepting downloads on their cell phone just to get or be able to use the product. Such consequences are not realized until problems arise. In the case of airport noise/nuisance, neighbors will put up with only so much then collectively move to close or severely limit airport use. JWA is a critical resource that must be preserved, especially in time of natural (or otherwise) disaster. Even with stacks of signed disclosures, later petitions and local governments have, and will take action to limit or eliminate airports like John Wayne. Santa Monica Airport being the latest example where local government has moved to severely limit and ultimately remove the airport.

### **Response 4, Statistics**

Responder is accepting the 60 dBA CNEL contour as a license to proceed, again acknowledging the fact that airport environment may be undesirable for affected residents. This approach is relying on the premise that limitations will fix everything. The response talks about further limiting airport operations and expanding regulations to put emissions limits on aircraft that legally use the airport.

### **Response 5, General Plan Update**

The proposed project is inconsistent with the General Plan because it doesn't minimize land use conflicts between noise sources and human activities (DEIR p 4.9-35). Moreover, a project of this size and scale is disruptive not only to current uses and activities but sets a height precedent in the airport area that will be difficult to moderate. Good planning must review and disclose overflight and airport noise data. Applicable data hasn't been analyzed from the southeast side of the runways. The developer is not being held to full public disclosure, which is a disservice to the planning process. It's prudent for the City to require thorough analysis of overflight and noise data. Once the DEIR is redrafted and recirculated with this additional information, the City should take into consideration the public reaction to the proposition of living in an airport environment. Bottom line: Koll Center Residences as proposed exacerbates land use conflicts in the airport area. Habitable dwellings adjacent to, and within an airport environment must be compatible with any existing airport. It is impossible to insulate all uses of any residence to guarantee



comfortable living conditions and activities by restricting aircraft emissions via regulation to accommodate a project. This project must be denied.

Sincerely,

A handwritten signature in black ink that reads "Joe Finnell". The signature is written in a cursive style with a large, stylized "J" and "F".

Joe Finnell on behalf of  
SoCal Pilots Association  
joefinl@socal.rr.com

## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, March 07, 2018 12:06 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Karen Behringer  
400 De Sola Terrace  
Corona del Mar, CA 92625  
\*\*\*[hringer@gmail.com](mailto:hringer@gmail.com)

## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, March 02, 2018 10:30 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Luann Syler  
2227 Aralia Street  
Newport Beach, CA 92660  
\*\*\*[ylers@pacbell.net](mailto:ylers@pacbell.net)



## Ung, Rosalinh

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, March 06, 2018 2:45 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Mia Alexis  
Newport Beach, CA 92660  
\*\*\*[is\\_mia@hotmail.com](mailto:is_mia@hotmail.com)

## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, March 07, 2018 4:30 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Nancy Gadol  
1954 Port Seabourne Way  
Newport Beach, CA 92660  
\*\*\*[gadol@yahoo.com](mailto:gadol@yahoo.com)

## Ung, Rosalinh

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, March 02, 2018 12:07 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** No massive high rise developments!

No massive high rise developments!

Patricia Chinnici  
1729 Port Charles Place  
Newport Beach, CA 92660  
\*\*\*[nici@trilliumgp.com](mailto:nici@trilliumgp.com)

## Ung, Rosalinh

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, March 06, 2018 10:31 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Terry Becker  
304 Esplanade  
Newport Beach, CA 92660  
\*\*\*[cuptoo@yahoo.com](mailto:cuptoo@yahoo.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 13, 2018 11:46 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Carol Pangburn  
Newport Beach, CA 92660  
\*\*\*[carol@sbcglobal.net](mailto:carol@sbcglobal.net)

## McCallum, Amanda

---

**From:** Ramirez, Brittany  
**Sent:** Monday, January 22, 2018 12:58 PM  
**To:** Ung, Rosalinh  
**Subject:** FW: Support The Koll Center Residences Project

For use in your staff report when this item returns to PC.



Thank you,

**BRITTANY RAMIREZ**

**Community Development Department**

Administrative Specialist to the Community Development Director

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

949-644-3232

**From:** Chris Shiota [mailto:info@kollresidences.com]  
**Sent:** Monday, January 22, 2018 12:18 PM  
**To:** Planning Commissioners <PlanningCommissioners@newportbeachca.gov>  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Chris Shiota  
[cshiota@gmail.com](mailto:cshiota@gmail.com)  
240 Nice Ln Apt 103

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 6, 2018 11:18 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences

I opposes the Koll project on the basis of traffic impact on Jamboree, MacArthur and PCH. Driving to Fashion Island, I am shocked to see the dense new units under construction.

Let's see what they do to our traffic circulation before we approve any more. The character of our city is at stake.

Carrie Slayback  
\*\*\*[layback@gmail.com](mailto:layback@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 9, 2018 11:04 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose high rise high density structures that...

I oppose high rise high density structures that increase the existing traffic and congestion of our local roads.

Catherine Sloan  
Newport Beach, CA 92660  
\*\*\*[msloan@sbcglobal.net](mailto:msloan@sbcglobal.net)



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 31, 2018 6:51 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to this condo towers project.

Opposed to this condo towers project - does not belong in this area of Newport Beach. Also the traffic problem is already bad, and will make it impossible to get anywhere in a reasonable amount of time. The project is a monster and must be stopped.

Carol Smith  
5120 Birch Street  
Newport Beach, CA 92660  
[\(949\) 752-0660](tel:(949)752-0660)  
[\\*\\*\\*@slb-cpa.com](mailto:***@slb-cpa.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 7, 2018 12:37 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** The Koll project

Please honor the general plan and oppose this massive project. I understand how tempting the additional money could be for the city, but please consider the citizens of Newport Beach and our lifestyle.

When you approved the 524 apartments near Fashion Island you caused irrevocable damage to this community...don't make the same mistake again.

Regards,

Corynne Winters  
100 Via Koron  
Newport Beach, CA 92663  
\*\*\*[winters73@me.com](mailto:winters73@me.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 2, 2018 12:26 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Condo Towers

No more high density building. We stopped it once and we can do it again!!! Why aren't you listening to your constituency!!!

Deborah Dorf  
3735 Blue Key  
Corona del Mar, CA 92625  
\*\*\*[orf@mac.com](mailto:orf@mac.com)

## McCallum, Amanda

---

**From:** Ramirez, Brittany  
**Sent:** Monday, January 22, 2018 12:56 PM  
**To:** Ung, Rosalinh  
**Subject:** FW: Say YES to Koll Center Residences

For use in your staff report when this item returns to PC.



Thank you,

**BRITTANY RAMIREZ**

**Community Development Department**

Administrative Specialist to the Community Development Director

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

949-644-3232

**From:** Drew Huffman [mailto:info@kollresidences.com]  
**Sent:** Monday, January 22, 2018 12:18 PM  
**To:** Planning Commissioners <PlanningCommissioners@newportbeachca.gov>  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Drew Huffman  
[dhuffman@hines.com](mailto:dhuffman@hines.com)  
4000 MacArthur, Ste 110 (Hines)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 21, 2018 1:47 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Dale Lyon  
7 Corporate Plaza  
Newport Beach, CA 92660  
\*\*\*[yon@olenproperties.com](mailto:lyon@olenproperties.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 12, 2018 3:00 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Dianna Sahhar  
406 Orchid Ave. Unit 315  
Corona del Mar, CA 92625  
\*\*\*[hhar@law.uci.edu](mailto:hhar@law.uci.edu)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 6, 2018 1:55 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Dianna Sahhar

406 Orchid Ave. Unit 315

Corona del Mar, CA 92625

\*\*\*[hhar@law.uci.edu](mailto:hhar@law.uci.edu)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 9:56 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I support protectnb. No more high rises

I support protecting. We do not want to be another Santa Monica or LA. That is why we live here and not there.

Diana Snider

\*\*\*\*[snider352@gmail.com](mailto:snider352@gmail.com)



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 14, 2018 1:37 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We already have too much traffic ...

We already have too much traffic and we don't have the infrastructure to accommodate more cars Too many rats in the cage !!!

Dianne Stegmann  
1812 Port Wheeler Place  
Newport Beach, CA 92660  
\*\*\*[tydianne@me.com](mailto:tydianne@me.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 8, 2018 4:15 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We already have too much traffic ...

We already have too much traffic and we don't have the infrastructure to accommodate more cars Too many rats in the cage !!!

Dianne Stegmann  
1812 Port Wheeler Place  
Newport Beach, CA 92660  
\*\*\*[tydianne@me.com](mailto:tydianne@me.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 13, 2018 12:34 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Elizabeth Adams  
500 Avenida Ladera  
Newport Beach, CA 92660  
\*\*\*[adams5@gmail.com](mailto:adams5@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 7, 2018 6:28 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** PLEASE don't make our lovely town an other Miami Beach.

PLEASE don't make our lovely town an other Miami Beach.

I have lived in Newport Beach since 1965 and in the Eastbluff neighborhood since 1969. The traffic and parking has gotten quite bad and please vote NO on the Koll project.

Elisabeth Cook  
420 Vista Roma  
Newport Beach, CA 92660  
\*\*\*[illaelisabeth@earthlink.net](mailto:illaelisabeth@earthlink.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 14, 2018 3:11 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Emily Dawidoff  
Newport Beach, CA 92660  
\*\*\*[y@greatdaughters.net](mailto:y@greatdaughters.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 11:26 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Elizabeth Hufker

1115 Ebbtide Rd.

Corona del Mar, CA 92625

\*\*\*[hallett@gmail.com](mailto:hallett@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 9, 2018 9:35 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposition

I oppose.

Emery Ledger

\*\*\*[ery@ledgerlaw.com](mailto:ery@ledgerlaw.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 5:25 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Traffic & Congestion Concerns

Traffic & Congestion Concerns

Emery Ledger  
5160 Birch Street  
Newport Beach, CA 92660  
\*\*\*[ery@ledgerlaw.com](mailto:emery@ledgerlaw.com)



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 22, 2018 2:08 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Elaine Linhoff  
1760 E. Ocean Blvd.  
Newport Beach, CA 92661  
\*\*\*[nhoff@sbcglobal.net](mailto:nhoff@sbcglobal.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 2, 2018 2:07 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Against high rise development.

Keep pollution out of Newport Beach please.

Eddie Mehrfar  
\*\*\*[rfar@yahoo.com](mailto:rfar@yahoo.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 12, 2018 2:17 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** NO more high-rise building.

NO more high-rise building.

Eileen Serra  
7 Cheshire Court  
Newport Beach, CA 92660  
\*\*\*[vserra@cox.net](mailto:vserra@cox.net)

## McCallum, Amanda

---

**From:** Fred Fourcher <fred@bitcentral.com>  
**Sent:** Friday, February 16, 2018 3:29 PM  
**To:** Ung, Rosalinh  
**Cc:** Dept - City Council; Planning Commissioners; Kiff, Dave  
**Subject:** Bitcentral Response to City Comments on Koll Residences  
**Attachments:** Bitcentral response to City comments.pdf

Rosalinh,

I have attached Bitcentral's response to the City Comments on Bitcentral's letter dated 11/13/2017

These are related to the Draft Environmental Impact Report for the Koll Center Residences Project; SCH No. 2017011002

Regards,

Fred Fourcher, CEO

Bitcentral, Inc.

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 10:22 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Traffic is already bad. I vote NO.

Traffic is already bad. I vote NO.

Frank Hickey II  
2227 Aralia st  
Newport Beach, CA 92660  
\*\*\*[ylor@pacbell.net](mailto:ylor@pacbell.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 21, 2018 3:59 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** too much traffic already!!

too much traffic already!! keep our communtiy small

Gloria Apodaca  
1014 Sandcastle Drive  
Corona del Mar, CA 92625  
\*\*\*[aca72@gmail.com](mailto:aca72@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 13, 2018 3:59 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** No. More traffic problems.

No. More traffic problems.

Gary Dreyfus  
1209 Keel Drive  
Corona Del Mar, CA 92625  
\*\*\*[dreyfus@gmail.com](mailto:dreyfus@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 21, 2018 12:05 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Glenn Fowler  
122 Via Orvieto  
Newport Beach, CA 92663  
\*\*\*[owler122@gmail.com](mailto:owler122@gmail.com)



## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 31, 2018 5:43 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I urge the Planning Commission and City Council to oppose the current plan as presented.

While not a resident of Newport Beach, I am a business and commercial property owner on Birch Street in Newport Beach. This project is in my opinion entirely inconsistent with the character and overall low rise environment that we enjoy in this business district. The additional traffic and density impacts to this area are simply not reasonable. I urge the Planning Commission and City Council to oppose the current plan as presented.

Thank you.

Gordon Michie  
5120 Birch Street, Suite 200  
Newport Beach, CA 92660  
[949-825-7181](tel:949-825-7181)  
\*\*\*[@slb-cpa.com](mailto:gs@slb-cpa.com)

## McCallum, Amanda

---

**From:** Ramirez, Brittany  
**Sent:** Monday, January 22, 2018 12:56 PM  
**To:** Ung, Rosalinh  
**Subject:** FW: Koll Center Residences - Letter of Support

For use in your staff report when this item returns to PC.



Thank you,

**BRITTANY RAMIREZ**

**Community Development Department**

Administrative Specialist to the Community Development Director

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

949-644-3232

**From:** John Clement [mailto:info@kollresidences.com]  
**Sent:** Monday, January 22, 2018 12:18 PM  
**To:** Planning Commissioners <PlanningCommissioners@newportbeachca.gov>  
**Subject:** Koll Center Residences - Letter of Support

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

John Clement

[john.clement@venturepointinc.com](mailto:john.clement@venturepointinc.com)

4685 MacArthur Court, Suite 375, Newport Beach, CA 92660

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 13, 2018 1:12 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** cannot get down pch or mcArthur for traffic now....

cannot get down pch or mcArthur for traffic now. What about water shortage?

Joan Delozier  
1415 Seacrest Dr.  
Corona del Mar, CA 92625  
\*\*\*[zier6@cox.net](mailto:zier6@cox.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 5, 2018 4:50 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Stop the Koll Center Condos!

Please do not allow these behemoth projects to invade our beautiful city. These types of projects will not enhance our city but do exactly the opposite. If you care, please do not vote in favor!

Julie Fujita

\*\*\*[e@komarinvestments.com](mailto:e@komarinvestments.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 10:55 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Our office complex is already congested ...

Our office complex is already congested and access/egress can be very difficult. Adding to the traffic, congestion, parking capacity, etc. is directly contrary to the interests of the current commercial leaseholders and workers.

Jay Houlihan  
5000 Birch Street  
Newport Beach, CA 92660  
\*\*\*[lihan@harveyllc.com](mailto:lihan@harveyllc.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 9, 2018 10:29 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** ENOUGH HIGH DENSITY RESIDENTIAL BUILDING!

Please oppose additional building in Newport, particularly high density high rises! We do not need added traffic or stresses on our water and public utilities. We have enough, and enough is ENOUGH! More parks and open spaces is what added aesthetic value, uniqueness and beauty to our city. Please keep it that way!

Jennifer Jones  
2332 Port Aberdeen Pl  
Newport Beach, CA 92660  
\*\*\*[otyj2@gmail.com](mailto:otyj2@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 14, 2018 5:03 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Jennifer Middlemas  
1936 Port Dunleigh Circle  
Newport Beach, CA 92660  
\*\*\*[middlemas@gmail.com](mailto:middlemas@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 8, 2018 2:51 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** The new condo tower

New condo tower Is just a repeat of the museum house which was rejected by the voters in Newport Beach turn down.

The city council And planning commission needs to learn that we do not want such growth in Newport Beach. We are happy with the city just the way it is.

It is the City Council I'm planning commission's job to do what we want not what they want. This Learning experience from the museum house is taking far longer than It needs. In 2018 the voters will turn out and throw out the current city Council that feels this way.

Team Newport is a joke. All you are is a front for developers.

James Place

\*\*\*[place@sbcglobal.net](mailto:place@sbcglobal.net)



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 6, 2018 11:22 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Joy Sanders

400 Holmwood Dr .

Newpoort Beach, CA 92663

\*\*\*[sanders@sbcglobal.net](mailto:sanders@sbcglobal.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 16, 2018 2:44 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Jalee Simaan  
Newport Beach, CA 92660  
\*\*\*[imaan@pacbell.net](mailto:imaan@pacbell.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 9, 2018 12:53 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

John Spiezia

4299 MacArthur Boulevard, Suite #104

Newport Beach, CA 92660

\*\*\*[ezia@cox.net](mailto:ezia@cox.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 20, 2018 4:40 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Jacqui Stephen  
21 Marble Sands  
Newport Beach, CA 92660  
\*\*\* [stephen@icloud.com](mailto:stephen@icloud.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 19, 2018 5:10 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Judy Wagner  
701 1/2 Carnation Ave  
Corona del Mar, CA 92625  
\*\*\*[kay@yahoo.com](mailto:kay@yahoo.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 10:34 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Kim Gordon

1845 Port Ashley

Newport Beach, CA 92660

\*\*\*[gordon4@comcast.net](mailto:gordon4@comcast.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 31, 2018 3:24 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I don't want more traffic, congestion, people, crime, smog entering this area.

I don't want more traffic, congestion, people, crime, smog entering this area. The growth over the past ten years has already diminished the quality of surroundings for residents to the area. It also diminishes quality of surroundings for those who visit the area.

Kristen Lucescu  
20 Hillsborough  
Newport Beach, CA 92660  
[949-922-7686](tel:949-922-7686)  
\*\*\*[cescu@gmail.com](mailto:cescu@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 7, 2018 11:51 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Jamboree is already gridlocked in the morning and the evening.

Jamboree is already gridlocked in the morning and the evening. The sound and pollution generated by existing traffic on Jamboree is significantly negatively impacting the residential neighborhoods nearby. Is the objective to fill every square foot of Newport Beach? We are losing every bit of charm the city has with excess development. We need responsible, controlled development.

Katherine Meleski  
2956 Carob Street  
Newport Beach, CA 92660  
\*\*\*[leski@sbcglobal.net](mailto:leski@sbcglobal.net)



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 13, 2018 1:39 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Kirsten Minasian  
1853 Port Taggart Place  
Newport Beach, CA 92660  
\*\*\*[.minasian@sbcglobal.net](mailto:minasian@sbcglobal.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 9, 2018 3:07 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We don't need any more residential units that add more traffic congestion!

We don't need any more residential units that add more traffic congestion!

Karen Odell  
1 Monterey Circle  
Newport Beach, CA 92625  
\*\*\*[odell@sbcglobal.net](mailto:odell@sbcglobal.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 12, 2018 1:30 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Karen Zilberstein

14 Atoll

Corona del Mar, CA 92625

\*\*\*[kzie79@gmail.com](mailto:kzie79@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 12, 2018 3:43 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Please stop these awful towers!

Please stop these awful towers!

Lindsey Carr  
34122 Granada Dr.  
Dana Point, CA 92629  
\*\*\*[lin@aquinas.edu](mailto:lin@aquinas.edu)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 8, 2018 1:55 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** My husband & both strongly oppose this project!!

My husband & both strongly oppose this project!!

Loretta Clark  
2145 Vista Entrada  
Newport Beach, CA 92660  
\*\*\*[clrk@aol.com](mailto:clrk@aol.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 21, 2018 12:49 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Once all the commercial businesses are redeveloped...

Once all the commercial businesses are redeveloped to condos, all those new residents will have to commute outside our city. That doesn't help with a tax base and it clearly doesn't help with traffic flow.

Larry Dorn  
1961 Port Claridge Place  
Newport Beach, CA 92660  
\*\*\*[adorn@attglobal.net](mailto:adorn@attglobal.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 5, 2018 11:56 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** This project should be denied.

This project should be denied. This project, and long with others that have been proposed, hinder the character and charm that makes Newport Beach a special place to live. We are not Miami, West Hollywood or downtown San Diego. Please stop high density projects that completely undermine the natural beauty and community charm that makes Newport Beach a special place to live.

Leslie Long  
419 Prospect St.  
Newport Beach, CA 92663  
\*\*\*[wcox@mac.com](mailto:wcox@mac.com)

## McCallum, Amanda

---

**From:** Ramirez, Brittany  
**Sent:** Monday, January 22, 2018 12:56 PM  
**To:** Ung, Rosalinh  
**Subject:** FW: I support the Koll Center Residences

For use in your staff report when this item returns to PC.



Thank you,

**BRITTANY RAMIREZ**

**Community Development Department**

Administrative Specialist to the Community Development Director

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

949-644-3232

**From:** Leslie Meserve [mailto:info@kollresidences.com]  
**Sent:** Monday, January 22, 2018 12:18 PM  
**To:** Planning Commissioners <PlanningCommissioners@newportbeachca.gov>  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Leslie Meserve  
[leslie\\_meserve@hotmail.com](mailto:leslie_meserve@hotmail.com)  
1815 Buttonshell Lane



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 5, 2018 4:31 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Lukas Ronaldson

506 San Bernardino Avenue

Newport Beach, CA 92663

\*\*\*[beardog@gmail.com](mailto:beardog@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 12, 2018 9:32 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Lynn Stranberg  
Corona del Mar, CA 92625  
\*\*\*[ranberg@cox.net](mailto:ranberg@cox.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 2, 2018 3:01 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Lynn Swain  
7 Rue Marseille  
Newport Beach, CA 92660  
\*\*[n@lynnswain.com](mailto:n@lynnswain.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 7, 2018 9:16 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** STOP high density development - NO to the Koll Residences

The project will impact traffic on Jamboree and MacArthur. Both are vital traffic corridors that are increasingly gridlocked.

Lucia Vincent  
\*\*\*[lucia@hotmail.com](mailto:lucia@hotmail.com)

## McCallum, Amanda

---

**From:** Ramirez, Brittany  
**Sent:** Friday, January 19, 2018 9:24 AM  
**To:** Ung, Rosalinh  
**Subject:** Fwd: Note From a Resident

For your staff report when this item goes back to PC.

Brittany

Begin forwarded message:

**From:** Michelle Andre <[anglfire@pacbell.net](mailto:anglfire@pacbell.net)>  
**Date:** January 18, 2018 at 9:44:27 PM PST  
**To:** "[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)" <[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)>  
**Subject:** Note From a Resident  
**Reply-To:** Michelle Andre <[anglfire@pacbell.net](mailto:anglfire@pacbell.net)>

As long time residents of Newport Beach we absolutely do not want a large complex like the planned Koll Center Project in our city. This has always been a lovely city to live and play in until the monstrosity of the condos that were snuck in at Fashion Island right under our noses. That complex has already created daily massive traffic on Jamboree and MacArthur that makes trying to do simple shopping a nightmare. We agree with the "Line in The Sand" group that prefer to keep the neighborly atmosphere of a lovely beach side city that Newport Beach should be and not the overcrowded disgusting atmosphere of an overgrown complex. As the voice of Newport Beach residents who voted for the current administration your ears should be listening to the citizens of this city and our welfare should be your prime objective. Not the under the Table bribes that contractors are offering all of you. We citizens will be watching. You had best do the right thing for our community and not the most profitable thing for the private you. Don't let Newport Beach become another smog and crime filled Los Angeles. We all must continue to live here once the contractors take their ill gotten gains and leave us all with a mess. Don't allow another offensive overbuilt residence complex continue to wreck our community.

Mr. and Mrs. J.R. Andre  
2615 Bunya St  
Newport Beach

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 22, 2018 12:30 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Project

I am against this project.

Martha Beauchamp  
83 Ocean Vista  
Newport Beach, CA 92660  
\*\*\*[i4x@aol.com](mailto:i4x@aol.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 16, 2018 12:43 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Congestion, overcrowded already.

Congestion, overcrowded already.

Marcia Bernhardt  
6 Chaminade  
Newport Coast, CA 92657  
\*\*\*[ssoc@cox.net](mailto:ssoc@cox.net)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 3:27 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Prevent traffic congestion and maintain quality of life in Newport.

Prevent traffic congestion and maintain quality of life in Newport.

Marlene Dandler  
1830 Port Tiffin Place  
Newport Beach, CA 92660  
\*\*\*[dandler@me.com](mailto:dandler@me.com)



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 31, 2018 3:10 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Infrastructure. Water shortage.

Infrastructure. Water shortage

Marsha Ferrall  
107 Via Ravenna  
Newport Beach, CA 92663  
[949-929-5809](tel:949-929-5809)  
\*\*\*[errall@gmail.com](mailto:errall@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 7, 2018 1:25 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Where will the water come from for all the additional people?

Where will the water come from for all the additional people? We just ended a seven year drought and it looks like we may be headed into the next one with this years La Nina.

Mary Foster  
1966 Port Seabourne  
Newport Beach, CA 92660  
\*\*\*[ee@deeandbill.com](mailto:ee@deeandbill.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 20, 2018 2:51 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** No condo.

No condo.

Mark Fujita  
22 Menton  
Newport Coast, CA 92657  
\*\*\*[fujita0418@gmail.com](mailto:fujita0418@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 14, 2018 12:47 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Mac Mace  
Newport Beach, CA 92660  
\*\*\*[mace@g.cofc.edu](mailto:mace@g.cofc.edu)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 5, 2018 9:34 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** High Rise

Dear Sirs,

I vehemently am opposed to the planned high rise construction in Newport Beach. Please lets keep Newport a great place to live. High rise units should stay in LA.

Thank you

Mike Price

Michael Price  
38 Auvergne  
Newport Coast, CA 92657  
\*\*\*[ice2900@gmail.com](mailto:ice2900@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 16, 2018 1:25 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Maureen Rolles  
11 Rue Fontaine  
Newport Beach, CA 92660  
\*\*\*[rwithme@comcast.net](mailto:rwithme@comcast.net)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 6, 2018 12:01 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Mary Ruck

5 Deerwood Ln.

Newport Beach, CA 92660

\*\*\*[ruck1@gmail.com](mailto:ruck1@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 7, 2018 4:38 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences

We don't need more high rise housing in Newport Beach!

Melinda Seely

\*\*\*[eely@aol.com](mailto:eely@aol.com)



## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 13, 2018 2:09 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Myriam Shapiro  
1815 Port Sheffield Place  
Newport Beach, CA 92660  
\*\*\*[ingms@gmail.com](mailto:ingms@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 12, 2018 5:23 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Michelle Sholkoff  
4 Atoll Dr.  
Corona del Mar, CA 92625  
\*\*\*[isho@gmail.com](mailto:isho@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 8, 2018 3:30 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to high rise condominium developments...

I am opposed to high rise condominium developments and increased traffic that they bring into Newport Beach.

Mary JoLane Thomas  
1636 Anita Lane  
Newport Beach, CA 92660  
\*\*\*[lanethomas@aol.com](mailto:lanethomas@aol.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 5, 2018 10:21 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We need less congestion on the roads not more.

We need less congestion on the roads not more. This is too dense for the area with no rapid transit to absorb.

Marci Weinberg  
Tustin, CA 92705  
[949-677-6097](tel:949-677-6097)  
[\\*\\*\\*weinetta@yahoo.com](mailto:***weinetta@yahoo.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 5, 2018 5:03 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll 3 tower development

As a long-time resident of Newport Beach, who has seen the traffic get immeasurably worse for residents, tourists, and especially residents who use Jamboree and MacArthur to go to their jobs, I implore you to deny this project. It is too massive with too many inhabitants for Newport Beach to absorb. The amenities that every neighborhood should have are simply not there.

Nancy Alston

\*\*\*[alston@roadrunner.com](mailto:alston@roadrunner.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 14, 2018 3:39 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose this project!

I oppose this project!

Nancy Conklin  
546 Vista Grande  
Newport Beach, CA 92660  
\*\*\*[nklin@thepegasusschool.org](mailto:nklin@thepegasusschool.org)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 22, 2018 3:26 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Nazila Farhang  
Irvine, CA 92617

\*\*\*[ng.nazila@gmail.com](mailto:ng.nazila@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 2, 2018 9:34 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Nancy Geerlings  
411 Kings Rd,  
Newport Beach, CA 92663  
\*\*[lings@sbcglobal.net](mailto:lings@sbcglobal.net)



## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 19, 2018 2:53 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** No massive high rise developments!

No massive high rise developments!

Patricia Chinnici  
1729 Port Charles Place  
Newport Beach, CA 92660  
\*\*\*[nici@trilliumgp.com](mailto:nici@trilliumgp.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 12, 2018 4:17 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Enough. Is enough! No more high rises!

Enough. Is enough! No more high rises!

Paul Doremus  
835 Amigos Way, Villa 15  
Newport Beach, CA 92660  
\*\*\*[oremus@gmail.com](mailto:oremus@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 2, 2018 2:21 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We have congestion already.

We have congestion already.

Phil Milner  
21 Harbor Ridge Drive  
Newport Beach, CA 92660  
\*\*\*[milner@yahoo.com](mailto:milner@yahoo.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 19, 2018 1:00 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Enough already!

Enough already!

Patricia Naruse  
Newport Beach, CA 92660  
\*\*\*[ruse@cox.net](mailto:ruse@cox.net)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 20, 2018 11:12 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Enough already

Enough already

Patricia Naruse  
Newport Beach, CA 92660  
\*\*\*[ruse@cox.net](mailto:ruse@cox.net)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 31, 2018 2:27 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** It's a complete deminishment of the quality of Newport Beach.

It's a complete deminishment of the quality of Newport Beach. All it does is put money inn the money in the pockets of the builders.

Patricia Nichols  
6 Shoal Dr  
Corona Del Mar, CA 92625  
\*\*\*[stria@icloud.com](mailto:stria@icloud.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 16, 2018 2:13 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** It would be an irresponsible addition to our community.

It would be an irresponsible addition to our community.

Patricia Peard  
1227 Sand Key  
Corona del Mar, CA 92625  
\*\*\*[lonpeard@gmail.com](mailto:lonpeard@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 6, 2018 10:58 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Patricia Reilly

7 Northampton Ct.

Newport Beach, CA 92660

\*\*\*[syreilly@gmail.com](mailto:syreilly@gmail.com)



## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 2, 2018 3:31 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Just say no to Koll Residences

I am emailing in support of stopping the development of the Koll Residences. Please make note of my opposition as a long-time resident of Newport Beach.

Patricia Rodewald  
\*\*\*[dewald@cox.net](mailto:dewald@cox.net)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 6, 2018 1:03 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Do we need more tower housing?

Do we need more tower housing?

Pat Rolfes  
\*\*[t@cafejo.com](mailto:t@cafejo.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 19, 2018 11:44 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences

This project would further contribute to the congestion of Newport Beach. It would impact traffic on Jamboree and MacArthur, both of which are vital traffic corridors that are increasingly gridlocked and have yet to see the full effect of the 1244 new apartments nearby.

Peggy Rose  
9 Via Emilia  
Newport Coast CA92657  
\*\*\*[hearose@gmail.com](mailto:hearose@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 3:53 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** PLEASE STOP planning huge buildings!

Please stop trying to build large, massive buildings in the city of Newport Beach. Especially the Koll Residences. When is this all going to stop? as home owners and residents, we want to preserve our beach city without destroying the beauty and the views. We did not move here to live in a high rise city like New York or Los Angeles. We moved here for the beach, the parks, to be outside and to enjoy nature. I understand that money is such a huge driving force behind the decisions to build larger projects, but at some point, such large buildings are going to take away from the value of our homes and of the city. If we (you) build huge buildings, then it is going to be ugly, unappealing, and people won't find it as attractive. PLEASE stop trying to build all of these projects. The residents have clearly spoken up over the past couple of years. Please listen and stop just thinking about money.

Polly Verfaillie  
1621 Port Abbey Place  
Newport Beach, CA 92660  
\*\*\*[ckathorn@hotmail.com](mailto:ckathorn@hotmail.com)

## McCallum, Amanda

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**From:** Ramirez, Brittany  
**Sent:** Monday, January 22, 2018 12:57 PM  
**To:** Ung, Rosalinh  
**Subject:** FW: Koll Center Residences: YES!

For use in your staff report when this item returns to PC.



Thank you,

**BRITTANY RAMIREZ**

**Community Development Department**

Administrative Specialist to the Community Development Director

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

949-644-3232

**From:** Ronald Chaisson [mailto:info@kollresidences.com]  
**Sent:** Monday, January 22, 2018 12:18 PM  
**To:** Planning Commissioners <PlanningCommissioners@newportbeachca.gov>  
**Subject:** Koll Center Residences: YES!

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Ronald Chaisson  
[rchaissonit@gmail.com](mailto:rchaissonit@gmail.com)  
230 heliotrope av, CDM. CA 92625

## McCallum, Amanda

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**From:** Ramirez, Brittany  
**Sent:** Monday, January 22, 2018 12:55 PM  
**To:** Ung, Rosalinh  
**Subject:** FW: I support the Koll Center Residences

For use in your staff report when this item returns to PC.



Thank you,

**BRITTANY RAMIREZ**

**Community Development Department**  
Administrative Specialist to the Community Development Director  
[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)  
949-644-3232

**From:** Ron Lewis [mailto:info@kollresidences.com]  
**Sent:** Monday, January 22, 2018 12:18 PM  
**To:** Planning Commissioners <PlanningCommissioners@newportbeachca.gov>  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds the City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize traffic issues by providing new opportunities for professionals to find housing options near places of professional employment. In the process reducing commuting distances as well creating a unique and charming.

I for one work in architecture by SNA and currently commute to the area, where as this development would put me minutes away from my place of business. ALSO, as a member of the design field, this is a beautifully designed project and would contribute nicely to Newport Beach's architectural assets.

Newport Beach is a beautiful place, created through a history of thoughtful planning. Please vote YES to The Koll Center Residences.

Ron Lewis  
[ronlewis2@gmail.com](mailto:ronlewis2@gmail.com)  
3171 Gardenia LN

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 2, 2018 11:03 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Please preserve our city.

Please preserve our city.

Robert Mortensen  
1003 Campanile  
Newport Beach, CA 92660  
\*\*\*[mortensen@att.net](mailto:mortensen@att.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 8, 2018 2:13 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Raquel Robles  
401 Rockefeller Unit 1004  
Irvine, CA 92612  
\*\*\*[lrobes04@gmail.com](mailto:lrobes04@gmail.com)



## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 20, 2018 2:07 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Roger Thomas  
1636 Anita Lane  
Newport Beach, CA 92660  
\*\*\*[rogellio@aol.com](mailto:rogellio@aol.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 12:12 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Sandra Chakmak

Newport Beach, CA 92660

\*\*\*[chakmak@yahoo.com](mailto:chakmak@yahoo.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 4:07 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Susan Dvorak  
302 Avenida Cumbre  
Newport Beach, CA 92660

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 31, 2018 2:08 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose the Koll Residences high rises.

I oppose the Koll Residences high rises.

Stacey Kissam  
515 Poinsettia Ave  
Corona Del Mar, CA 92625  
\*\*\*[ogsp@gmail.com](mailto:ogsp@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 6, 2018 4:21 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Help to retain the quality of life in Newport Beach...

Help to retain the quality of life in Newport Beach for future generations by voting against the Koll Center. We don't want a Los Angeles scene where insensitive over-development has left thousands of citizens bereft, decrying, There goes another neighborhood.

Koll Center plans for 260 condos in three 150 ft tall towers in the surface parking lot of an office campus. Such a proposal is incompatible with neighboring uses. The increased density for residential living will promote increased traffic and safety issues, all counter to an office park environment.

Sheila Koff  
3621 Daffodil Avenue  
Corona del Mar, CA 92625  
\*\*\*[lakoff@gmail.com](mailto:lakoff@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 5, 2018 11:30 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Protect Newport Beach

I am against the koll project.

Shirin Levi  
1500 Ruth Lane  
Newport Beach, CA 92660  
\*\*\*[rink14@gmail.com](mailto:rink14@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 2, 2018 11:32 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Building Another High Rise

Stop building in Newport and save us water and traffic.

Stephanie Moore  
6 Rue Verte  
Newport Beach, CA 92660  
\*\*\*[moore@cox.net](mailto:moore@cox.net)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 7, 2018 12:11 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Sherry O'Neil  
1827 Bayadere Terrace  
92625  
\*\*\*[cmo@yahoo.com](mailto:cmo@yahoo.com)



## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 8, 2018 1:09 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Before any more high rises are built, Newport Beach needs...

Before any more high rises are built, Newport Beach needs another high school. Any new high rises must include support services, like grocery stores, dry cleaners, restaurants, etc. Furthermore, water and sewage services must be increased, and additional lanes need to be added to Jamboree Road.

Susan Seger  
2621 Blackthorn Street  
Newport Beach, CA 92660  
\*\*\*[qa@propkg.com](mailto:qa@propkg.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 13, 2018 11:06 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** No need for more housing in Newport Beach area.

No need for more housing in Newport Beach area. The standard of living will be harmed by this project.

Steve Shapiro

5 Mainsail Drive

Corona del Mar, CA 92625

\*\*\*[docsteve@gmail.com](mailto:docsteve@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 9, 2018 4:09 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** No need for more housing in Newport Beach area.

No need for more housing in Newport Beach area. The standard of living will be harmed by this project.

Steve Shapiro  
5 Mainsail Drive  
Corona del Mar, CA 92625  
\*\*\*[fdocsteve@gmail.com](mailto:fdocsteve@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 20, 2018 11:55 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Stephen Sholkoff  
4 Atoll Dr.  
Corona Del Mar, CA 92625  
\*\*\*[sho1@gmail.com](mailto:sho1@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 5, 2018 3:42 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Nancy Skinner

Newport Beach, CA 92660

\*\*\*[innb@aol.com](mailto:innb@aol.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 31, 2018 6:13 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Didn't we just do this? Please do not approve another high rise condo tower project in Newport Beach.

Didn't we just do this? Please do not approve another high rise condo tower project in Newport Beach.

Susan Skinner  
Newport Beach, 92660  
\*\*\*[949@gmail.com](mailto:949@gmail.com)

## McCallum, Amanda

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**From:** Ramirez, Brittany  
**Sent:** Monday, January 22, 2018 12:56 PM  
**To:** Ung, Rosalinh  
**Subject:** FW: Support for the Koll Center Residences

For use in your staff report when this item returns to PC.



Thank you,

**BRITTANY RAMIREZ**

**Community Development Department**

Administrative Specialist to the Community Development Director

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

949-644-3232

**From:** Scott Watson [mailto:info@kollresidences.com]  
**Sent:** Monday, January 22, 2018 12:18 PM  
**To:** Planning Commissioners <PlanningCommissioners@newportbeachca.gov>  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Scott Watson  
[usewatson@hotmail.com](mailto:usewatson@hotmail.com)  
411 Rigel Circle

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 21, 2018 2:56 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Thomas Fredericks and Linda Stadler  
1415 Santanella Terrace  
Corona del Mar, CA 92625  
\*\*\*[fredericks.esq@gmail.com](mailto:fredericks.esq@gmail.com)



## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 19, 2018 12:17 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Tom Baker  
413 Holmwood  
Newport Beach, CA 92663  
\*\*\*[lubaker@hotmail.com](mailto:lubaker@hotmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 22, 2018 1:20 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Trejsi DeGuire  
613 1/2 Marigold Avenue  
Corona del Mar, CA 92625  
\*\*\*[si@yahoo.com](mailto:si@yahoo.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 8, 2018 2:28 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We do not need anymore traffic in our city.

We do not need anymore traffic in our city. And there are plenty of homes for sale without adding more living place to our city.

Trudie Mann  
519 Westminster Ave.  
Newport Beach, CA 92663-4128  
\*\*\*[mann1111@aol.com](mailto:mann1111@aol.com)

## McCallum, Amanda

---

**From:** Ramirez, Brittany  
**Sent:** Monday, January 22, 2018 10:24 AM  
**To:** Ung, Rosalinh  
**Subject:** FW: Public Comments: Koll Center Residences Project

For use in your staff report when this item returns to PC.



Thank you,

**BRITTANY RAMIREZ**  
**Community Development Department**

Administrative Specialist to the Community Development Director  
[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)  
949-644-3232

---

**From:** Tom Moulson [mailto:tjmoulson@cox.net]  
**Sent:** Monday, January 22, 2018 9:39 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany <bramirez@newportbeachca.gov>; info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Stop the war against the people. It couldn't be clearer that we don't want Newport Beach to become another Marina del Ray. Please put an end to the craving for size.

Tom Moulson

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 9, 2018 2:28 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Tracy Specter  
1419 Newporter Way  
Newport Beach, CA 92660  
\*\*\*[elmer@yahoo.com](mailto:elmer@yahoo.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 31, 2018 2:02 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences are not a fully planned project. Will impact other adjacent neighborhood

Koll Residences are not a fully planned project. Will impact other adjacent neighborhood

Timothy Stoaks  
2181 Mesa Dr.  
Newport Beach, CA 92660  
[714-655-7499](tel:714-655-7499)  
\*\*\*[stoaks@sbcglobal.net](mailto:stoaks@sbcglobal.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 1, 2018 11:41 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Absolutely opposed.

Absolutely opposed.

Tim Weaver  
1925 Port Provence  
Newport Beach, CA 92660  
\*\*\*[man16@gmail.com](mailto:man16@gmail.com)

## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 19, 2018 3:25 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Vincent Cestra  
1867 Braemar Way  
Newport Beach, CA 92660  
\*\*\*[ce@primepcb.com](mailto:ce@primepcb.com)



## McCallum, Amanda

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 8, 2018 1:25 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** No. It's too crowded already.

No. It's too crowded already.

Walter Friedman  
5 Bordeaux  
Newport Beach, CA 92660  
\*\*[nji@cox.net](mailto:nji@cox.net)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 21, 2018 4:42 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Whitney Griffith  
16 Napoli  
Newport Beach, CA 92660  
\*\*\*[griffith610@gmail.com](mailto:griffith610@gmail.com)

## McCallum, Amanda

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 14, 2018 12:02 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Newport Beach needs less, not more congestion.

Newport Beach needs less, not more congestion. It will cease to be the tourist destination that it is if density continues to increase.  
William Weinberg  
Santa Ana, CA 92705  
\*\*\*[einetta@me.com](mailto:einetta@me.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, January 10, 2019 2:42 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

Building height and density entirely too high.

Dale Landon  
601 Lido Park Drive  
Newport Beach, CA 92663  
\*\*\*[ndon2@yahoo.com](mailto:ndon2@yahoo.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 16, 2019 5:14 PM  
**To:** Dixon, Diane; Herdman, Jeff; Avery, Brad; Duffield, Duffy;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

There is only so much room in Paradise before it ceases to be Paradise and becomes Hell.  
I am sure the driving force for this nonsense lives elsewhere.

David Palmer  
1671 Pegasus Street  
Newport Beach, CA 92660  
\*\*\*[palmer@mac.com](mailto:palmer@mac.com)

**From:** David Schniepp <info@kollresidences.com>  
**Sent:** Monday, January 14, 2019 10:58 AM  
**To:** katie@govsol.com  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

David Schniepp  
[dwschniepp@gmail.com](mailto:dwschniepp@gmail.com)  
408 39th st

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, May 21, 2018 4:55 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences Comments

Traffic. Noise, pollution have already made living in Newport Beach less attractive . What would bring revenue and enjoyment are civic projects like outdoor music venues and parks with access for pedestrians and bicyclists . We most certainly DO NOT need to obliterate the very reason people move away from LA! Urban problems ensue. Newport Beach offers a lifestyle not found in areas of high density housing and traffic. Keep it unique!

Danah Stimpson  
20 Lyndhurst  
Newport Beach, CA 92660  
\*\*\*[stimpson@me.com](mailto:stimpson@me.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, May 22, 2018 11:23 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences

High rise condos do not belong in Newport Beach

Elizabeth Decker  
135 Via Yella  
Newport Beach, CA 92663  
\*\*\*[morandecker@gmail.com](mailto:morandecker@gmail.com)



**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, January 10, 2019 2:54 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences Towers

NO BENEFIT TO EXISTING RESIDENTS.

In fact ONLY NEGATIVES for existing residents.

Excessive human congestion.

Far higher traffic numbers = negative effect on parks, congestion, traffic and existing parking etc etc

The buildings are ugly.

They are extremely high.

Erich Funke

536 Hazel Drive

Corona Del Mar, CA 92625

\*\*\*[funke@me.com](mailto:funke@me.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, May 18, 2018 12:17 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences Comments

Scale and height do not conform to the Plan.

Edward Geraghty  
1410 Colony Plaza  
Newport Beach, CA 92660  
\*\*\*[eraghty3@gmail.com](mailto:eraghty3@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 02, 2019 3:10 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** This is absurdly large.

This is absurdly large. This will disrupt the iconic beach town feel of Newport Beach. The city is already crowded enough as it is.

Griffin Hornby  
Newport Beach, CA 92660  
\*\*\*[hornby@yahoo.com](mailto:hornby@yahoo.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, May 23, 2018 1:07 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences Comments

Having those condo towers would surely tend to additional towers thereby creating a reprehensible urban flavor to Newport Beach.

Gwen Piwnica  
516 Marguerite Ave.  
Corona del Mar, CA 92625  
\*\*\*[jwnica@roadrunner.com](mailto:jwnica@roadrunner.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, May 21, 2018 12:22 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Skyscrapers and massive apartment/condo living is not what  
our city was or is built on

We are a beautiful beach community meant to stand apart from the hustle and bustle of city life. Skyscrapers and massive apartment/condo living is not what our city was or is built on. Our family has been here for 40 years and have already seen some bad decisions on the cities part, please stop there. Don't let the dollar sign rule.

Hedy Hirsch  
407 Dahlia Ave  
Corona del Mar, CA 92625  
\*\*\*[rogers1@aol.com](mailto:rogers1@aol.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, January 14, 2019 6:38 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

Newport Beach needs to be MORE walkable, not less. There's too much traffic already to support a project like this. It needs more retail, more green space, and to be HALF the height.

Holly Ostrout  
721 Amigos Way #15  
Newport Beach, CA 92660  
\*\*\*[llins115@gmail.com](mailto:llins115@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, January 14, 2019 8:45 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

Yuck! Don't turn Newport Beach into Los Angeles!

Jessica Andrusaitis  
517 Westminster Ave  
Newport Beach, CA92663  
\*\*\*[gwynne@aol.com](mailto:gwynne@aol.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 15, 2019 9:31 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

Development such as this neglects to sincerely consider the impact to existing traffic congestion. Newport Beach's street were not designed for high rise residential. The re-zoning and push for this development is merely greed for revenue and a fatter pocket book. It's not what the residents of Newport Beach want, nor have shown an interest in. It is wildly unnecessary!

Julian B.R.  
Newport Beach, CA 92660  
\*\*\*[nelson@yahoo.com](mailto:nelson@yahoo.com)



**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, January 17, 2019 10:40 AM  
**To:** Dixon, Diane; Herdman, Jeff; Avery, Brad; Duffield, Duffy;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences

I'm in a bit of shock that this large of a project is wasting our City government's time. The proposed 3 towers don't adhere to the General Plan. The proposed 3 towers are too tall, they're too massive, they overtake the surrounding buildings, they will impact traffic horribly (and if the EIR doesn't show that, shame on the EIR). The residences will be so costly that the average employee in that area will not be able to afford the Koll Residences. This project is against what the City of Newport Beach residents want and our City government knows that. Thank you for listening.

Jo Carol Hunter  
4220 Park Newport  
Newport Beach, CA 92660  
\*\*\*[carol@ix.netcom.com](mailto:carol@ix.netcom.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, May 18, 2018 10:57 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Proposed Koll Towers

I vehemently oppose the construct of these towers. I utilize Von Karman three days a week and the morning traffic is terrible. Adding more commuters will add even a greater safety risk.

Respectfully,

Jeff Dever  
2101 Vista Entrada  
Newport Beach, CA 92660  
\*\*\*[dever@yahoo.com](mailto:dever@yahoo.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, May 18, 2018 11:03 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Center Residences

Don't turn our little beach community into South Beach (Miami)!!!

Jason Hackney  
2318 Redlands Dr  
Newport Beach, CA 92660  
\*\*\*[hackney2010@yahoo.com](mailto:hackney2010@yahoo.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, May 17, 2018 11:53 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** The Koll Towers in Newport Beach

I'm opposed to the Koll company building three residential towers in N.B. for the following reasons:

The location is near a busy airport and not a safe area for high density.

There is no central park, no outdoor accommodations, no integration with the 'community'. It lacks compatibility with the community around it.

Lacks resources to support the increased traffic.

Does not offer any improvements to all the other residents around it with regards to traffic solutions, parking, density at airport, parks, education, senior resources, walking trails, biking, shuttles etc.

What are the Koll brother's really offering Newport Beach? I don't see how it improves the quality of life for all of us on any level.

Thank you

Jennifer Irani  
3201 Broad Street, Unit B  
Newport Beach, CA 92663  
\*\*\*[ifreex@gmail.com](mailto:ifreex@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, January 14, 2019 3:16 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

Way too much traffic and density added to the already overcrowded "beach city"...we are not Century City or a big financial center...we are a beach community and want to keep it that way...please go somewhere else and build your highrises.

Jasmine Moini  
8 Monterey Circle  
Corona del Mar, CA 92625  
\*\*\*[moini@gmail.com](mailto:moini@gmail.com)

**From:** Jim Place  
**To:** [Planning Commissioners](#)  
**Cc:** [Jean Watt Line In the Sand](#); [NFReynolds@yahoo.com](mailto:NFReynolds@yahoo.com); [susanskinner949@gmail.com](mailto:susanskinner949@gmail.com)  
**Subject:** Fwd: Team Newport's pro-growth positions should make voters consider alternatives  
**Date:** Friday, May 25, 2018 1:44:24 PM

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Gentlemen:

Please consider this online message below on May 4, that also appeared in the commentary section in the Daily Pilot on May 6, that is against the three tower Koll development near the Orange County Airport.

This translates into over a thousand daily trips into Newport beach which we don't want. MacArthur Boulevard and PCH are already overloaded.

I believe that you will find a similar response to this development from the local residents to what you received on the mission house. I believe almost 14,000 voters (about 20% of registered voters ) signed the petition calling for a vote on the mission house. Both my wife and I signed the petition as well.

The 2006 general plan calls for slow growth, but both the Planning Commission and Team Newport simply ignore what's the residents want and push for major growth which we do not want.

Start listening to the voters for a change and not the developers.

Jim Place

Begin forwarded message:

<http://www.latimes.com/socal/daily-pilot/opinion/tn-dpt-me-commentary-newport-20180502-story.html>

## **Team Newport's pro-growth positions should make voters consider alternatives**

[Jim Place](#)



Residents of Newport Beach cast their ballots on election day in 2012 at the Balboa Peninsula

Fire Station No. 1. (File photo)

The 2006 General Plan is basically a slow-growth plan — with height restrictions — that retains the character of the city.

And this is a city that has spectacular views of the ocean and an ambience that allows residents to move about without more traffic than a quiet beach city should be allowed to absorb.

We do not need any housing developments near the airport. Just like the proposed Museum House at Newport Center was a mixed-use attempt by the City Council to grow the city, the proposed Koll Center development, if allowed, near the airport would do the same.

I firmly believe the City Council and its surrogate, the Planning Commission, are tone deaf to the residents.

This includes Team Newport (now the Gang of 4) and anybody else who buys into their growth strategy. They do the opposite of what the residents expect.

With election day not far away, this is a renewed challenge to the residents to defeat Team Newport (Gang of 4) and their allies to restore order in the city.

**JIM PLACE lives in Newport Beach.**

**From:** jwatt4@aol.com  
**Sent:** Thursday, May 24, 2018 9:46 AM  
**To:** Koetting, Peter; sjuris@newportbeachca.gov; Campbell, Jim; Ung, Rosalinh  
**Cc:** dorothyjkraus@gmail.com  
**Subject:** May 31 Studay Session

Dear Commissioner Koetting and staff for the Planning Commission Study Session of May 31,

Stop Polluting Our Newport (SPON) has been focused on preparing for the upcoming Koll Center Residences Study Session, May 31st

We have met with Chair Koetting and Commissioners Dunlap and Weigand - and hope to meet with Kory Kramer as well. I will bring the materials to Jim Campbell that we are providing to the Commissioners in the next few days so that should help in keeping our comments short at the meeting.

In the interest of time and efficiency for the Commission and the public, rather than numerous SPON speakers, we would like to request a block of time at the Study session where one speaker presents our key concepts in conjunction with a Power Point describing those concerns.

This would allow us to have a streamlined presentation, with a specific amount of time (not limited by the standard 3 minutes.) While we can't guarantee others outside our core group won't present on similar topics, we will guarantee that this will be the official SPON presentation and we will disassemble our lineup of numerous topics/speakers we had planned for that meeting.

It is our understanding that this decision is the prerogative of Chair Koetting. Please consider this a formal request for up to 12 minutes for our SPON PowerPoint presentation. We would like to ask for confirmation by Friday, May 25th so that we can consolidate our various speakers and talking points into one organized Power Point presentation.

Thank you very much for consideration of this request. We look forward to hearing from you soon

Sincerely,  
Jean Watt  
949-673-8164  
[jwatt4@aol.com](mailto:jwatt4@aol.com)



**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, May 22, 2018 12:10 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** This project would further urbanize our city and bring all of  
the negative effects of an urban community

This project would further urbanize our city and bring all of the negative effects of an urban community to the type of community our present and future resident desire. If you want Miami Beach why not move to Florida ( they don't even have State Income taxes).

Jay Zubrin  
1973 Vista Del Oro  
Newport Beach, CA 92660-3927  
\*\*\*[zubrin@yahoo.com](mailto:zubrin@yahoo.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 16, 2019 9:38 AM  
**To:** Dixon, Diane; Herdman, Jeff; Avery, Brad; Duffield, Duffy;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

We already have too much traffic in Newport Beach. Between the airplane noise from John Wayne and now this. Newport Beach use to be a highly desired place to live. With all the new developments this will force people to move away to a quieter, less traffic and more peaceful city. This is extremely disappointing.

Kelly Bangert  
20101 SW Cypress St  
Newport Beach, CA 92660  
\*\*\*[gert@kbangert.com](mailto:gert@kbangert.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 02, 2019 10:44 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Too big, too ugly...

Too big, too ugly, adds congestion, doesn't fit our community or culture.

Kathy Bronstein  
7 Shoreview  
Newport Coast, CA 92657  
\*\*\*[nstein7@gmail.com](mailto:nstein7@gmail.com)

**From:** Ken Dufour  
**To:** [Planning Commissioners](#)  
**Subject:** Support for the Koll Center Residences  
**Date:** Thursday, May 17, 2018 6:03:22 PM

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Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Ken Dufour  
kldufour44@gmail.com  
971 Sandcastle Dr.

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, May 21, 2018 3:12 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to high rise condos

I am opposed to high rise condos due to the unattractive aesthetic they create and the increase in population and traffic to Newport Beach. Newport is already being overbuilt. I do not want a densely overbuilt urban city to creep into Newport .

Kathy Harbour  
Newport Beach, CA 92660  
\*\*\*[kathy@gene.com](mailto:kathy@gene.com)

**From:** Jennifer Frazier  
**To:** [Planning Commissioners](#)  
**Subject:** Support The Koll Center Residences  
**Date:** Monday, March 12, 2018 2:07:07 PM

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Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Jennifer Frazier  
jFrazier@VillaRealEstate.com  
10 Winthrop NB 92660

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, May 14, 2018 3:38 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Center Towers

I urge the Planning Commission to reject the current plan for residential towers at Koll Center. The proposed project brings with it additional traffic as well as a look all too familiar in Los Angeles. While I think the present Koll Center is well done, the addition of the proposed towers destroys that look and feel. Newport Beach does NOT need this project in addition the the monstrosity Shopoff is developing along Jamboree.

Michael Smith  
807 Bayadere Terrace  
Corona del Mar, CA 92625  
\*\*\*[cdm@gmail.com](mailto:cdm@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, May 11, 2018 4:22 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Condo Hi Density Project

Dear Planning Commission,

Please do not have the direction of buildings in Newport go the way of Irvine with hi density housing bordering the roads of Jamboree and Alton Parkway. This is not attractive at all and will only cause more congestion on a very busy road all ready.

Thanks,

Marsha Kendall  
1441 Santa Barbara Drive  
Newport Beach, CA 92660  
\*\*\*[d81@aol.com](mailto:d81@aol.com)



**From:** Protect Newport Beach <info@protectnb.org>  
**Sent:** Friday, May 11, 2018 11:14 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences - Are Large Condo Towers Really What Voters Intended?

Planning Commissioners and City Council Members,

The Koll Residences developer and its lobbyists have made the argument to Newport Beach residents via direct mail and e-blasts that their condo tower project is “what voters intended.” Their marketing materials obscure the size and scale of the condo towers and instead focus on the supposed park benefits of the project and the developer’s claim that it’s “over there” by the airport so people shouldn’t care about it.

The reality is that the Koll Residences would be the largest condo tower project in Newport Beach history and it is quite a stretch to suggest that such a project is what voters want — anywhere in the city, including the Airport Area.

This week, we sent out an email to voters requesting that they respond to the developer/lobbyist mailers by answering “are these condo towers really what you as a voter want?” and to email their comments to the Planning Commission and City Council.

As we’ve reasonably said before, there is legitimate justification for residential and redevelopment in the Airport Area. But the enormous height and scale of these condo towers is not the type of project a majority of residents want to see. The impacts to the property rights of surrounding building owners are also significant.

The Planning Commission and City Council are well-positioned in leadership roles to help craft a constructive solution which revises the project to be more acceptable to the community, surrounding property owners and the Applicant. The General Plan and ICDP processes require a collaborative approach with the community and existing property owners at the Koll site, and yet such an approach has not adequately occurred. There is an opportunity here for everyone involved to focus on constructive solutions rather than yet another rancorous public fight. We are willing participants in such an effort; however, the Applicant has not been willing thus far to make meaningful changes to their project.

**Protect Newport Beach Coalition**

ProtectNB.org

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, May 14, 2018 10:44 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences Comments

Unightly. Pollution. Increased traffic. Not in compliance with Newport Beach buildings. Excessively large.

Terri Neuman  
5 Cherbourg  
Newport Beach, CA 92660  
\*\*\*[islander5@yahoo.com](mailto:islander5@yahoo.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, May 15, 2018 3:24 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences Comments

Stop densifying in Newport Beach!!!! It is bad enough already! Please stop! This is horrible.

Michele Leal  
100 Scholz Plaza  
Newport Beach, CA 92663  
\*\*\*[michele@gmail.com](mailto:michele@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, May 15, 2018 10:40 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Stop the High Rise Condo!!

Newport does not need any more high density housing - traffic is already bad enough!! Vote NO  
- deny the developer's application!

Mark Eubanks  
\*\*\*[mark2006@cox.net](mailto:mark2006@cox.net)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, May 15, 2018 11:36 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** The charm of Newport Beach is gradually being taken away  
because of all the additional growth

The charm of Newport Beach is gradually being taken away because of all the additional growth that is taking place. This project wont be adding anything to our city but more traffic and crowds. It is time that our city planners start thinking about the residents of this community and what they want.

Kathleen Kayl  
1907 Port Weybridge  
Newport Beach, CA 92660  
\*\*\*[kaylfour@aol.com](mailto:kaylfour@aol.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, May 15, 2018 3:37 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** The very reasons people are drawn to Newport Beach are  
being destroyed by high-density housing

The very reasons people are drawn to Newport Beach are being destroyed by high-density housing  
and an exponential increase in traffic and congestion!

Dani Gold  
1 Lucania Dr  
Newport Coast, CA 92657  
\*\*\*@[danigold.com](mailto:danigold.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, May 15, 2018 10:58 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We already have too much high density housing and too  
many tall buildings

We already have too much high density housing and too many tall buildings in Newport Beach. We need to STOP. Our city is being ruined.

Kathryn Kendall  
2420 Vista Hogar  
Newport Beach, CA 92660  
\*\*\*[kendall.nbca@gmail.com](mailto:kendall.nbca@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, May 14, 2018 9:09 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We are not a high rise condo community.

We are not a high rise condo community.

Iman Eletreby  
Newport Coast, CA 92657  
\*\*\*[treby@yahoo.com](mailto:treby@yahoo.com)



**Ramirez, Brittany**

---

**From:** Kara Duffy <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Kara Duffy  
kcd949@gmail.com  
1307 Catragena

**Ramirez, Brittany**

---

**From:** Patrick Anderson <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Patrick Anderson  
andersonovC99@gmail.com  
120 Tustin Ave

## Ramirez, Brittany

---

**From:** John Alstrom <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences: YES!

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

John Alstrom  
jalstrom@naicapital.com  
1031 Granville, NB 92660

## Ramirez, Brittany

---

**From:** Ed Wallace <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Ed Wallace  
wallace1208@aol.com  
34 palazzo, Newport beach

**Ramirez, Brittany**

---

**From:** "Robert . Lindsey" <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Robert . Lindsey  
luckystarr420@gmail.com  
120 Tustin

## Ramirez, Brittany

---

**From:** Marji Knitter <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Marji Knitter  
mknitter.knitter@moote.com  
11 La Rochelle

**Ramirez, Brittany**

---

**From:** Bill Williams <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Bill Williams

520 Newport Center Drive #430

## Ramirez, Brittany

---

**From:** Frank Randall <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Frank Randall

511 via lido soud, NB



## Ramirez, Brittany

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**From:** Don Sheetz <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Don Sheetz

840 Newport Center Dr

## Ramirez, Brittany

---

**From:** Louis Sarandon <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Louis Sarandon

425 gloster place, NB

## Ramirez, Brittany

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**From:** Jerry Harvey <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Jerry Harvey

2512 wave crest Dr. CDM

## Ramirez, Brittany

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**From:** Jade Earbaugh <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Jade Earbaugh  
jearlabaugh@hollidayrock.com  
801 Ceiba pl, Newport Beach

## Ramirez, Brittany

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**From:** Marcel Weise <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 2:07 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Marcel Weise

4 Spanish bay drive, Newport Beach

## Ramirez, Brittany

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**From:** Debbie Speier <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Debbie Speier

3018 corte portal, NB

## Ramirez, Brittany

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**From:** Steve Speier <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences: YES!

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Steve Speier

3018 corte portal, NB

## Ramirez, Brittany

---

**From:** Mark Doyle <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Mark Doyle

43 Whitehall, NB



## Ramirez, Brittany

---

**From:** Phyllis Piccolo <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Phyllis Piccolo

6 Lucerne, NB

## Ramirez, Brittany

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**From:** Belle Borsi <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Belle Borsi

6 canyon island, NB

## Ramirez, Brittany

---

**From:** Jim Jorgensen <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Jim Jorgensen

327 mayflower dr, NB

## Ramirez, Brittany

---

**From:** Corinne Sudbeck <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Corinne Sudbeck

500 39th Street #B, NB 92663

## Ramirez, Brittany

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**From:** Finley Taylor <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Finley Taylor

1100 Devon Lane, NB

## Ramirez, Brittany

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**From:** John Adams <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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John Adams  
adamsjw@ctt.com  
4911 Birch St

## Ramirez, Brittany

---

**From:** Michael Begley <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Letter of Support

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Michael Begley

5 Brittany Newport Beach CA

## Ramirez, Brittany

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**From:** Melissa Kurtzman <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Melissa Kurtzman  
melissabkurtzman@comcast.net  
233 Opal Ave



## Ramirez, Brittany

---

**From:** Robert Morton <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Robert Morton

21 shadow cast Newport Coast

## Ramirez, Brittany

---

**From:** Maria Heropoulous <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Maria Heropoulous

15 canyon peak, Newport Coast

## Ramirez, Brittany

---

**From:** Bob Walters <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Bob Walters

1 Castaway Newport Beach 92660

## Ramirez, Brittany

---

**From:** Mauren Tobin <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Mauren Tobin

2126 Bastia

## Ramirez, Brittany

---

**From:** Craig Tobin <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Craig Tobin

2126 Bastia

## Ramirez, Brittany

---

**From:** Mark Gaughan <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Mark Gaughan

220 Abalone Ave Balboa Island

## Ramirez, Brittany

---

**From:** Richard Gerber <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Richard Gerber

1300 Park Newport 92660

## Ramirez, Brittany

---

**From:** Grace Ferrell <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences: YES!

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Grace Ferrell

51 Seawater Pl Newport Ca



## Ramirez, Brittany

---

**From:** Byron Williams <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Byron Williams

40 Pelican Point 92657

## Ramirez, Brittany

---

**From:** Tricia Dambow <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:46 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences: YES!

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Tricia Dambow  
pdambow@uacc.net  
232 Marsala Newport beach

## Ramirez, Brittany

---

**From:** Dick Allen <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Dick Allen  
dickpaulallen@gmail.com  
1 Thunderbird Drive

## Ramirez, Brittany

---

**From:** Andy Bowden <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Andy Bowden  
abowden@landconcern.com  
20301 Orchid Street, Newport Beach CA

## Ramirez, Brittany

---

**From:** Tony Guan <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Tony Guan  
tonyguan477@hotmail.com  
Newport Beach

## Ramirez, Brittany

---

**From:** Alissa Mclarand <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Alissa Mclarand  
achestone@gmail.com  
3725 blue key Newport Beach

## Ramirez, Brittany

---

**From:** Patti Beletti <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Patti Beletti

1435 sea ridge dr Newport Beach 92660

## Ramirez, Brittany

---

**From:** John Colletti <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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John Colletti  
johnscolletti@gmail.com  
440 Fernleaf



## Ramirez, Brittany

---

**From:** Bill Decker <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Letter of Support

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Bill Decker  
billdecks@yahoo.com  
One Ford Road

## Ramirez, Brittany

---

**From:** Jess Mendoza <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Jess Mendoza  
jessmend@yahoo.com

## Ramirez, Brittany

---

**From:** Amber Vasquez <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Amber Vasquez  
a.vasquez7@outlook.com  
4104 Rivoli, Newport Beach, CA 92660

## Ramirez, Brittany

---

**From:** Kirk Dawsom <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Letter of Support

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Kirk Dawsom  
a.vasquez7@outlook.com  
4104 Rivoli, Newport Beach

## Ramirez, Brittany

---

**From:** Anika Padlar <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Anika Padlar

3501 Jamboree Rd #6000

## Ramirez, Brittany

---

**From:** Dominic Tucci <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Dominic Tucci

213 43rd Street, NB 92663

## Ramirez, Brittany

---

**From:** "Patricia R. Moore" <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Patricia R. Moore

615 Michael Pl. NB 92663

## Ramirez, Brittany

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**From:** Bob Mauer <info@kollresidences.com>  
**Sent:** Monday, March 12, 2018 1:45 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Bob Mauer

656 Pacific Ln. NB, 92660



## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, March 08, 2018 12:37 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Danah Stimpson  
20 Lyndhurst  
Newport Beach, CA 92660  
\*\*\*[timpson@me.com](mailto:timpson@me.com)

## Ung, Rosalinh

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, March 07, 2018 12:06 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Karen Behringer  
400 De Sola Terrace  
Corona del Mar, CA 92625  
\*\*\*[hringer@gmail.com](mailto:hringer@gmail.com)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 22, 2018 2:46 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Stop the Building!

Stop the Building!

Bob Griffith  
16 Napoli  
Newport Beach, CA 92660  
\*\*\*[iffith@ngkf.com](mailto:iffith@ngkf.com)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 22, 2018 12:30 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Project

I am against this project.

Martha Beauchamp  
83 Ocean Vista  
Newport Beach, CA 92660  
\*\*\*[i4x@aol.com](mailto:i4x@aol.com)

## Ramirez, Brittany

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, February 21, 2018 11:34 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** NO to ALL high density residential or office building projects

The people of our great community voted and have voiced their concerns on high density building projects which I turn cause confection and pollution problems, just to name a few for starters. Why does our concerns fall on deaf ears. You the city warm for us the tax payers who live in Newport Beach.

Newport Beach is on an earthquake fault line, in the flight pathway of John Wayne airport - red flag.

Anna Rager  
1818 Port Taggart Pl  
Newport Beach, CA 92660  
\*\*\*[rager@uci.edu](mailto:rager@uci.edu)

## Ramirez, Brittany

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 20, 2018 3:40 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Alison Boserup  
1830 Port Kimberly Place  
Newport Beach, CA 92660  
\*\*\*[nspaperie@gmail.com](mailto:nspaperie@gmail.com)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 19, 2018 2:12 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Amy Haggard  
1818 Port Margate Pl.  
Newport Beach, CA92660  
\*\*\*[aggard@me.com](mailto:aggard@me.com)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 12, 2018 12:59 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Chase Ault  
Irvine, CA 92602  
\*\*\*[e024@icloud.com](mailto:e024@icloud.com)



## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 12, 2018 9:52 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Too much traffic and gridlock.

Too much traffic and gridlock.

Cory Muehlhauser  
1854 Port Taggart Place  
Newport Beach, CA 92660  
\*\*\*[orym@gmail.com](mailto:orym@gmail.com)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 09, 2018 3:32 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Too much development.

Too much development.

Colleen Kerrigan  
459 Vista Roma  
Newport Beach, CA 92660  
\*\*\*[iganc@gmail.com](mailto:iganc@gmail.com)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 09, 2018 11:38 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Allan Beek  
2007 Highland Drive  
Newport Beach, CA 92660  
\*\*\*[beek@flash.net](mailto:beek@flash.net)

## Ramirez, Brittany

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 09, 2018 10:50 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Bruce Bartram  
2 Seaside Circle  
Newport Beach, CA 92663  
\*\*\*[artram@verizon.net](mailto:artram@verizon.net)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 08, 2018 4:04 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Please limit high density development in Newport Beach

Our community has experienced significant development growth over the past 12 years that has greatly added to the congestion in our city. Please know that as a longtime resident of Newport Beach, I would like to see limits to future high density residential housing, apartments, condos or other. The Newport Beach quality of life as a community is being negatively impacted by continuous growth.

Craig Gordon  
1845 Port Ashley Pl.  
Newport Beach, CA 92660  
\*\*\*[agordon4@gmail.com](mailto:agordon4@gmail.com)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 08, 2018 3:01 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Bridget Skinner  
1315 Sussex Lane  
Newport Beach, CA 92660  
\*\*\*[etskinner@yahoo.com](mailto:etskinner@yahoo.com)

## Ramirez, Brittany

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 08, 2018 12:53 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** STOP KOLL CENTER TOWERS - Condos

I live in Orange and work in Newport Beach and have noticed by commute increase 30 mins to 45 mins longer and that is only 22 miles from my house the last few years. TRAFFIC IS TERRIBLE on MacArthur and Jamboree ... I have worked in Newport Beach the last 15 years and taking Jamboree is awful. I cannot imagine more apartments and condos being built.

Ana Vargas

\*\*\*[delavargas@gmail.com](mailto:delavargas@gmail.com)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, February 06, 2018 11:41 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Stop high rise high density housing projects in NB..Koll Residences is one.

Please choose not to approve the proposed Koll Residences. Traffic corridors in this area are already jammed. Water is in scarce supply. Recent emergency water rationing could become a full time reality. Noise, pollution and over crowding is not in the best interest of our fair city. You can just say no, thank you.

Anne Lindt  
\*\*\*[lindt@gmail.com](mailto:lindt@gmail.com)



## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 05, 2018 10:56 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I have lived in Newport Beach for the past 63 years ...

I have lived in Newport Beach for the past 63 years and have sadly watched this beautiful beach community slowly turn into Los Angeles by the Sea. The last thing this city needs moving forward is high density housing and or building any structures taller than 2 stories. Please adjust the prerequisites of the cities master plan to keep all high rise buildings from even being considered.

Charles Albright

1806 Port Manleigh Pl.

Newport Beach, CA 92660

\*\*\*[right3@aol.com](mailto:right3@aol.com)

## Ramirez, Brittany

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, February 05, 2018 9:50 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Newport Beach

Let's have an open and honest discussion about why NP City government is quietly steam rolling decades of effort to limit traffic and growth! There is a reason.

Bob Moosmann  
\*\*\*[oosmann@yahoo.com](mailto:oosmann@yahoo.com)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, February 02, 2018 1:04 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Allan Beek  
2007 Highland Drive  
Newport Beach, CA 92660  
\*\*\*[ek@flash.net](mailto:ek@flash.net)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, February 01, 2018 5:11 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Bill Cool  
430 Dahlia Ave.  
Corona del Mar, CA 92625  
\*\*\*\*[ool@sbcglobal.net](mailto:ool@sbcglobal.net)

## Ramirez, Brittany

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**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 31, 2018 5:04 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Newport Residents and Businesses are opposed to High Rise Residential Towers.

Newport Residents and Businesses are opposed to High Rise Residential Towers. It sets a bad precedent for the City and goes against the will of the voters for low impact and preservation of NB quality of life - as evidenced by: Green light & General Plan initiatives, No on "Y" victory, Clean Slate victory on City Council and the Museum House petition.

Adriana Fourcher  
507 Larkspur Ave.  
Corona Del Mar, CA 92625  
\*\*\*[4340@bitcentral.com](mailto:4340@bitcentral.com)

## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, March 15, 2018 12:29 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Edward Czisny  
Newport Beach, CA 92660  
\*\*\*[zisny@gmail.com](mailto:zisny@gmail.com)

## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, March 15, 2018 4:53 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Ryan Long  
Newport Beach, CA 92663  
\*\*\*[along@hotmail.com](mailto:along@hotmail.com)

## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, March 19, 2018 1:50 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I oppose this project!

I oppose this project!

Nancy Conklin  
546 Vista Grande  
Newport Beach, CA 92660  
\*\*\*conklin@thepegasusschool.org



## Ung, Rosalinh

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, March 19, 2018 4:02 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am opposed to the Koll Residences high-rise condo towers.

I am opposed to the Koll Residences high-rise condo towers.

Patty White  
2027 Port Weybridge Place  
Newport Beach, CA 92660  
\*\*\*[3973@gmail.com](mailto:3973@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 02, 2019 1:02 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Traffic density and street congestion have increased  
dramatically in Newport Beach

Traffic density and street congestion have increased dramatically in Newport Beach over the recent years. The parking situation also has been getting progressively worse. Any major development like the proposed Koll Residencies would worsen the situation for the current Newport Beach residents like our family.

Leonid Lerner  
20 Canyon Fairway Drive  
Newport Beach, CA 92660  
\*\*\*[lerner@yahoo.com](mailto:lerner@yahoo.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, May 21, 2018 1:51 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** It's too much for our size city

It's too much for our size city. The traffic is getting worse as time goes by. Jamboree is a mess with heavy traffic!

Lynn Stranberg  
27 Bodega Bay Drive  
Corona del Mar, CA 92625  
\*\*\*[stranberg@cox.net](mailto:stranberg@cox.net)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, January 14, 2019 1:28 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

Very High Density, heavy traffic producer, not in keeping with the existing developments.

Mark Byer  
5100 Birch Street, #200  
Newport Beach, CA 92660  
\*\*\*[byermai@aol.com](mailto:byermai@aol.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 15, 2019 6:37 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

Not for the Newport Beach we know and love...

Maxine Czisny  
18 Boardwalk  
Newport Beach, CA 92660

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, May 16, 2018 11:20 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Project

Mass apartments cause more traffic congestion, use resources that are scarce and change the look and feel of our wonderful gem, Newport Beach. We strongly oppose this construction.

Marilyn Elmer  
2 Overlook Drive  
Newport Coast, CA 92657  
\*\*\*[lmer@cox.net](mailto:lmer@cox.net)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 15, 2019 4:27 PM  
**To:** Dixon, Diane; Herdman, Jeff; Avery, Brad; Duffield, Duffy;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences - Stop the High Rise Condos!!

Newport does not need any more high density housing - traffic is already bad enough!! Vote NO - deny the developers application!

Mark Eubanks  
Newport Beach, CA 92660  
\*\*\*[mark2006@cox.net](mailto:mark2006@cox.net)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, January 17, 2019 1:42 PM  
**To:** Dixon, Diane; Herdman, Jeff; Avery, Brad; Duffield, Duffy;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

Common sense.

Michael Genovese  
3026 Rivoli  
Newport Beach, CA 92660  
\*\*\*[genovese@ft.newyorklife.com](mailto:genovese@ft.newyorklife.com)



**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, January 04, 2019 11:28 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

As a city, we need to preserve what we like about our city and not allow developers to do what they'd like to our city.

Michael Jarvis  
Baja Road  
Newport Beach, CA 92660  
\*\*\*[hael@interseller.com](mailto:hael@interseller.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 16, 2019 7:12 AM  
**To:** Dixon, Diane; Herdman, Jeff; Avery, Brad; Duffield, Duffy;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Condo Hi Density Project

Dear Planning Commission,

Please do not have the direction of buildings in Newport go the way of Irvine with hi density housing bordering the roads of Jamboree and Alton Parkway. This is not attractive at all and will only cause more congestion on a very busy road all ready.

Thanks,

Marsha Kendall  
1441 Santa Barbara Drive  
Newport Beach, CA 92660  
\*\*\*[d81@aol.com](mailto:d81@aol.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, January 17, 2019 1:27 PM  
**To:** Dixon, Diane; Herdman, Jeff; Avery, Brad; Duffield, Duffy;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

These pigeon boxes are not appropriate in Newport Beach which is a community of families. Only greed drives people to build buildings where they can put the maximum amount of renters. This density of new residents will create bottlenecks on street, restaurants and entertainment venues.

Mark Knaeps  
Newport Beach, CA 92660  
\*\*\*[aeps@sbcglobal.net](mailto:aeps@sbcglobal.net)

**From:** MARY PAT EARL  
**Sent:** Monday, January 14, 2019 10:58 AM  
**To:** katie@govsol.com  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

MARY PAT EARL  
marypat.earl@gmail.com  
224 ½ RUBY AVENUE, BALBOA ISLAND, CA 92662

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, May 17, 2018 10:02 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Hi Rise Building in Newport

Dear City Council,

I know there is an allure of high rise construction which means more tax dollars for the city but PLEASE, PLEASE, PLEASE don't change our city into something we don't recognize!!!! We are not LA or the coastal cities north and we don't want to be.

We want to maintain the specialness Newport has always had. This isn't to say all new construction is bad an the contrary we need to update and renew our area. The project you approved on the peninsula (Lido House) has been a beautiful new addition as has the lighthouse cafe & park. Let's do projects like these in Newport, Not high density, massive, high rise towers. PLEASE keep our city's integrity, don't make us into just another LA filled with traffic, noise, crowds and looming buildings.

Mary Pat Lucas  
2907 Pebble Drive  
Corona del Mar, CA 92625  
\*\*\*[lucas@yahoo.com](mailto:lucas@yahoo.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, January 10, 2019 12:07 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Koetting, Peter;  
Ellmore, Curtis  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences Towers - Stop this project!

Enough already - seriously! How to ruin our beautiful city...keep building more and more so that we become totally congested and have more traffic issues and ruin our skyline. YUK!

Natalie Giannulli  
1801 Port Renwick Place  
Newport Beach, CA 92660  
\*\*\*[@carecliques.com](mailto:***@carecliques.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 08, 2019 3:53 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences Towers

As it is right now, one can not get a parking space to go to the bookstore or a restaurant in Fashion Island due to overcrowding and too many cars..Why is that fair to those of us who have lived in this city for decades? There is already grid lock on PCH and at countless other locations because of too many people.. The density is already at critical levels. Our family particularly resents the "Greed Factor" of developers and city council members who only want to line their pockets and the cities' pockets with more tax revenue without the space and infrastructure to support such an increase of people and pollution to our community.. Enough!

Olivia Motschenbacher  
9 Harbor Ridge Drive  
Newport Beach, CA 92660  
\*\*\*[mbinc@yahoo.com](mailto:mbinc@yahoo.com)

**Mr. & Mrs. Benjamin Jack  
23 Aries Ct  
Newport Beach, CA 92663**

January 2, 2018

Chairman Koetting & Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As residents of Newport Beach living on Balboa Island, we want to offer you our full support for the project coming before you known as Koll Center Residences. We have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Our family frequents the airport area for numerous leisure and business activities, including several events at the Pacific Club. We appreciate the fact that Koll Center was developed and remains a vibrant mixed use area. The area has many uses, including hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

We are hopeful you will approve this project as we truly believe it will be a positive addition to our city.

Sincerely,



Benjamin and Lisa Jack

CC: Mayor Marshall Duffield & Members of the Newport Beach City Council



*Bob McFarland*  
*17 Beachcomber Drive*  
*Corona del Mar, CA 92625*

January 4, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert S. McFarland". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Bob McFarland

CC: Mayor Duffield & Members of the Newport Beach City Council

*Chris Shiota*  
*240 Nice Ln #104*  
*Newport Beach, CA 92663*

January 2<sup>nd</sup>, 2018

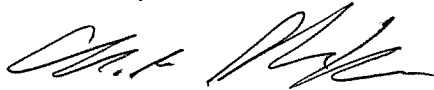
Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Shiota", written in a cursive style.

Chris Shiota

CC: Mayor Duffield & Members of the Newport Beach City Council

Debbi Pack  
1972 Vista Caudal,  
Newport Beach, Ca 92660

December 29, 2017

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge your support for the Koll Center Residences project.

I am a voter and homeowner and I am much vested in the future of Newport Beach. I am supportive of the mixed use project which contains 260 luxury condominiums, retail commercial and a one acre city park. I have reviewed the plans and believe the project is very well designed, meets all the city criteria, and is in conformance with the General Plan.

I've believe it is time to be supportive of projects that meet our stated goals as a community as encompassed in our 2006 General Plan. On other recently proposed projects in the city, I've heard opponents raise the issue of non-compliance with the General Plan. We now have a great project that meets all the goals of the General Plan that deserves your support and ultimate approval.

I am hopeful you will agree.

Sincerely,



Debbi Pack

CC: Mayor Duffield & Members of the Newport Beach City Council

Eric J. Cernich  
1230 Sand Key  
Corona del Mar, CA 92625

January 8, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences 4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge your support for the Koll Center Residences project.

I am a 5th Generation Orange County resident and I have lived in Newport Beach for over 29 years. During that time period, I've lived in Newport Heights, the Westcliff area, Beacon Bay and currently reside in Harbor View Hills South. I am a voter and homeowner and I am very vested in future of Newport Beach.

I am supportive of the mixed use project which contains 260 luxury condominiums, retail commercial and a one acre city park. I have reviewed the plans and believe the project is very well designed, meets all the city criteria, and is in conformance with the General Plan.

I've believe it is time to be supportive of projects that meet our stated goals as a community as encompassed in our 2006 General Plan. On other recently proposed projects in the city, I've heard opponents raise the issue of non-compliance with the General Plan. We now have another great project that meets all the goals of the General Plan that deserves your support and ultimate approval.

I am hopeful this project will move forward.

Regards,



Eric J. Cernich

CC: Mayor Duffield & Members of the Newport Beach City Council

## Ung, Rosalinh

---

**From:** Ramirez, Brittany  
**Sent:** Tuesday, January 02, 2018 11:31 AM  
**To:** Ung, Rosalinh  
**Subject:** FW: Support for Koll Center project



BRITTANY RAMIREZ  
Community Development Department  
Administrative Specialist to the Community Development Director  
[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)  
949-644-3232

**From:** Devin Doyle [mailto:devin@responsefiresupply.com]  
**Sent:** Tuesday, January 02, 2018 11:31 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; Planning Commissioners <PlanningCommissioners@newportbeachca.gov>  
**Cc:** [dailypilot@latimes.com](mailto:dailypilot@latimes.com)  
**Subject:** Support for Koll Center project

January 2, 2018

Mayor Duffield & Members of the Newport Beach City Council

Chairman Koetting and Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Dear City Council and Planning Commission:

I have been a Newport Beach resident off and on for decades and have been a full time resident on Balboa Island for more than five years. I support the Koll Center Residences project that fits within the current Newport Beach General Plan and believe it will be a positive addition to our city.

While I don't support all development, We need additional housing in the City of Newport Beach and this is the perfect location. We already have wide enough streets and infrastructure in this area and it will not increase traffic in the busier sections of town. I also support this plan because it replaces existing uses such as a parking lots and a semiconductor building so it should help to make this project trip neutral. I do not foresee any major impacts to the current neighborhoods of Newport Beach and this is where the General Plan directs new housing.

Thank you for your service and leadership for our community and I hope you will support this project.

Sincerely,

Devin Doyle

300 South Bay Front

Balboa Island, CA 92662

949-424-4053

CC: Daily Pilot

Sent from my iPad

**Ung, Rosalinh**

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**From:** Ramirez, Brittany  
**Sent:** Thursday, January 04, 2018 6:40 PM  
**To:** Ung, Rosalinh  
**Subject:** Fwd: Public Comments: Koll Center Residences Project

Brittany

Begin forwarded message:

**From:** Jasmine Moini <[jasminemoini@gmail.com](mailto:jasminemoini@gmail.com)>  
**Date:** January 4, 2018 at 6:34:36 PM PST  
**To:** <[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)>, <[info@spon-newportbeach.org](mailto:info@spon-newportbeach.org)>  
**Subject: Public Comments: Koll Center Residences Project**

Please stop trying to turn this town into Los Angeles. You are not listening to the voices of the people who voted you into office. Why are you giving the green light to these monstrous development projects? Some people are saying you are being "paid off" by the developers. What logical reason is there to okay these mega projects?

## Ung, Rosalinh

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**From:** Ramirez, Brittany  
**Sent:** Thursday, January 04, 2018 9:17 AM  
**To:** Ung, Rosalinh  
**Subject:** FW: Public Comments: Koll Center Residences Project



BRITTANY RAMIREZ  
Community Development Department  
Administrative Specialist to the Community Development Director  
[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)  
949-644-3232

**From:** Jramstedt [mailto:jramstedt@aol.com]  
**Sent:** Thursday, January 04, 2018 9:13 AM  
**To:** Ramirez, Brittany <bramirez@newportbeachca.gov>; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

Reject this plan. Haven't you heard? The residents of Newport Beach do not want high density condo developments permanently blemishing the character and charm of our community just to line the pockets of developers. Just say NO!

**Joan Ramstedt, PCC, CLC**  
Professional Coach, Facilitator, "Spark Generator"  
(949) 644-2480  
<http://www.JoanRamstedtCoaching.com>  
<http://www.Linkedin.com/in/JoanRamstedt>



## Ung, Rosalinh

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**From:** Ramirez, Brittany  
**Sent:** Tuesday, January 02, 2018 9:14 AM  
**To:** Ung, Rosalinh  
**Subject:** FW: Support for Koll Center Residences in Airpeort Area



BRITTANY RAMIREZ  
Community Development Department  
Administrative Specialist to the Community Development Director  
[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)  
949-644-3232

**From:** KL Dufour [mailto:kldufour44@gmail.com]  
**Sent:** Friday, December 29, 2017 5:23 PM  
**To:** Avery, Brad <bavery@newportbeachca.gov>; Dixon, Diane <ddixon@newportbeachca.gov>; Duffield, Duffy <dduffield@newportbeachca.gov>; Herdman, Jeff <jherdman@newportbeachca.gov>; Kiff, Dave <DKiff@newportbeachca.gov>; Muldoon, Kevin <kmuldoon@newportbeachca.gov>; O'Neill, William <woneill@newportbeachca.gov>; Peotter, Scott <speotter@newportbeachca.gov>; Rieff, Kim <KRieff@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Campbell, James <JCampbell@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Kleiman, Lauren <kleiman@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Ramirez, Brittany <bramirez@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; [dailypilot@latimes.com](mailto:dailypilot@latimes.com)  
**Subject:** Fwd: Support for Koll Center Residences in Airpeort Area

December 29, 2017

Mayor Duffield & Members of the Newport Beach City Council  
Chairman Koetting and Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Dear City Council and Planning Commission:

I have been a Newport Beach resident and business owner for more than forty-five years. I support the Koll Center Residences project that fits within the current Newport Beach General Plan and believe it will be a positive addition to our city.

We need additional housing in the City of Newport Beach and this is the perfect location. We already have wide enough streets and infrastructure in this area and it will not increase traffic in the busier sections of town. I also support this plan because it replaces existing uses such as a parking lots and a semiconductor building so it should help to make this project trip neutral. I do not foresee any major impacts to the current neighborhoods of Newport Beach and this is where the General Plan directs new housing.

Thank you for your service on the Planning Commission and I hope you will support this project.

Sincerely,

Kenneth L. Dufour  
971 Sandcastle  
Corona del Mar, CA 92625

CC: Daily Pilot

**Ung, Rosalinh**

---

**From:** Ramirez, Brittany  
**Sent:** Thursday, January 04, 2018 9:03 AM  
**To:** Ung, Rosalinh  
**Subject:** FW: Public Comments: Koll Center Residences Project



BRITTANY RAMIREZ  
Community Development Department  
Administrative Specialist to the Community Development Director  
[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)  
949-644-3232

**From:** Rollin Daniel [mailto:rkdanielmd2@gmail.com]  
**Sent:** Thursday, January 04, 2018 8:56 AM  
**To:** Ramirez, Brittany <bramirez@newportbeachca.gov>; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

Dear Sir,

I am writing to express our opposition to the Koll Residences Project in particular and the need for a General Plan Update. We can not continue to have piece meal development in Newport Beach and need to implement a new general plan.

Sincerely,  
Rollin K. Daniel  
3607 Seabreeze Lane  
Corona del Mar, CA

**Ung, Rosalinh**

---

**From:** Ramirez, Brittany  
**Sent:** Tuesday, January 02, 2018 9:14 AM  
**To:** Ung, Rosalinh  
**Subject:** FW: Koll Residences Project



BRITTANY RAMIREZ  
Community Development Department  
Administrative Specialist to the Community Development Director  
[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)  
949-644-3232

**From:** Thomas Damiani [mailto:trdamiani@gmail.com]  
**Sent:** Tuesday, January 02, 2018 8:47 AM  
**To:** Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Campbell, James <JCampbell@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Kleiman, Lauren <kleiman@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Ramirez, Brittany <bramirez@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>  
**Subject:** Koll Residences Project

To: Newport Beach Planning Commissioners  
From: Thomas R. Damiani  
Subject: The Koll Residences Project

The following Letter to the Editor was submitted to the Daily Pilot in response to the earlier Daily Pilot Letter to the Editor "Newport Beach must protect against tendency to overdevelop" by Susan Skinner, December 11, 2017.

I believe the Koll Residences project will be a positive addition to Newport Beach and urge the Planning Commission to approve it, especially since it conforms to the current General Plan.

Thank you for your consideration.

Thomas R. Damiani

\*\*\*\*\*

In a December 11 Letter to the Editor, Susan Skinner attempts to frame approval of the Koll Residences project as a referendum involving the Newport Beach City Council and Newport Beach residents, stating "The City Council will have a choice: stand with developers or stand with the residents. But it cannot do both." She also states "This culture of permissive development emanates from the City Council and permeates the city's actions." While these are clearly the writer's personal opinions, they fail to acknowledge several facts important to an objective narrative.

First, the Koll Residences project is in full compliance with the current Newport Beach General Plan which was developed over a two year period with opportunities for significant resident input, after which it was approved by a majority of Newport Beach voters.

Second, the project scope and building heights for the Koll Residences are compatible with those in the airport area where it is located. Skinner infers that rejection of the Museum House project proposed for the Newport Center area set a precedent which applies to the Koll Residences. The General Plan requirements for Fashion Island differ from those applicable to the airport area where the Koll Residences are located, thus Skinners inference is invalid.

Third, the Koll Residences project fits the "removal and replacement" category to ensure they do not generate traffic that overloads the existing road network. This requirement ensures that any new building must replace existing development, such as manufacturing or office buildings, to limit any new car trips to acceptable levels. Professional traffic studies indicate that the current road system can accommodate the proposed Koll Residences project.

Fourth, the Koll Residences project contains numerous amenities of value to the community, such as a one-acre public park, public plazas, paseos, and sports courts on what is now a private parking lot.

As a long-time resident of Newport Beach I am interested in keeping the city fresh and vibrant through prudent, responsible redevelopment to meet the evolving needs of the city. The current General Plan was written and approved to provide responsible planning guidance and the Koll Residences project complies with the General Plan. Even though some residents have the opinion that the project should be rejected, doing so would be tantamount to moving the goal posts late in the game and should not be allowed.

I urge the City Council to approve this project.

Thomas R. Damiani  
Newport Beach

--  
Tom Damiani  
Newport Beach, CA 92660  
949-548-1971 (Office)  
949-233-1721 (Mobile)

## Ung, Rosalinh

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**From:** Ramirez, Brittany  
**Sent:** Thursday, January 04, 2018 3:45 PM  
**To:** Ung, Rosalinh  
**Subject:** FW: Public Comments: Koll Center Residences Project

BRITTANY RAMIREZ  
Community Development Department  
Administrative Specialist to the Community Development Director [bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)  
949-644-3232

-----Original Message-----

From: charlene murphy [<mailto:murphy.charlene@gmail.com>]  
Sent: Thursday, January 04, 2018 3:44 PM  
To: Ramirez, Brittany <[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)>; SPON <[info@spon-newportbeach.org](mailto:info@spon-newportbeach.org)>  
Subject: Public Comments: Koll Center Residences Project

We are opposed to the Koll Center Project - a high rise condo complex that is totally out of character for our Newport Beach community. The negative impacts of this mega-project will be felt throughout the community affecting traffic, density and aesthetics. It is very sad that developers are so aggressively targeting our beautiful city with these mega projects.

## Ung, Rosalinh

---

**From:** Ramirez, Brittany  
**Sent:** Tuesday, January 02, 2018 9:14 AM  
**To:** Ung, Rosalinh  
**Subject:** FW: Koll Residences Project



BRITTANY RAMIREZ  
Community Development Department  
Administrative Specialist to the Community Development Director  
[bramirez@newportbeachca.gov](mailto:bramirez@newportbeachca.gov)  
949-644-3232

**From:** Thomas Damiani [mailto:trdamiani@gmail.com]  
**Sent:** Tuesday, January 02, 2018 8:47 AM  
**To:** Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Campbell, James <JCampbell@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Ramirez, Brittany <bramirez@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>  
**Subject:** Koll Residences Project

To: Newport Beach Planning Commissioners  
From: Thomas R. Damiani  
Subject: The Koll Residences Project

The following Letter to the Editor was submitted to the Daily Pilot in response to the earlier Daily Pilot Letter to the Editor "Newport Beach must protect against tendency to overdevelop" by Susan Skinner, December 11, 2017.

I believe the Koll Residences project will be a positive addition to Newport Beach and urge the Planning Commission to approve it, especially since it conforms to the current General Plan.

Thank you for your consideration.

Thomas R. Damiani

\*\*\*\*\*

In a December 11 Letter to the Editor, Susan Skinner attempts to frame approval of the Koll Residences project as a referendum involving the Newport Beach City Council and Newport Beach residents, stating "The City Council will have a choice: stand with developers or stand with the residents. But it cannot do both." She also states "This culture of permissive development emanates from the City Council and permeates the city's actions." While these are clearly the writer's personal opinions, they fail to acknowledge several facts important to an objective narrative.

First, the Koll Residences project is in full compliance with the current Newport Beach General Plan which was developed over a two year period with opportunities for significant resident input, after which it was approved by a majority of Newport Beach voters.

Second, the project scope and building heights for the Koll Residences are compatible with those in the airport area where it is located. Skinner infers that rejection of the Museum House project proposed for the Newport Center area set a precedent which applies to the Koll Residences. The General Plan requirements for Fashion Island differ from those applicable to the airport area where the Koll Residences are located, thus Skinners inference is invalid.

Third, the Koll Residences project fits the "removal and replacement" category to ensure they do not generate traffic that overloads the existing road network. This requirement ensures that any new building must replace existing development, such as manufacturing or office buildings, to limit any new car trips to acceptable levels. Professional traffic studies indicate that the current road system can accommodate the proposed Koll Residences project.

Fourth, the Koll Residences project contains numerous amenities of value to the community, such as a one-acre public park, public plazas, paseos, and sports courts on what is now a private parking lot.

As a long-time resident of Newport Beach I am interested in keeping the city fresh and vibrant through prudent, responsible redevelopment to meet the evolving needs of the city. The current General Plan was written and approved to provide responsible planning guidance and the Koll Residences project complies with the General Plan. Even though some residents have the opinion that the project should be rejected, doing so would be tantamount to moving the goal posts late in the game and should not be allowed.

I urge the City Council to approve this project.

Thomas R. Damiani  
Newport Beach

--

Tom Damiani  
Newport Beach, CA 92660  
949-548-1971 (Office)  
949-233-1721 (Mobile)



*Greg Sullivan*  
*1900 Beryl Lane*  
*Newport Beach, CA 92660*

December 30, 2017

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a lifelong resident of Newport Beach, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city. The housing crisis in our city has become critical and projects like these are the best opportunity to address this problem in a built-out city.

Frequenting the airport area for numerous business and social activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project. This will help complete the mixed use village the city has always envisioned, making the area more walkable and hopefully reducing the need to get in ones car to go to work, out to eat, entertainment, etc.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,



Greg Sullivan

CC: Mayor Duffield & Members of the Newport Beach City Council

John H. Arens  
403 Carlotta  
Newport Beach, CA  
92660

January 7, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

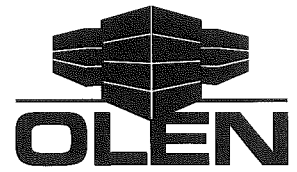
I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,

A handwritten signature in cursive script that reads "John H. Arens".

John H. Arens

CC: Mayor Duffield & Members of the Newport Beach City Council



January 8, 2018

City of Newport Beach  
ATTN: Rosalinh Ung  
100 Civic Center Drive  
Newport Beach, CA 92660

RE: Supplemental Comments on the Draft Environmental Impact Report for the Koll Center Residences (SCH No. 2017011002)

Dear Ms. Ung:

This letter provides supplemental comments to Olen's original letter on the Draft Environmental Impact Report (DEIR) for the proposed Koll Center Residences (KCR) (PA2015-024) dated November 10, 2017 as allowed under the California Environmental Quality Act (CEQA). We ask that these comments be submitted into the record, as required by law, and responded to within the Response to Comments.

We continue to believe that the City's environmental review of the project is inadequate and should address ours and others' concern through a recirculated DEIR.

As detailed below, we believe that this project:

- Is fundamentally incompatible with surrounding land uses including the airport and nearby businesses;
- Is inconsistent with adopted land use plans, including the Airport Environs Land Use Plan for John Wayne Airport; and,
- Is inadequate in its review of the University of California, Irvine (UCI) Long Range Development Plan and the City's own Anomaly and Statistical Area requirements.

**DEIR Fails to Address Land Use Compatibility**

The proposed project requires a text amendment to PC-15 to allow residences on the project site. PC-15 was created in 1972 and rather than look at internally consistent approach, it has instead been amended 33 separate times. When created, it mirrored the private Conditions, Covenants and Restrictions that property owners observe in the recorded title records. These piecemeal

amendments to the City documents have not been incorporated into the original 1972 text, and therefore the City has not addressed the internal inconsistencies to this planning document.

Further, this proposed amendment has several external inconsistencies with other agency policies. Also, to our knowledge, the cumulative effects of these amendments have not been considered through an environmental review process under CEQA. Introducing dwelling units would fundamentally change the nature of the project area, including the relationships between existing uses, circulation, services, and parking—to name a few. The Koll Center area should be considered from a comprehensive planning perspective that ensures consistency with City goals and policies. We suggest that the City update the Koll Center Newport Plan and carefully consider the environmental impacts of such a change to the Plan before proceeding any further.

Additionally, considering the pending development of up to 1,244 units at nearby Uptown Newport Village, we encourage the City to adopt a more balanced approach to providing housing in this area and consider Newport Place as a potential site, rather than the Koll Center Newport area which lacks amenities to support such development.

#### **Proposal Conflicts with Applicable Land Use Plans, Policies, and Regulations**

The Koll Center Residence project is inconsistent with the following General Plan Goals and Policies:

- LU 1.4 (Growth Management) It is not a well-planned community and instead appears to be a “rights” grab for the remaining additive units.
- LU 1.6 (Public Views) It blocks several views from neighboring offices.
- LU 2.8 (Adequate Infrastructure) The project must demonstrate that it is adequately served by public services including schools and services for seniors and youth.
- LU 3.2 (Growth and Change) The project does not retain, nor complement, the existing commercial and industrial district, as evidenced by request for zone change / Planned Community text amendment.
- LU 3.8 (Project Entitlement Review with Airport Land Use Commission) The project proposes up to 200-foot buildings, higher than existing buildings in the area, which are likely to conflict with airport uses.
- LU 4.2 (Prohibition of New Residential Subdivisions) According to this policy, the project would require a General Plan Amendment since it would result in additional dwelling units and a tentative tract map is being filed.
- LU 4.3 (Transfer of Development Rights) This project must demonstrate that it meets the requirements for transfer of development rights. The DEIR does not address this impact, especially in light of the changing nature of land use.

- LU 5.3 (Mixed-Use Districts and Neighborhoods) The project does not propose a highly livable design with vital places for socialization. Three thousand square feet of retail in such a large project hardly creates a livable walkable area.
- LU 6.15.3 (Airport Compatibility) Similar to LU 3.8, with the excessive building height, there is likely to conflict with airport uses and requires review by the Airport Land Use Commission.
- LU 6.15.6 (Size of Residential Villages) This policy allows the development of mixed-use residential villages, each containing a minimum of 10 acres and centered on a neighborhood park and other amenities. In order to meet the 10 acre minimum, project drawings include existing buildings and surface parking areas that are not part of the project as well as a parking lot and a parking structure intended to serve existing office uses. It is a stretch to consider all of these elements part of a “residential village” and it should be clearly demonstrated that this project meets the 10 acre minimum as intended by this policy.
- LU 6.15.10 (Regulatory Plans) and LU 6.15.11 (Conceptual Development Plan Area)  
The project does not demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing nonresidential structures and uses. It is unclear how proposed pedestrian connections are proposed over private easements and other private property. The total gross area of the project is 631,012 square feet (SF). Only 3,000 SF is retail, which is **less than half a percent** of the total gross area, while 182,009 SF is parking—nearly 30% of the total gross area.
- LU 6.15.12 (Development Agreement) A property owner (other than applicant or Koll) within the planning area of the Koll Center Newport should be part of the development agreement committee. The negotiation of public benefits should include public input not just a committee of officials put into office by project proponents.
- LU 6.15.14 (Location) Gates in the project would limit access to amenities considered to be public parks.

### **Draft EIR Inadequacies**

The DEIR does not consider the UCI Long Range Development Plan, which envisions residential units that should be included in the analysis for this project—as was the case for the Uptown Newport Village project.

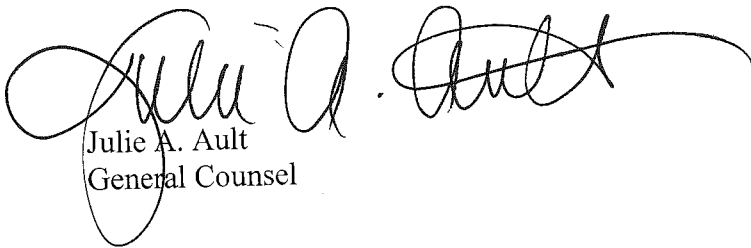
The project site is located in Anomaly Location 2 of Statistical Area L4. The DEIR does not state whether the project would exceed or by how much the development limit of Anomaly Location 2.

The foregoing clearly demonstrates that the proposed project will be (1) fundamentally inconsistent with the General Plan (which is in need of a comprehensive update already), and will obstruct its implementation and the attainment of its goals, objectives, and policies, and (2)

result in new significant environmental impacts that must be analyzed. The General Plan and Specific Plan inconsistencies, in and of themselves, mandate denial of the project. (*Spring Valley Lake Association v. City of Victorville* (2016) 248 Cal.App.4th 91, 100 [a project is inconsistent with a general plan if it would obstruct its attainment of the plan's policies and objectives]). Any failure to abide by the clear mandates of state law in consideration and/or approval of the project would subject the City to extreme litigation risks.

Thank you for addressing these matters prior to any further discussions.

Sincerely,



Julie A. Ault  
General Counsel

*Jeff Rowerdink*  
*636 Via Lido Soud*  
*Newport Beach, CA 92663*

January 5<sup>th</sup>, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a resident of Newport Beach living on Lido Island, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,



Jeff Rowerdink

CC: Mayor Duffield & Members of the Newport Beach City Council

*Joe Leon*  
*811 Gardenia Way*  
*Corona Del Mar, CA 92625*

January 5<sup>th</sup>, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge your support for the Koll Center Residences project.

I have lived in Orange County for over 50 years. During that time period, I've lived in Newport Beach, and currently reside in Corona Del Mar. I am a voter and homeowner and I am very vested in future of Newport Beach.

I am supportive of the mixed use project which contains 260 luxury condominiums, retail commercial and a one acre city park. I have reviewed the plans and believe the project is very well designed, meets all the city criteria, and is in conformance with the General Plan.

I've believe it is time to be supportive of projects that meet our stated goals as a community as encompassed in our 2006 General Plan. On other recently proposed projects in the city, I've heard opponents raise the issue of non-compliance with the General Plan. We now have a great project that meets all the goals of the General Plan that deserves your support and ultimate approval.

I am hopeful you will agree.

Sincerely,

A handwritten signature in black ink that reads "Joseph A. Leon". The signature is written in a cursive, flowing style.

Joe Leon

CC: Mayor Duffield & Members of the Newport Beach City Council



*Mr. John M. Santry  
400 Carlotta  
Newport Beach, CA 92660*

December 27, 2017

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman - Koll Center**

Dear Chairman Koetting:

I am a Newport Beach resident and reside in the Eastbluff area. Please note my full support for the Koll Center Residences project coming before the Planning Commission in the next month. I have reviewed the plans being presented by the applicant, Shopoff Realty Investments, and believe this general plan-compliant, mixed-use project consisting of 260 luxury condominiums, 3,000 square feet of retail space, and a 1 plus acre park will be a positive addition to our city.

I frequent the airport area for a number of business activities, including events and conferences at the Pacific Club, and I appreciate the fact that the Koll Center was developed as, and remains, a vibrant horizontal mixed-use area. The area has many uses, including two hotels, a number of restaurants, a variety of offices, and residential. Adding the additional residential units of the Koll Center Residences adjacent to the Uptown Newport mixed-use project will add more vibrancy and complete the mixed-use village the city has always envisioned for this area.

Additionally, the Koll Center Residences will provide much needed housing in the form of elevator-accessed, single-floor living in the security of three, multi-story buildings. This will provide housing opportunities for Newport Beach senior citizens that desire to remain in Newport Beach, but wish to move from their existing high maintenance, two-story, detached homes using the property tax basis transfer provisions allowed in Proposition 60. For more details, please familiarize yourself with the program as outlined at the county's website <http://www.ocgov.com/gov/assessor/programs/55plus>.

The City of Newport Beach elected and appointed officials should fully support the prospect of providing approval to this project and the building typology. It allows the developer and builder to place density where it can be accommodated in Newport Beach, within the Airport Area, which is why the 2006 General Plan update allowing this type of development was approved by our citizens over a competing ballot measure.

Approving this project will provide new housing, which will be first-time housing for some and move down housing for other citizens, and will provide for housing stock turnover and result in additional residential property tax revenues for the City of Newport Beach. In a time of increasing municipal operational costs and unfunded pension liabilities, it is prudent to provide the city with opportunities for additional property tax revenues as other sources, such as retail sales tax revenues, continue to decline or see minimal annual increases.

I am hopeful you and your colleagues will approve this project as I truly believe it will be a positive and necessary addition to our city.

Sincerely,



John M. Santry

CC: Mayor Duffield & Members of the Newport Beach City Council

JAMES TURCO

2 January 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a resident of Newport Beach living in the Belcourt neighborhood, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Turco', with a large, sweeping flourish extending to the right.

James Turco

CC: Mayor Duffield & Members of the Newport Beach City Council

Larry Mandell  
2 Colonial Drive  
Newport Beach, CA 92662

1/05/2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a resident of Newport Beach living in the neighborhood One Ford Road for the past 14 years, I want to offer you my full support for the project coming before you known as Koll Center Residences. I understand the project being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,

Larry Mandell

CC: Mayor Duffield & Members of the Newport Beach City Council

*Mary Ann King*  
*7 Monaco*  
*Newport Beach, CA 92660*

January 3, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman - Koll Center**

Dear Chairman Koetting:

I am a Newport Beach resident and reside in the community of Harbor Ridge. Please note my full support for the Koll Center Residences project coming before the Planning Commission in the next month. I have reviewed the plans being presented by the applicant, Shopoff Realty Investments, and believe this general plan-compliant, mixed-use project consisting of 260 luxury condominiums, 3,000 square feet of retail space, and a 1 plus acre park will be a positive addition to our city.

I frequent the airport area for a number of business activities, including events and conferences at the Pacific Club, and I appreciate the fact that the Koll Center was developed as, and remains, a vibrant horizontal mixed-use area. The area has many uses, including two hotels, a number of restaurants, a variety of offices, and residential. Adding the additional residential units of the Koll Center Residences adjacent to the Uptown Newport mixed-use project will add more vibrancy and complete the mixed-use village the city has always envisioned for this area.

Additionally, the Koll Center Residences will provide much needed housing in the form of elevator-accessed, single-floor living in the security of three, multi-story buildings. This will provide housing opportunities for Newport Beach senior citizens that desire to remain in Newport Beach, but wish to move from their existing high maintenance, two-story, detached homes using the property tax basis transfer provisions allowed in Proposition 60. For more details, please familiarize yourself with the program as outlined at the county's website <http://www.ocgov.com/gov/assessor/programs/55plus>.

The City of Newport Beach elected and appointed officials should fully support the prospect of providing approval to this project and the building typology. It allows the developer and builder to place density where it can be accommodated in Newport Beach, within the Airport Area, which

is why the 2006 General Plan update allowing this type of development was approved by our citizens over a competing ballot measure.

Approving this project will provide new housing, which will be first-time housing for some and move down housing for other citizens, and will provide for housing stock turnover and result in additional residential property tax revenues for the City of Newport Beach. In a time of increasing municipal operational costs and unfunded pension liabilities, it is prudent to provide the city with opportunities for additional property tax revenues as other sources, such as retail sales tax revenues, continue to decline or see minimal annual increases.

I am hopeful you and your colleagues will approve this project as I truly believe it will be a positive and necessary addition to our city.

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann King". The signature is written in black ink and is positioned above the printed name.

Mary Ann King

CC: Mayor Duffield & Members of the Newport Beach City Council

Daniel W McDonough  
518 Bolsa Avenue  
Newport Beach, CA 92663

January 3, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a resident of Newport Beach living in the Newport Heights neighborhood, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,

Daniel W McDonough

CC: Mayor Duffield & Members of the Newport Beach City Council

Margaret Cheng Turco

2 January 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a resident of Newport Beach living in the Belcourt neighborhood, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,

  
Margaret Cheng Turco

CC: Mayor Duffield & Members of the Newport Beach City Council



January 5<sup>th</sup>, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman- Koll Center**

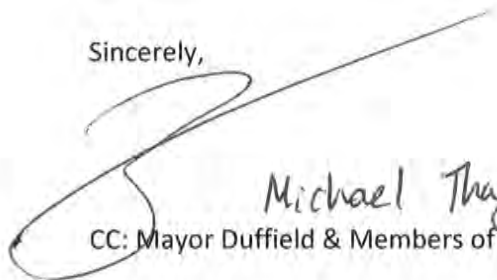
Dear Chairman Koetting,

I have been a resident of Newport Beach for a majority of my life and fully support the condominium project that has been proposed by Shopoff Realty Investments. I believe the Koll Center Residences will add value to the area and give our high-class community an alternative to traditional single-family housing. Being a young prospective home owner, I would be very intrigued by this condominium/mixed-use opportunity.

I believe the project will enhance this area of Newport Beach/Irvine and will attract young professionals and residents that have the same desire for luxurious living as I do. Myself and my peers do not necessarily desire single-family housing and would much prefer a luxury condominium setting. This mixed-use project will attract more professional talent to the area and expand the diversity of business in Orange County.

I genuinely believe this development will be a positive addition to our city.

Sincerely,



Michael Thurgard

CC: Mayor Duffield & Members of the Newport Beach City Council

Michele Baron McCormack  
323 East Bayfront  
Balboa Island, California 92662  
949-933-0449 [michelebmccormack@gmail.com](mailto:michelebmccormack@gmail.com)

January 1, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Dear Chair and Planning Commission:

I have been a Newport Beach resident for decades and have a family house on Balboa Island. I support the Koll Center Residences project that fits within the current Newport Beach General Plan and will be a positive addition to our city.

I support this plan because of the location in the airport area and it replaces current uses such as a parking lots and a semiconductor building. I do not foresee any major impacts to the current neighborhoods of Newport Beach and this is where the General Plan directs new housing.

My family and I encourage the City of Newport Beach to support this project. It creates housing in the airport area, which is where the 2006 General Plan directs most of the new housing to be built in the future.

Thank you for your service and I hope you will support this project.

Sincerely,

Michele McCormack

CC: Mayor Duffield & Members of the Newport Beach City Council

*Steven M. Murow*  
*2454 Norse Ave.*  
*Costa Mesa, CA 92627*

January 4, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,



Steven M. Murow

CC: Mayor Duffield & Members of the Newport Beach City Council

*Tom Dallape*  
*2523 Vista Drive*  
*Newport Beach, CA 92660*

1/3/18

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

RECEIVED BY  
COMMUNITY  
DEVELOPMENT

JAN 05 2018

CITY OF  
NEWPORT BEACH

**RE: Support for Koll Center Residences**  
**4400 Von Karman- Koll Center**

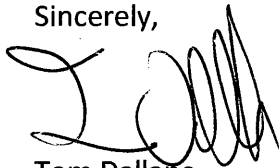
Dear Chairman Koetting:

As a resident of Newport Beach living in the Bay Shores neighborhood, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,



Tom Dallape

CC: Mayor Duffield & Members of the Newport Beach City Council

January 10, 2018

Dear Mayor Duffield, City Council and Planning Commission:

I have lived in Newport Beach for the past ten years and chose to move back here to give my children a better public school education while being able to live in one of the most beautiful communities.

What drove us to move here after my divorce was Newport Beach's charm comes from the preservation of the villages of Newport Beach. Our favorite thing to do is walk around Balboa Island and appreciate the quaint charm of our "neighborhoods". We see something different and special on every walk. I work near the Airport Area (on Quail) and equally appreciate this urban and more industrial area. The additional hotels provide needed rooms for travelers. Because of the recent housing projects moving near the airport, I support the Koll Canter Residences being built there, rather than in our picturesque beach side areas.

While I do not want to see a lot of new traffic, I do want to see additional housing be added to the housing stock in Newport Beach. This project builds homes in the airport area and I think this is the best place for Newport Beach to grow. Thank you.

Sincerely,

Lisa Fogarty

440 Vista Suerte

Newport Beach, CA 92660

## Kenneth L. Dufour

January 10, 2018

Dear Mayor Duffield, City Council and Planning Commission:

I first came to Newport Beach for business in the early 1960's. I loved going to Sid's Blue Beet, listening to Jose Feliciano and feeding his dog beer. As soon as I could move my life and business from St. Paul, Minnesota to Newport Beach, I did. I raised my family in Corona del Mar and still live here today. I've seen numerous changes. Most, of which, were for the better. Sure there's more traffic, but there's also great retail, restaurants, our great harbor and tourism. That's because this is an amazingly beautiful and fun community. Newport Beach attracts people from all over.

The City of Newport Beach has managed to grow in a well established and structured manner, by following the guidelines of the City's General Plan. I appreciate that the original character of Newport Beach still thrives today.

The current General Plan directs the City to build new housing in the Airport Area. The Koll Center Residences fits the guidelines for development exactly because it follows the General Plan. While I do not want to see a lot of growth and new traffic, I realize that we need some growth. This project builds homes in the Airport Area and I think this is the best place for Newport Beach to grow.

I also like the fact that other land uses will be exchanged for the new development. This proposal replaces several surface parking lots, creates a new parking structure and three new buildings with new housing.

I would like to encourage you to follow the General Plan, maintain the character of Newport Beach and vote to move the Koll Center Residences forward.

Thank you to all for your support of the General Plan and this Koll Residences Project.

Respectfully,

Ken Dufour  
Corona del Mar

cc: Daily Pilot

RECEIVED BY  
COMMUNITY  
DEVELOPMENT

JAN 09 2018

CITY OF  
NEWPORT BEACH

*Paul R. Evans*  
*Box 456*  
*Newport Beach, CA 92662*

January 5, 2018

Chairman Koetting  
& Members of the Newport Beach Planning Commission  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Support for Koll Center Residences  
4400 Von Karman - Koll Center**

Dear Chairman Koetting:

I am a resident of Balboa Island and have resided in Newport Beach since 1972. Please note my support for the Koll Center Residences project coming before the Planning Commission in the next month. I have reviewed the plans being presented by the applicant, Shopoff Realty Investments, and believe this mixed-use project consisting of over 200 residential condominiums, along with retail space, and park of over an acre, will be a positive addition to our city.

When Don Koll developed the Koll Center, the intent was, and remains to be, a vibrant mixed-use area. It currently includes hotels, restaurants, offices, and residences. Adding the additional units of the Koll Center Residences adjacent to the Uptown Newport mixed-use project will add more vibrancy and complete what the city has envisioned for this area.

Additionally, the Koll Center Residences will provide much needed housing in the form of elevator-accessed, single-floor living in the security of three, multi-story buildings. This will provide housing opportunities for Newport Beach senior citizens that desire to remain in Newport Beach, but wish to move from their existing high maintenance, two-story, detached homes using the property tax basis transfer provisions allowed in Proposition 60. As a senior citizen, I appreciate that accommodations for locals who are moving into retirement are included in the planning of proposed project.

Approving and supporting this plan will allow the developer to place density where it can be accommodated in Newport Beach, within the Airport Area, which is why the 2006 General Plan update allowing this type of development was previously approved.

Further, this project will provide new housing resulting in additional property tax revenues for the City. In a time of increasing municipal costs, it seems prudent to take advantage of rational opportunities for additional property tax revenues.

I am hopeful you and your colleagues will approve this project as I truly believe it will be a positive addition to Newport Beach.

Sincerely,

  
Paul Evans

CC: Mayor Duffield & Members of the Newport Beach City Council

**From:** Richard Harrington  
**Sent:** Monday, January 14, 2019 10:58 AM  
**To:** katie@govsol.com  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Richard Harrington  
rharrington7@me.com  
117 Via Yella, Newport Beach, CA 92663



**From:** Ralph Kuhen <rkuhen@rkuhencpa.com>  
**Sent:** Wednesday, July 25, 2018 12:32 PM  
**To:** Ung, Rosalinh  
**Cc:** Ralph Kuhen  
**Subject:** Koll Center Residence Project

**Importance:** High

Really? Is Newport Beach just sick of trees and a little open space? My Lord you are taking all the trees and open space on this property to cram 3 UN-NEEDED and EXPENSIVE residential units onto a very small piece of land. We will now have NO trees and NO grass and NO parking. Instead of pulling up to our building and parking with NO parking structure and walking to our office we will now be forced to walk the length of the project where they will cram a garage facility on the property to make sure not ONE tree or SLIVER of grass remains.

Surely you don't support this project? Please give me the names of the board members who are voting on this project. Thank you. r

Ralph C. Kuhen - President  
C.P.A., M.B.A, M.S.T.  
R. Kuhen & Co., Inc.  
4440 Von Karman Ave., Suite #150  
Newport Beach, CA 92660  
Business Phone 949-208-9900 - ex 101  
Business Fax 949-208-9881

**From:**



**Sent:**

Jurjis, Seimone

Thursday, July 26, 2018 10:13 AM

**To:**

Ung, Rosalinh

**Subject:**

FW: Koll Center Residence Project

**SEIMONE JURJIS, P.E., C.B.O.**

**Community Development Department**

Community Development Director

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

949-644-3282

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**From:** Zak, Peter

**Sent:** Thursday, July 26, 2018 8:12 AM

**To:** Jurjis, Seimone <[sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)>

**Subject:** Fwd: Koll Center Residence Project

Peter D. Zak

Planning Commissioner

City of Newport Beach

(949) 633-7383

Begin forwarded message:

**From:** Ralph Kuhen <[rkuhen@rkuhencpa.com](mailto:rkuhen@rkuhencpa.com)>

**Date:** July 26, 2018 at 7:15:44 AM PDT

**To:** "[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)" <[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov)>

**Cc:** Ralph Kuhen <[rkuhen@rkuhencpa.com](mailto:rkuhen@rkuhencpa.com)>

**Subject:** **FW: Koll Center Residence Project**

Peter Really? Is Newport Beach just sick of trees and a little open space? My Lord you are taking all the trees and open space on this property to cram 3 UN-NEEDED and EXPENSIVE residential units onto a very small piece of land. We will now have NO trees and NO grass and NO parking. Instead of pulling up to our building and parking with NO parking structure and walking to our office we will now be forced to walk the length of the project where they will cram a garage facility on the property to make sure not ONE tree or SLIVER of grass remains.

Surely you don't support this project? Thank you. r

Ralph C. Kuhen - President

C.P.A., M.B.A, M.S.T.

R. Kuhen & Co., Inc.

4440 Von Karman Ave., Suite #150

Newport Beach, CA 92660  
Business Phone 949-208-9900 - ex 101  
Business Fax 949-208-9881

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 15, 2019 1:40 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

The more of these projects the more Newport Beach looks like Irvine.

Robert Montgomery  
2221 Vista Huerta  
Newport Beach, CA 92660  
\*\*\*[mont54@gmail.com](mailto:mont54@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 16, 2019 4:09 PM  
**To:** Dixon, Diane; Herdman, Jeff; Avery, Brad; Duffield, Duffy;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Proposed Koll Center Residences Condo Towers

Dear Newport Beach Planning Commission and City Council,

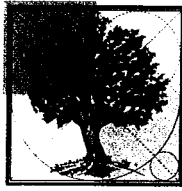
There may be several reasons to oppose the proposed Koll Center Residences Condo Towers, however the most critical reason is the increased traffic on already congested roads. The current transportation infrastructure is woefully inadequate to handle much more traffic than it already does. As it is now with the new high-density projects going up along the Jamboree corridor, the traffic all along Jamboree Rd., Von Karman Ave., and Harvard Ave., contribute to a commute that resemble New York City. Mere traffic light synchronization would be inadequate to solve the infrastructure problems that would be exacerbated by more high-density multi-use or housing projects in the area. Before voting on this proposal, I would just strongly urge the Planning Commission and City Council members to drive Jamboree during rush hour for a week WITH the flow of traffic and ask yourselves, "Can this road handle more traffic efficiently?". I guarantee you your answer will be "No!".

Ralph Smith  
5000 Birch St., Ste. 2700  
Newport Beach, CA 92660  
\*\*\*@[kokoku-la.com](mailto:kokoku-la.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, January 03, 2019 10:57 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** I am Opposed to the Koll Residences...

Because I experienced the same thing in Marina Del Rey 20 years ago and left there because of over expansion. It completely changed the aura of that city and it has never recovered from it. The charm of that city is gone. Same thing would happen here.

Sophie Bundalo  
1129 Campanile  
Newport Beach, CA 92660  
\*\*\*[ee@aol.com](mailto:ee@aol.com)



CRAIG REALTY GROUP

March 30, 2018

Chairman Peter Koetting and Member of the Planning Commission  
City of Newport Beach  
1000 Civic Center Drive  
Newport Beach, CA 92658-8915

**Re: Support – The Koll Residences  
4400 Von Karman Avenue – Koll Center**

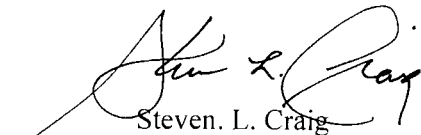
Dear Chairman Koetting,

Our company, Craig Realty Group, owns an office building located at 4100 MacArthur Blvd. in Koll Center Newport. We've owned this building for 10 years and enjoy being located in Koll Center Newport. Additionally, I have been a resident of Newport Beach for 12 years.

I have reviewed the proposed site plan in detail, including the location of the three residential towers along with the location of the new standalone parking garage. I believe this mixed-use project which includes retail, a one acre city park and 260 high-end residential condominium units will be a positive addition to Koll Center.

As a long-term Newport Beach resident, and business owner-operator, I urge the Planning Commission to approve the Koll Center Residences project, an important addition to Koll Center and greater Newport Beach.

Sincerely,

  
Steven. L. Craig  
/jmc

CC: Mayor Duffield  
Rosalinh Ung, City Planner

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 02, 2019 3:03 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Its UGLY and way too dense...

Its UGLY and way too dense for this coastal town !

Stuart Flamm  
631 Goldenrod Ave  
Corona del Mar, CA 92625  
\*\*\*[flamm@me.com](mailto:flamm@me.com)



**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, May 23, 2018 4:57 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** We do not need anymore high-rise buildings...

We do not need anymore high-rise buildings in Newport. The Traffic on Jamboree is already impacted and the other construction for over 1,000 condo's have not even been completed yet.

Sally Griffith  
16 Napoli  
Newport Beach, CA 92660  
\*\*\*[fgriff420@aol.com](mailto:fgriff420@aol.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, May 23, 2018 3:35 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences Comments

We've lived here all our lives and don't want more density in the area.

Sydney Johnson  
9 Monaco  
Newport Beach, CA 92660  
\*\*\*[johnson@mac.com](mailto:johnson@mac.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Thursday, January 03, 2019 4:19 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences

Developments such as this will destroy everything that attracted us to Newport Beach. We don't need or want high density developments - this isn't Los Angeles or Miami!

Steven Ross  
760 Via Lido Soud  
Newport Beach, CA 92663  
\*\*\*[Ross@aol.com](mailto:Ross@aol.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Friday, January 11, 2019 11:43 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

The city of Newport Beach does not need to be an ever expanding place. Progress does not mean building bigger and more building in the area. The value of our homes and the community in general will deteriorate with all this big city expansion. We need to concentrate on keeping the community a family area with the highest level schools and services. These buildings are no more than a companies need to make more money. They do not care about the community, only profit.

Steve Shapiro  
5 Mainsail Drive  
Corona del Mar, CA 92625  
\*\*\*[docsteve@gmail.com](mailto:docsteve@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, May 21, 2018 9:50 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Adds to too much traffic and too many high rises!

Adds to too much traffic and too many high rises! I didn't move here to have it look and feel like Los Angeles!

Sheri Worth  
Newport Beach, CA 92660  
\*\*\*[interiors@gmail.com](mailto:interiors@gmail.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, May 22, 2018 1:36 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Koll Residences Comments

The size and density of this project does not fit with the style and character of the area.

Sandra Wright  
804 W Oceanfront  
Newport Beach, CA 92661  
\*\*\*@[newportmist.com](mailto:***@newportmist.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, December 31, 2018 12:06 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** This is not what Newport Needs!

This is not what Newport Needs! We are a small beach town, and don't want to turn into Miami! We need more parks, and less ugly high rises that block the views of others, and create more traffic that we don't need. Make it Stop!

Timothy Eaton  
221 Baywood Drive  
Newport Beach, CA 92660  
\*\*\*[jae@icloud.com](mailto:jae@icloud.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Monday, January 07, 2019 11:09 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences Condo Towers

This totally takes away from Newport Beach's charm (the reason I chose to move here as opposed to Irvine!)

Tyler Greenberg

2115 Sherington Pl

Newport Beach, CA 92663

\*\*\*[tyler@yahoo.com](mailto:tyler@yahoo.com)



**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, May 16, 2018 4:06 PM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Weigand, Erik; Kramer, Kory; Dunlap, Bill; Zak, Peter;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Stop the building of high rise buildings in Newport Beach!

Please protect our city from further mass construction and traffic

Tami Hanna  
110 Topaz Ave  
Newport Beach, CA 92662  
\*\*\*[hanna@me.com](mailto:hanna@me.com)

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Tuesday, January 15, 2019 11:20 AM  
**To:** Duffield, Duffy; Herdman, Jeff; Avery, Brad; Dixon, Diane;  
Brenner, Joy; Zak, Peter; Weigand, Erik; Ellmore, Curtis;  
Koetting, Peter  
**Cc:** Ung, Rosalinh  
**Subject:** Opposed to Koll Residences

Are you kidding??? We definitely have a housing issue in Newport Beach and surrounding communities, but this does NOTHING to address that issue. How about some low-to-moderate income housing? As a long-time NB resident and home owner, I for one value a diverse community, not an exclusionary one in which everyone looks and thinks the same.

Terry Moore  
2230 Golden Circle  
Newport Beach, CA 92660