

Attachment F

Appeal Application (Save Our Theater)



Appeal Application

City Clerk's Office
100 Civic Center Drive / P.O. Box 1768
Newport Beach, CA 92658-8915
949-644-3005

Clerk's Date & Time Stamp

MAR 13 '26 PM 1:27
REC'D CITY CLERKS OFFICE

Appeals are time sensitive and must be received by the City Clerk within the specified time period from a decision or final action by a decision-maker. It is advisable to consult with the Department managing the issue if there is question with regards to appealing an action. This is an appeal of the:

- (CDD222) Community Development Director Action to the Planning Commission - \$2116
- (CDD222) Zoning Administrator Action to the Planning Commission - \$2116
- (CDD222) Coastal Development Application CDP Appeal from Zoning Admin to the Planning Commission (only if appeal is solely based on the CDP portion of the application) – No Fee
- (CDD222) Planning Commission Action to the City Council - \$2116
- (CDD222) Community Development Director Action to the Harbor Commission - \$623
- (CDD222) Harbor Commission Action to the City Council (CDD – Planning) - \$498
- (CDD222) Hearing Officer Action to the City Council - \$2116
- (CDD223) Building Official/Fire Marshal Action to the Building/Fire Board of Appeals - \$1827
- (CDD224) Chief of Police Action on an Operator License to the City Manager - \$1033
- (RSS073) City Manager Action on a Special Events Permit to the City Council - \$1953
- (HBR001) Harbormaster Action to the Harbor Commission - \$622
- (HBR001) Harbor Commission Action to the City Council (Harbor Department) - \$498
- (PBW018) Public Works Director Action to Harbor Commission - \$1446
- (PBW018) Harbor Commission Action to City Council (Public Works Department) - \$691
- Other - Specify decision-maker, appellate body, Municipal Code authority and fee: _____

Appellant Information:

Name(s): Ken D. LaCroix on behalf of Save our Theater
Address: 2315 Eastbluff Drive
City/State/Zip: Newport Beach, CA 92660
Phone: 949-279-8219 Email: longboardken@outlook.com

Appealing Application Regarding:

Name of Applicant(s): Related California Date of Final Decision: March 5th, 2026
Project No.: PC2026-008 Activity No.: _____
Application Site Address: 210 and 300 Newport Center Drive and Unaddressed Parcels Identifies as APN's 442-091-12 and 442-161-16
Description of application: Demolition of Big Newport and adjacent buildings to allow for two, 22-story residential buildings consisting of 150 condominium units.
Reason(s) for Appeal (attach a separate sheet if necessary): See separate sheet, attached.

Signature of Appellant: Date: 03/13/2025

FOR OFFICE USE ONLY:

Date Appeal filed and Administrative Fee received: March 13, 2026.

City Clerk

cc: Department Director, Deputy Director, Staff, File

Ken D LaCroix
2315 Eastbluff Drive, Newport Beach, CA 92660
(949) 279-8219 | LongBoardKen@Outlook.com

March 13th, 2026

Project PC2026-008

210 and 300 Newport Center Drive and Unaddressed Parcels identified as Assessor Parcel Numbers 442-091-12 and 442-161-16

Reasons for Appeal:

- Loss of historical arts and culture structure – one of the largest screens in the country – historical significance was not properly analyzed
- The CEQA analysis failed to evaluate the negative economic impact this project will have on surrounding businesses – both short-term construction impacts and long-term parking impacts
- Various other CEQA issues
- No established objective design standards for high-rise and no qualified staff to review building aesthetics
- The Vesting Tentative Tract Map is unsupported and based on flawed findings
- Parking waiver for home offices and retail with no restrictions on guest or employee parking; the parking study does not address where service persons will park – housekeepers, childcare workers, etc.
- No conditions/parking management plan to address parking by residents and guests within Muldoon's and blocks 200/300
- No community benefits provided to justify no affordable housing and no in-lieu fees
- Aesthetics not compatible with surrounding uses, the architecture should be timeless
- No requirements for sales disclosures to include adjacency of existing uses with live music, i.e. Muldoon's/The Firm
- Lack of compliance with the new Newport Center height overlay



City of Newport Beach
Revenue
100 Civic Center Dr.
Newport Beach, CA 92660
949-644-3141
Welcome

03/13/2026 02:03PM Jordan W.
024633-0011 000122447
Payment Effective Date 03/13/2026

MISCELLANEOUS

PLANNING APPEALS
(CDD222)

2026 Item: CDD222

1 @ \$2116.00

PLANNING APPEALS
(CDD222)

\$2,116.00

\$2,116.00

Subtotal \$2,116.00

Total \$2,116.00

CHECK \$2,116.00

Check Number 429

Change due \$0.00

Paid by: CITY CLERK

Comments: KEN D. LACROIX, JR.

Thank you for your payment

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