

From: Kopshever, Daniel
Sent: October 28, 2025 2:34 PM
To: Catherine <cathy.dph@gmail.com>
Subject: RE: PA2025-0029 - 306 Marguerite

Hi Catherine,

I have the answers to your questions below, please let me know if there is anything else that I can help you with:

What is the proposed date(s) for the demo? How many days does the developer have to complete the demo?

There is currently no proposed demolition date, a demolition permit could be obtained if the Coastal Development Permit is approved and then passes through the city and coastal commission appeal periods.

Once the project is permitted, what is the allowed timeframe for completion?

Building permits have a three-year construction timeframe.

What are the City's mandated steps/requirements on the construction team to reduce the impact of dust and debris migrating to our homes? Will we receive a "washdown" post demo? What about additional cleanup @ 304 during construction?

A construction pollution prevention plan is required and was submitted with the application, it is available as sheet C3.

What are the allowed daily hours for work to begin/end?

Construction activity is allowed between 7 a.m. to 6:30 p.m., Monday through Friday. On Saturdays, construction activity is allowed between 8 a.m. to 6 p.m. outside the [High Density Zone](#). No construction activity is allowed on Sundays and Federal Holidays. [NBMC Sec. 10.28.040](#)

Is work allowed on Saturday's/Sunday's?

This site is located inside the [High Density Zone](#). No construction activity is allowed on Saturdays at this site.

Is there a limit to the number of parking spots for the workers and their equipment?

Workers generally use publicly available off-site parking and the driveway spaces on site. The Planning Division does not have any requirements which regulate off-site, publicly available parking spaces.

I imagine there will be occasional power/gas interruptions during the course of construction. If so, what is the advanced notification process?

I am not aware of any planned power/gas interruptions for you to expect, you may want to contact Public Works and your utility company, the Planning Division does not have any involvement with something like this.

Does/will the City provide contact info for a staff member who will be visiting the site to monitor the progress of the project?

Jason Rudenick
949-644-3262

jrudenick@newportbeachca.gov

Kind regards,



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From: Catherine <cathy.dph@gmail.com>
Sent: October 24, 2025 1:16 PM
To: Kopshever, Daniel <DKopshever@newportbeachca.gov>
Subject: PA2025-0029 - 306 Marguerite

Good afternoon Mr. Kopshever,

I live next door to the above property @ 304 Marguerite and have questions about this project I believe you can answer. My neighbors and I are concerned about how the dust, noise, parking, etc. issues will affect us. It seems that every 5th home in our neighborhood is under construction or repair of some kind, so we

have a general idea of what to expect. It is sad to lose another vintage triplex in our village and have it replaced by a three level McMansion, but we realize it's now well beyond our objection. If you will kindly respond to this email, I will share your input with my neighbors. Please do not refer me to a general link to search for answers:

What is the proposed date(s) for the demo? How many days does the developer have to complete the demo?

Once the project is permitted, what is the allowed timeframe for completion?

What are the City's mandated steps/requirements on the construction team to reduce the impact of dust and debris migrating to our homes? Will we receive a "washdown" post demo? What about additional cleanup @ 304 during construction?

What are the allowed daily hours for work to begin/end?

Is work allowed on Saturday's/Sunday's?

Is there a limit to the number of parking spots for the workers and their equipment?

I imagine there will be occasional power/gas interruptions during the course of construction. If so, what is the advanced notification process?

Does/will the City provide contact info for a staff member who will be visiting the site to monitor the progress of the project?

Thank you for your time and attention. We look forward to your response.

Best,

Catherine Hughes
304 Marguerite #2
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