

From: Brian Barson <brianbarson@gmail.com>
Sent: March 12, 2026 10:03 PM
To: Planning Commission
Subject: Fwd: PA2025-0112

Hi, I submitted the below email comment to the assigned planner, Jenny Tran, last week but didn't hear back nor did I see my comments mentioned on the agenda for this item.

Please include my comments as a concerned neighbor.

Thank you,
Brian Barson
2271 Mesa Dr
Newport Beach

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

From: **Brian Barson** <brianbarson@gmail.com>
Date: Sun, Mar 8, 2026 at 9:47 PM
Subject: PA2025-0112
To: <jtran@newportbeachca.gov>
CC: Linda Giedt <lclemensgiedt@gmail.com>

Hi Jenny,

I strongly oppose this application primarily because the applicant is providing false information in their application. The property's original approval never included open access for their back gate to our residential neighborhood. The 1986 plan that is referenced/provided as their Exhibit A literally says that it is for fire department access via keyed padlock, however the property owner has removed that lock and has allowed their tenants/employees full access to enter and exit the commercial office property through our neighborhood, with many significantly exceeding the speed limit to cut through to Birch St to save time so that they do not have to circle around on the one-way Bristol St... we have kids and neighbors walking dogs that nearly get hit on a weekly basis because of this. As a reminder, we have no sidewalks in much of our neighborhood!

Based on this alone, their disingenuous and misleading application to permanently open this rear gate to delivery and EMPLOYEE access should be denied.

Further, I am hereby requesting that you enforce that this rear gate to the property be locked with a padlock that only the fire department has a key/code to access for

emergency purposes, per the original 1986 approval, to ensure the safety of my kids and my neighbors.

Thank you,
Brian Barson
2271 Mesa Dr
Newport Beach

From: jsalvo2105@aol.com
Sent: March 13, 2026 3:20 PM
To: Planning Commission
Subject: Zenith Street Driveway Notice-03.13.26

Dear Jenny,

We strongly oppose this application primarily because the applicant is providing false information in their application. The property's original approval never included open access for their back gate to our residential neighborhood. The 1986 plan that is referenced/provided as their Exhibit A literally says that it is for fire department access via keyed padlock, however the property owner has removed that lock and has allowed their tenants/employees full access to enter and exit the commercial office property through our neighborhood, with many significantly exceeding the speed limit to cut through to Birch St to save time so that they do not have to circle around on the one-way Bristol St... we have kids and neighbors walking dogs and horses that nearly get hit on a weekly basis because of this. As a reminder, we have no sidewalks in much of our neighborhood!

Based on this alone, their disingenuous and misleading application to permanently open this rear gate to delivery and EMPLOYEE access should be denied.

Further, we are hereby requesting that you enforce that this rear gate to the property be locked with a padlock that only the fire department has a key/code to access for emergency purposes, per the original 1986 approval, to ensure the safety of my kids and my neighbors.

This is not warranted and it is not safe!

Best Regards,

Shella & Joseph Salvo
20352 SW Cypress Street
Newport Beach, CA 92660