

**From:** Elizabeth King <betsymking@gmail.com>  
**Sent:** June 26, 2025 2:10 PM  
**To:** Arregui, Jerry  
**Cc:** Blom, Noah  
**Subject:** Opposition to Ford Road Development - Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Betsy King

2016 Port Bristol Circle

Newport Beach, CA. 92660

*Betsy King*

2016 Port Bristol Circle  
Newport Beach, CA 92660  
p 949.633.6811

[betsymking@gmail.com](mailto:betsymking@gmail.com)

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 Please consider the environment before printing this email.

**From:** Cathy Sundberg <cgeigle@gmail.com>  
**Sent:** June 30, 2025 1:59 PM  
**To:** Arregui, Jerry  
**Cc:** Blom, Noah  
**Subject:** Condos at Bonita Park

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Reduce.

Better to reduce to 12 units and not four stories. We only get two stories in the Port Streets.

Also that will cause too much traffic for the current park usage.

Thanks  
Cathy

**From:** Chelsea Rokos <crrokos@gmail.com>  
**Sent:** June 26, 2025 7:14 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development Plan

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Chelsea Rokos

**From:** Christopher Stern <cstern@yahoo.com>  
**Sent:** June 30, 2025 11:19 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056 (and for additional Public Hearing - not at 6pm on July 4th weekend)

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form. Additionally, I find it completely diengenuous to schedule a public hearing on the July 4th Holiday Weekend at 6pm on July 3rd in what can only be viewed as an attempt to avoid public attendance, participation and input on the project, and recommend that this be resecheduled or additional dates be set up to allow for adequate input from the public.

This area for this proposed porject on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks (excessive amount of cars in evenings and weekends), athletic fields, and this being a main point of access in and out of the Port Streets, already with overwhleming traffic ocngestion in and out of the neighborhood on weekdays and peak hours). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal and to extend additional dates for a reasonable date and time where proper public participation is possible (i.e. not on a holiday weekend at 6p at night).

Thank you for your time and for representing our interests.

Sincerely,

Chris Stern

Resident, 1966 Port Albans Place

Newport Beach, CA 92660

**From:** Christina Elmajian <christina.m.elmajian@gmail.com>  
**Sent:** June 29, 2025 9:58 PM  
**To:** blom@newportbeachca.gov; Arregui, Jerry  
**Subject:** Ford Rd Condo Project

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Jerry and Noah,

I greatly appreciate your service to our community. I am reaching out due to my deep concern over the proposed condominium project on Ford Road. This project would not only increase traffic but also present a significant danger to the children who consistently use this road to play at the park and tennis ball/pickleball courts. I respectfully request that you consider voting “no” on this project on behalf of your constituents. Thank you for your service.

Best,  
Christina Elmajian  
2021 Port Project

**From:** Christina Elmajian <christina@bologroup.com>  
**Sent:** June 29, 2025 7:18 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Ford Rd Condo Project

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Jerry and Noah,

I greatly appreciate your service to our community. I am reaching out due to my deep concern over the proposed condominium project on Ford Road. This project would not only increase traffic but also present a significant danger to the children who consistently use this road to play at the park and tennis ball/pickleball courts. I respectfully request that you consider voting “no” on this project on behalf of your constituents. Thank you for your service.

Best,  
Christina Elmajian  
2021 Port Project



**From:** Courtney Johnson <courtney.n.johnson@gmail.com>  
**Sent:** June 29, 2025 11:04 PM  
**To:** Arregui, Jerry  
**Subject:** Email in support of the Ford Road Townhome Development: from a Port Streets resident very near to the project

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

As an owner in the Port Streets, just two short blocks away from project, I'd like to email in support of the project. The following are our counterpoints to the concerns raised by other residents:

I find this project far preferable to a larger condo or apartment complex, and certainly would rather not have siren noise so close (though obviously would love a close firehouse for response time).

The increase in traffic for a small townhome community — likely priced quite high for new builds — seems fairly minimal, and I welcome a place for port streets renters who wish to buy but have been priced out in recent years.

I welcome any and all children to Andersen too, as I'm not comfortable with what is implied with wishing for these "townhome" children to go to Lincoln, seeing as Harbor Knoll residents are zoned for Andersen and have both excelled and been stellar families within our Andersen community.

I think the note that that particular piece of land will indeed get developed is of particular importance: what would be preferable? I, for one, prefer a small townhome community to many other commercial, residential, or city options.

Thank you,  
Courtney Johnson

**From:** Debra Klein <debklein72@gmail.com>  
**Sent:** June 30, 2025 12:04 PM  
**To:** Arregui, Jerry; NewportJG  
**Cc:** David Sanner; Debra Klein  
**Subject:** Proposed Development on Ford Rd (Plan #:PA2025-0056)

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). During soccer season, people are often double parked as it is! There is NO parking for field #5 which is the field adjacent to the proposed project.

In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. There is a lack of clarity around ingress/egress and the proposed use of the AT&T driveway.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Debra Klein  
1715 Port Stirling  
Newport Beach, CA 92660

**From:** donald.stipp@cox.net  
**Sent:** June 28, 2025 3:48 PM  
**To:** Arregui, Jerry  
**Subject:** Opposition to Ford Road Development - Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Donald & JoAnne Stipp

**From:** Eric Cahn <ecahn1@gmail.com>  
**Sent:** July 01, 2025 3:10 PM  
**To:** Arregui, Jerry  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

Please add my name to the opponents. I recognize that property owners have a right to develop their sites within the code but with consideration for the impacts on the community of the type and density of the project.

I agree completely with this form letter below.

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, and is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Eric Cahn  
2200 Port Lerwick Pl  
NB

**From:** Gabriel Trainer <gabrieltrainer@gmail.com>  
**Sent:** June 30, 2025 2:54 PM  
**To:** Arregui, Jerry  
**Subject:** In reference to city plan PA2025-0049

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui,

I'm writing to express my sincere concern and opposition to the current development plan on Ford Rd (PA2025-0056). It has come to my attention that this is slated to move forward pending a review July 3, 2025 which I'm afraid few, myself included, will be able to attend due to work and holiday plans. While it may be coincidental that the evening before a national holiday was selected as the time and date for public review, it certainly is opportune for those intending to push through this poorly thought out plan. Upon review of the plans as they currently exist, I have many concerns for the inevitable impact it will have on our community and children who enjoy use of the adjacent park and local sports fields. The mode of ingress and egress as well as the increase in vehicular traffic is at the forefront of these concerns. As you may or may not be aware, there is a public park adjacent to this proposed development. It is undeniable that the parking lot designated for this park will ultimately be used by residents and visitors to this complex and enforcement will be a problem. Our children also travel on bike, scooter, and foot to and from this park with regularity, as they do the sports fields on which they practice and play soccer and baseball immediately across from their homes in the Port Streets. The size and scope of this development as it is proposed will substantially increase traffic along this path making their travel substantially more precarious and unsafe. Without provisions in place to curtail this risk (stop lights, crossing lights, additional cross walks or speed bumps, this is a risk that no developer or city manager should be willing to take less they expose themselves to the potential for future litigation as a consequence of an injury that occurs resulting from these increased and foreseeable risks. To be clear, I am not opposed to the development of the parcel of land. But, I do think that it needs to be better thought out and likely of smaller scope and scale so that it does not impact our neighborhood and community in the manner I just described.

Thanks for your consideration and attention,

Sincerely,

Gabriel Trainer

--

**Gabriel Trainer, M.D.**  
**1954 Port Ramsgate Pl**

**Newport Beach, CA 92660**

**From:** Geoff Garrett <garrett\_geoff@yahoo.com>  
**Sent:** June 26, 2025 7:44 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Ford Rd condo project

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Jerry and Noah :

I'm a resident of the Port Streets and I wanted to express my disapproval of the condo project that is being proposed on Ford Road.

I believe the project will create too much traffic and congestion.

The public hearing around the 2019 proposal also included traffic/congestion concerns. This time, the proposal is taller and has 6 more units; I can't see how the public sentiment would be better this time around.

Find a better use of the land, expand the park in some way.

thanks, Geoff Garrett

**From:** Jamie Salter <jdolansalter@gmail.com>  
**Sent:** June 30, 2025 8:51 AM  
**To:** Arregui, Jerry  
**Subject:** Subject: Opposition to Ford Road Development – Plan PA2025-0056

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Subject: Opposition to Ford Road Development – Plan PA2025-0056

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,  
Jamie and James Salter  
1938 Port Bishop Place  
Newport Beach CA 92660

Sent from my iPhone



**From:** Jan Zucker <jan.zucker@outlook.com>  
**Sent:** June 30, 2025 1:22 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development - Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner who has lived in the Port Streets for the last 36 years. I strongly oppose the proposed 27-unit condos which are proposed to be built overlooking Bonita Canyon Sports Park.

This area is already very congested on weekends and most evenings with people using the parks for pickleball, sports activities and event gathering. Most evenings parked cars line the street from the current park location all the way to Mesa Drive, and the traffic entering our neighborhood off of Bonita Canyon is already excessive at certain hours of the day. We don't need more vehicles entering and exiting this area on a regular basis due to additional residences being built in this area. Let's increase our park/open space as opposed to continuing to build on any open land still located in Newport Beach. The development and increase in density in Newport Beach over the last 36 years has been more than enough.

Many years ago, we were part of the opposition which fought the development of the "Banana Belt" into residences as opposed to the Bonita Canyon Sports Park area. Thankfully, the city made the correct decision to develop the area into the amazing sports park complex as opposed to housing. I don't imagine there are too many in Newport Beach who think a better decision would have been to build more housing.

On another note... it seems very calculated to have a public planning meeting at 6pm on the evening before the July 4<sup>th</sup> holiday. It appears this date was chosen to ensure lower than expected attendance at this planning meeting, which is meant to be an opportunity to hear from residents who will be impacted by this development.

Jan Zucker  
2024 Port Bristol Circle  
Newport Beach, CA

**From:** jacqueline bedell <bedell.jacqueline@gmail.com>  
**Sent:** June 30, 2025 5:10 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Jacqueline Bedell (homeowner)

1848 Port Barmouth Place

Sent from my iPhone

**From:** Jared Smith <jared@totallysmith.com>  
**Sent:** June 30, 2025 1:34 PM  
**To:** Arregui, Jerry  
**Cc:** Blom, Noah  
**Subject:** Concern about Ford road development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hi Jerry,

I'm a 12 year resident of the port streets, with kids at Andersen and CDM, and my work office here near fashion island (I'm a local). I understand something needs to be built (I help develop multifamily units) but a scaled down version is appropriate in HEIGHT (3 floors not 4) and units: 12-15 units, not 27.

My concerns about the Ford Road Development that you are discussing this week are the following:

- The height. This is a REALLY tall building for the area.
- The density. The developer is cramming in 27 units. That's 27 full households + visitors and activity.
- The park. The park is currently highly used. The developer is capitalizing on the park as the "backyard" of the 27 units. We have low parking there already on the weekends, the visitors of the 27 units will be using the park chiefly, and the community park is already in high use.
- The Traffic. there is only one ingress egress there at the end of Ford road. For 27 homes with probably more workers and with families, that adds a undue traffic to the bonita canyon lot.

I understand something has to be built. I recommend a much smaller footprint and 2-3 stories, not 4 stories.

Jared Smith  
m. 949-933-9600

**From:** J Kline <jklinex5@aol.com>  
**Sent:** June 26, 2025 1:24 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Cc:** Jim Kline  
**Subject:** Ford Road (Plan Number: PA2025-0056)

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I have lived and owned several properties in the Port Streets for over 43 years. I am writing to you as a concerned homeowner and resident. I **strongly oppose** the proposed development on Ford Road (Plan Number: PA2025-0056) as it is proposed.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). It is also the route many Port Street students take when riding their bikes to CDM H.S. In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concerns.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Jerrilynn Kline  
1957 Port Chelsea Place

**From:** Jerry Schmitt <jerryschmitt87@gmail.com>  
**Sent:** June 29, 2025 10:30 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Oppose Plan Number PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I do not think PA2025-0056 is in the best interest of the citizens of Newport Beach.

First, this is a high-density condo projects when all the other nearby homes and condos are not.

Second, it is an eye sore when coming into Newport Beach main corridor to the city building/Fashion Island.

Third, not the best use of this land. With all the new construction in Irvine Great Park, traffic is very heavy at this intersection and one of the top accident intersections in the city. A new or enlarged lane should be carved out of this land via eminent domain as there is a lot of traffic coming from city hall area and turning right at this intersection. Currently there is no room to easily merge before the bridge. Expansion of the park would be a prudent with the remainder of the parcel.

Fourth, use of the Bonita Sports Park would be greatly impaired. The way it is set up, it is natural for the residents/tenants to park in from of their unit using the park parking lot which is already full during active times. Many of these units will use one of their parking spots for storage (especially the ones where the second car blocks in the first car). Units rented out can easily have 4+ cars and the existing parking lot is the most natural location based on the layout.

This is a pedophile paradise and moms and kids will be watched and spied upon. I do not know of anywhere else in Newport where housing has/would impede use of a park in this way.

Fifth, Parking on soccer days is already 100% used with cars flowing into near by neighborhood. Kids are typically running across the streets being late for games having to park so far away....this will only be A Lot worse with greater potential of injury or worse.

No on this project.

Jerry Schmitt

**From:** Jessica Bowlin <jessicabowlin@hotmail.com>  
**Sent:** June 26, 2025 8:30 AM  
**To:** Arregui, Jerry  
**Cc:** Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I STRONGLY oppose this project in its current form.

This area on Ford Road has traffic and parking issues. I encourage you to drive by on a weekend or afternoon and see all street parking gone to the extent people are double parking for those with sports games, practices and using the community park. Any increased traffic in this area which is the main entrance and exit to the Port Streets will create significant traffic and safety issues. As you aware the Port Streets is a very family friendly neighborhood and I believe the project as proposed who detrimentally impact the area. Especially for our young kids who regularly access that road to go to practice, the park etc.

In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. Which is already strained and dated. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,  
Jessica Rawi  
Port Barmouth resident

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**From:** thenewportgirards Girard <newportgirardfamily@gmail.com>  
**Sent:** June 26, 2025 3:44 PM  
**To:** Arregui, Jerry  
**Cc:** Blom, Noah  
**Subject:** Subject: Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Joanna Girard  
Port Provence, Newport Beach



**From:** Karen Odell-Barber <karenodellbarber@gmail.com>  
**Sent:** June 26, 2025 1:18 PM  
**To:** Arregui, Jerry  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

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Dear Mr. Arregui,

I am a homeowner in the Port Streets in Newport Beach. I am writing to you regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form for the same reason that I opposed the 2019 project. My concerns center on parking and traffic.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Karen

Karen Odell-Barber, MS, CISD  
Treatment Consultants, LLC  
Direct: 949-887-3248



**From:** inglis4 <inglis4@cox.net>  
**Sent:** June 29, 2025 2:48 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Ford Road

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Subject: Ford Road Development –  
Subject: Opposition to Ford Road  
Development – Plan PA2025-0056

Dear Mr. Arregui and Councilman  
Blom,

I'm writing as a concerned  
resident/homeowner of the Port  
Streets neighborhood regarding the  
proposed development on Ford Road  
(Plan Number: PA2025-0056). I  
strongly oppose this project in its  
current form.

This area on Ford Road has parking  
limitations, is already heavily impacted  
by traffic (by those using the  
community parks, athletic fields, and  
this being a main point of access in  
and out of the Port  
Streets). In addition, traffic studies and  
safety concerns should to be taken into  
consideration. Adding 27 units—more  
than the 2019 proposal—and a 47-  
foot-tall building will only worsen  
congestion and strain infrastructure.  
The lack of clarity around

ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Kate Inglis

2012 Port Bristol Circle

949 280 5471

**From:** Kathy Ursini <kathyursini@gmail.com>  
**Sent:** June 28, 2025 8:04 AM  
**To:** Arregui, Jerry  
**Cc:** Blom, Noah  
**Subject:** Re: Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Thank you Jerry. A fellow neighbor brought up additional points after she read through some of the documents on file at the City ... here are her comments, which I agree with:

It isn't surprising we only recently learned of the condo project now that it is far along in the development process because the notification mailing list posted online contains only 11 neighbors. There has been no real public outreach. The lack of notice and the Planning Commission meeting concerning the project the day before the July 4 holiday - when many of us are vacationing - sort of seems like covertly subverting the community's valid need for reasonable discourse.

Although there are hundreds of pages of documents already filed at the City, I read through some and have some initial concerns:

1. Only 11 nearby residents were notified, if the online mailing list is correct. I would ask that the Planning Commission delay continuation of the project until the community can be adequately notified and respond.
2. A traffic evaluation was not required, although an estimated 300+- additional car trips would be generated.

3. There will be no fence between the project and the park's parking lot so residents and their guests will be using parking meant for patrons of the park. No plan has been submitted to curtail illegal use of the park parking.
4. The CEQA report says there would be no deterioration of the park with no regard to the proximity of the parking lot to the actual homes. In fact, the report says there will be open access and walkways from the project to the bike path and park.
5. Construction is proposed to begin 6/1/2026.
6. Although it is mentioned in several documents, the City doesn't seem to require an access easement to use the existing ATT driveway.

I hope this information is helpful to those of you wishing to speak on behalf of the community at the Planning Commission meeting July 3 in support of a project more in keeping with the character and density of the current neighborhood.

On Fri, Jun 27, 2025 at 5:20 PM Arregui, Jerry <[JArregui@newportbeachca.gov](mailto:JArregui@newportbeachca.gov)> wrote:

Hello Kathy,

Thank you for your input. I will include your correspondence as part of the public comments to be considered by the Planning Commission.

I am happy to answer any questions that you may have.

Thank you,



**Jerry Arregui**

Assistant Planner

Community Development  
Department

Office: 949-644-3249

100 Civic Center Drive

Newport Beach, CA 92660



**From:** Kathy Ursini <[kathyursini@gmail.com](mailto:kathyursini@gmail.com)>

**Sent:** June 27, 2025 12:20 PM

**To:** Arregui, Jerry <[JArregui@newportbeachca.gov](mailto:JArregui@newportbeachca.gov)>; Blom, Noah <[NBlom@newportbeachca.gov](mailto:NBlom@newportbeachca.gov)>

**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident and homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056).

**I strongly oppose this project in its current form.**

This area on Ford Road has parking limitations. It is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). The parking for guests at the proposed new site is minimal. I'm sure their guests will use the public parking available at the nearby park as an alternative.

In addition, traffic studies and safety concerns should be taken into consideration. The increased traffic crossing a bike lane used by many local children to get to school should also be considered.

Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure.

The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood.

I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Kathy Ursini

1836 Port Taggart Place

--

Thank you,  
Kathy



**From:** Kathy Ursini <kathyursini@gmail.com>  
**Sent:** June 27, 2025 12:20 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident and homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056).

**I strongly oppose this project in its current form.**

This area on Ford Road has parking limitations. It is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). The parking for guests at the proposed new site is minimal. I'm sure their guests will use the public parking available at the nearby park as an alternative.

In addition, traffic studies and safety concerns should be taken into consideration. The increased traffic crossing a bike lane used by many local children to get to school should also be considered.

Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure.

The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood.

I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Kathy Ursini

1836 Port Taggart Place

**From:** Kelli Sarna <kellisarna@gmail.com>  
**Sent:** June 30, 2025 9:32 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely

Kelli Sarna

1951 Port Chelsea Place, Newport Beach

Sent from my iPhone

**From:** Kelsey Schuchert <kelsey.schuchert@gmail.com>  
**Sent:** June 26, 2025 12:37 PM  
**To:** Blom, Noah; Arregui, Jerry  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Kelsey Schuchert

1719 Port Westbourne Place

Newport Beach, CA 92660

Kelsey Schuchert

(c): 949.922.7887

(e): [kelsey.schuchert@gmail.com](mailto:kelsey.schuchert@gmail.com)

**From:** Kerrie Benvenuti <kerrieбенvenuti@gmail.com>  
**Sent:** June 26, 2025 7:14 AM  
**To:** Arregui, Jerry  
**Subject:** Plan Number: PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui

I have lived in the Port Streets more than 35 years. I am very concerned about the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Kerrie Benvenuti

**From:** L M <laurie.mathers@gmail.com>  
**Sent:** July 01, 2025 2:50 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

Our family would like to object to the proposed development at 4302 Ford Road,

In our opinion, the massing, density and set backs are not appropriate.

The proposed plans call for construction virtually at the lot line and the 47ft / 4 floors are totally out of place in this neighborhood.

Harbor View, Big Canyon and Bonita Canyon are single family communities accessed by minor roads.

Newport Bluffs Apartments are true two-story homes and are in keeping with the neighborhood.

We would ask that the height / set backs be revised, protecting the look and feel of our existing communities.

With thanks,

Laurie Mathers

1836 Port Stirling Place, Newport Beach, CA, 92660

**From:** leslie raguse <leslieraguse@gmail.com>  
**Sent:** June 30, 2025 3:28 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, and is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern. On any given evening there are already multiple cars racing down the street and this will only exacerbate the situation. During the days that there are soccer games or practice I can barely get into the neighborhood with all the congestion and I can't even begin to imagine how more cars will affect this.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Leslie Raguse

Port Sheffield



**From:** Leslie Stern <lesliestern3@gmail.com>  
**Sent:** June 26, 2025 2:59 PM  
**To:** Arregui, Jerry  
**Cc:** Blom, Noah  
**Subject:** Old Ford Road Condo Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello Jerry and Noah,

I am writing to express my deep concern over the development of the 27 unit condo project on Ford Road.

I have lived in the Port Streets for over 20 years and am very experienced with the Ford Road/Newport Hills Drive intersection.

This is a very busy intersection used by residents to our community. We live on the corner of Port Abbey and I listen to cars drive by all day and night. Bonita Canyon Sports Park is heavily used for both club soccer teams (the parking along Ford road stretches all the way to the tennis court park and into the Port Streets during soccer games, practices, and clinics. The addition of pickle ball courts and the increased popularity of the sport has increased the use of Ford road and the park parking lot at the end of it. I can't even begin to imagine adding 27 condo units with the the additional residents cars along with their guests and all the increased delivery service vehicles all using the same small road.

I am AGAINST using the vacant property for this purpose and am very concerned about safely, noise, and logistical issues with this plan.

Please, do not let this happen.

Thank you,  
Leslie Stern  
1736 Port Abbey Place  
Newport Beach, CA 92660

**From:** Liz Tutton <liztutton@gmail.com>  
**Sent:** June 30, 2025 2:01 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Cc:** Jerry Schmitt  
**Subject:** Condos at the pickle ball courts.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Sent from my iPhone

Dear Sirs,

I strongly oppose the high density condos at the pickle ball, tennis court, and soccer ball courts in the Harbor View neighborhood. The traffic coming down the Ford Road for all the sports activities is daunting at times. Also the near miss accidents I have witnessed. On top of that, it is a clear path for CDM students on their way to school.

This plot was discussed back in 2019 for another project that was determined to directly impact our neighborhood in a negative way for traffic, safety and resource impact.

It was mentioned there is no feedback from the community but this is the first notice given to us that this was happening , and you decide to vote at 9 pm on a Thursday evening during July 4th weekend. This is a little outrageous considering it will so negatively affect this community.

Please reconsider this move as Newport is getting so impacted. In the morning it is hard to get out of the neighborhood.

I also highly recommend you move your vote to another weekend so that we can gather concerned neighbors!

Sincerely,

Liz Tutton

1601 Port Stirling Place

**From:** Mark Valentine <mevalentine5@gmail.com>  
**Sent:** June 30, 2025 3:31 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Cc:** ICE 1-Wife Soni Valentine  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

We are writing as concerned residents and a homeowner in the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). We strongly oppose this project in its current form.

This section of Ford Road already faces significant parking limitations and heavy traffic, largely due to use of the community parks, athletic fields, tennis courts, the fairly recent addition of pickleball courts, and its role as a main access point into and out of the Port Streets. Outbound traffic in the mornings during the school year at Ford Road and Mesa View, as well as Mesa View onto Bonita Canyon, is already highly congested and problematic. Similarly, inbound traffic in the evenings is often unsafe, as parents drop off soccer players at BCSP #5—frequently double-parking and stopping in red zones. Saturdays (and some Sundays) in the Fall and Spring are particularly over-congested and over-parked along Ford Road due to overlapping soccer, pickleball, basketball, tot lot, and tennis activities at BCSP #6, in addition to soccer at BCSP #5—creating serious parking shortages and safety concerns.

Introducing 27 units—an increase over the 2019 proposal—and a building height of 47 feet will only worsen congestion and put further strain on local infrastructure. We believe that a thorough traffic study and careful evaluation of safety impacts should be required before any project proceeds.

Additionally, the lack of clarity around ingress and egress, particularly regarding the proposed use of the AT&T driveway, raises additional concerns about both safety and practicality.

While we understand that some development on this site may be inevitable, the current scale and density do not fit the character or capacity of the surrounding neighborhood. We respectfully urge you to take community feedback seriously and reconsider or significantly reduce the scale of the proposal.

Thank you for your time and for your commitment to representing our community's interests.

Sincerely,  
Mark & Sondra Valentine  
1815 Port Wheeler Place

**From:** Michelle Blank <jemtlewis@gmail.com>  
**Sent:** June 30, 2025 3:34 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Re: Subject: Please note corrected plan # for my Opposition to Ford Road Development – Plan PA2025-0049

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

On Mon, Jun 30, 2025 at 8:43 AM Michelle Blank <[jemtlewis@gmail.com](mailto:jemtlewis@gmail.com)> wrote:

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0049). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic ( by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests in the important safety of our neighborhood.

Sincerely,  
Michelle Lewis  
1712 Port Stirling Pl.  
Newport Beach, CA 92660

**From:** Michelle Blank <jemtlewis@gmail.com>  
**Sent:** June 30, 2025 8:43 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Subject: Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic ( by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests in the important safety of our neighborhood.

Sincerely,  
Michelle Lewis  
1712 Port Stirling Pl.  
Newport Beach, CA 92660

**From:** Natalie Giannulli <natalie@carecliques.com>  
**Sent:** June 26, 2025 2:39 PM  
**To:** Blom, Noah  
**Cc:** Arregui, Jerry  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern. Just imagine the Amazon deliveries, the Door Dash & Uber Eats deliveries, Uber, Lyft, UPS, etc.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Dr. Thomas & Natalie Giannulli

**From:** Pam Everson <pameverson@cox.net>  
**Sent:** June 30, 2025 4:16 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Reference PA2025-0049--Opposed to this development on Old Ford Road

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Sirs:

We are writing to express our opposition to the proposed development referred to above. As 35 year residents of the Port Streets, with children and now grandchildren in this area who use Andersen School, and the local clubhouses and park facilities, including those at the end of Old Ford Rd, we do not wish to see additional traffic generated by such a high density project.

We urge you to vote no on this project.

Sincerely,

Ken and Pam Everson  
1986 Port Trinity Circle  
NB, 92660  
949-244-1048



July 1, 2025

**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,  
R. Ernst Krueger  
2216 Port Durness

**From:** Rachel Yelsey Krebs <rachel.yelsey@gmail.com>  
**Sent:** June 30, 2025 11:55 AM  
**To:** Stapleton, Joe; Barto, Michelle; Weigand, Erik; Grant, Robyn; Blom, Noah; Kleiman, Lauren; Weber, Sara; Arregui, Jerry  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mayor Stapleton, Mayor Pro-tem Kleiman, Councilwoman Barto, Councilman Weigand, Councilwoman Grant, Councilman Blom, Councilwoman Weber, and Mr. Arregui:

I'm writing as a concerned homeowner of the Port Streets neighborhood (and 37 year Newport Beach resident) regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

The influx in traffic will make this area a nightmare - especially for the hundreds of kids in the neighborhood. The proposed area on Ford Road has parking limitations and is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

I also strongly object to a high rise building being built in our amazing neighborhood. This would destroy the suburban/family character of not only the Port Streets, but the neighborhoods abutting all four corners of that intersection. Those four neighborhoods consist 100% of one- and two-story houses, and it is NOT okay to destroy our neighborhoods.

I understand there is a need for more housing, and the state has demanded more affordable housing, but I urge you to use some backbone in sticking up to this demand that if not planned correctly will prove to be a detriment to our great city.

While I understand development may inevitably occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhoods. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Rachel Yelsey Krebs

**From:** Scott Farber <scottfarber59@gmail.com>  
**Sent:** June 27, 2025 1:20 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, and is already heavily impacted by traffic (by those using community parks, athletic fields, and being a main point of access in and out of the Port Streets). **I've also noted a significant increase in e-bike traffic on this road by teenagers practicing wheelies and riding very fast - this is a serious accident waiting to happen!**

In addition, traffic studies and safety concerns should be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

J. Scott Farber

1815 Port Manleigh Place since 1998 and previously at 2027 Port Ramsgate since 1975

[scottfarber59@gmail.com](mailto:scottfarber59@gmail.com)

**From:** Shahram Mehraban <smehraban@gmail.com>  
**Sent:** June 30, 2025 10:19 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Shahram Mehraban

Shahram

---

**Shahram (Sam) Mehraban**  
(949) 202-5717  
GT|GW|GD

**From:** Shelli Black <shelliblack@me.com>  
**Sent:** June 26, 2025 10:00 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** PLEASE VOTE NO- Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Councilman Blom and Mr. Arregui,

I oppose the above project, as currently planned. I am out of town and unable to attend the hearing on July 3rd.

I am a homeowner in the Port Streets neighborhood and am concerned about the proposed development. Back in 2019 a similar project (with approximately 30 % less units and 30% lower in height) was denied. Why is this new project even on the table?

The Ford Road area near the development already has significant parking and traffic issues because of the community parks and athletic fields. Adding so many units will only increase those issues, and add additional safety concerns for those of us living in the Port Streets.

Development is likely to occur at this site, but the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Shelli Black

1721 Port Ashley Place

(949) 500-8523

**From:** Sheri Griffin <sheri@griffin6.com>  
**Sent:** June 30, 2025 9:22 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

TO:

- Jerry Arregui, Assistant Planner – [jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov)
- Noah Blom, District Rep – [nblom@newportbeachca.gov](mailto:nblom@newportbeachca.gov)

Subject: Opposition to Ford Road Development – Plan PA2025-0056

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Sheri Griffin

2001 Port Chelsea Pl

Newport Beach, CA 92660

[sheri@griffin6.com](mailto:sheri@griffin6.com)

**From:** SNLIVINGST <snlivingst@aol.com>  
**Sent:** June 30, 2025 8:53 PM  
**To:** Arregui, Jerry  
**Cc:** Blom, Noah  
**Subject:** Re: Ford Rd condo project...Plan Number: PA2025-0056

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello Jerry,

Thanks for confirming my input to the Planning Commission.

I have questions that I hope the commission can answer:

1. Has the Environmental Impact Report on this many condos been published? How can someone access it?
2. What is proposed to handle the larger # of vehicles using the short street of Mesa View Drive that is already backed up during peak hours?
3. What is planned to keep bicycle path safe since that is a safer route for people / teens than using the street along that stretch?
4. How will restricting parking for park use only be enforced?
5. Are these condos part of the state wide demand for more housing? If not, why are they being built?

Also, regarding my previous suggestion about the city buy the land for additional pickleball courts. The attached photo shows the line of people waiting for a Bonita Canyon pickleball court on June 30th at 4pm. It obvious from the picture that Newport Beach needs more pickleball courts!

Thanks for your attention to this matter.  
Steve Livingston  
1943 Port Cardigan Place  
Newport Beach, CA 92660





On Jun 26, 2025, at 4:53 PM, Arregui, Jerry <[JArregui@newportbeachca.gov](mailto:JArregui@newportbeachca.gov)> wrote:

Hello Stephen,

Thank you for your input. I will include your correspondence this as part of the public comments to be considered by the Planning Commission.

I am happy to answer any questions that you may have.

Thank you,

Jerry Arregui  
Assistant Planner  
Community Development Department  
Office: 949-644-3249

100 Civic Center Drive  
Newport Beach, CA 92660

-----Original Message-----

From: SNLIVINGST <[snlivingst@aol.com](mailto:snlivingst@aol.com)>

Sent: June 25, 2025 6:35 PM

To: Arregui, Jerry <[JArregui@newportbeachca.gov](mailto:JArregui@newportbeachca.gov)>; Blom, Noah <[NBlom@newportbeachca.gov](mailto:NBlom@newportbeachca.gov)>

Subject: Ford Rd condo project...Plan Number: PA2025-0056

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

NB has so little open space left it would be ashamed to lose this space for condo units which are inappropriate for this small location. It would be more appropriate for the city to purchase the land for recreational use.

Thank you for your time and for representing our interests.

Sincerely,

Stephen Livingston

**From:** Stuart McClure <stuart.c.mcclure@gmail.com>  
**Sent:** July 01, 2025 3:28 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** My opposition to the Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I am writing to you today not just as a resident, but as someone who has called the Port Streets neighborhood home for nearly two decades, where we have raised 4 children. Our roots run deep here and we have profound concern that the proposed development on Ford Road, identified as Plan Number PA2025-0056, will be largely destructive.

I must express my unequivocal opposition to this project as it currently stands. We know we are beyond words blessed to be living in this area of Newport Beach given its tranquility and serenity. We simply don't want to compromise any part of it.

Our beloved Port Streets are already grappling with significant challenges such as increased crime, traffic and decreased parking space given the athletic games at the Bonita Canyon parks. Ford Road, in particular, serves as a vital artery, a main point of access in and out of our community. It's also the gateway to our cherished community parks and athletic fields, which, while wonderful assets, already draw considerable crime and traffic, especially during school drop-off and pick-up times, and on weekends with sporting events. The current proposal to add 27 new units—a number even greater than the previously considered 2019 plan—within a towering 47-foot-tall building on this already strained corridor is profoundly concerning.

Adding such a high-occupancy development without a robust and transparent plan for managing the inevitable surge in residents and vehicles could be catastrophic. Comprehensive traffic impact studies are not just a formality; they are a critical tool for assessing how new developments will affect existing road networks and neighborhood safety. It's widely recognized in urban planning that increased density without adequate infrastructure can lead to severe congestion, increased commute times, and a decline in pedestrian safety. We need to see clear, detailed plans that demonstrate how this project will avoid exacerbating the daily gridlock we already experience leaving the neighborhood every morning on the way to school and work. The current lack of clarity regarding ingress and egress, and the vague mention of utilizing the AT&T driveway, only heightens my apprehension.

Beyond traffic, the sheer scale and density of this proposal threaten the very fabric of our neighborhood. The Port Streets are characterized by a certain aesthetic and community feel, and a 47-foot structure risks overshadowing existing homes and fundamentally

altering the character of our area. Maintaining neighborhood character is a key consideration in responsible urban development, ensuring that new projects integrate harmoniously with the existing environment. Furthermore, 27 new units will place an undeniable strain on our already established infrastructure—our schools, our water and sewer systems, and even emergency services. Has a thorough assessment been conducted on how these essential services will cope with such a significant population increase?

I understand that development is a part of a growing city, and I am not opposed to thoughtful, appropriate growth. However, the current proposal's scale and density are simply not appropriate for this specific location and its surrounding neighborhood. I implore you to genuinely listen to the voices of long-time residents like myself. We are not against progress, but we are deeply concerned about the well-being and future of our community.

Please, take our community feedback seriously. Reconsider this proposal, and work with us to find a solution that is scaled back and truly fits within the existing context of the Port Streets.

Thank you for your time and for the vital role you play in representing the interests of your constituents.

Stuart McClure  
949-633-6700 cell

**From:** pennyruiz <pennyruiz@cox.net>  
**Sent:** July 01, 2025 1:01 PM  
**To:** Arregui, Jerry  
**Subject:** Ford Road Development

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

## Opposition to Ford Road Development – Plan PA2025-0056

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Theresa Keaneruiz  
Christopher Ruiz

[Sent from Yahoo Mail for iPhone](#)



**From:** Tim Blackburn <tim@fosterprint.com>  
**Sent:** June 26, 2025 5:28 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Tim Blackburn

1814 Port Charles Pl.  
Newport Beach, CA 92660

**From:** tom.minasian@sbcglobal.net  
**Sent:** June 30, 2025 1:02 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Tom Minasian / 1853 Port Taggart Place, Newport Beach

"A man is no fool who gives what he cannot keep to gain what he cannot lose." Jim Elliot



**From:** Tusdi <tusdi@aol.com>  
**Sent:** July 01, 2025 1:48 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,  
Tusdi Vopat  
1866 Port Taggart Place  
Newport Beach, CA 92660

**From:** Vita Prattes <vitaprattes@gmail.com>  
**Sent:** June 26, 2025 9:41 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Cc:** Jason Prattes  
**Subject:** Ford Rd. Housing Proposal / Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Mr. Arregui and Councilman Blom,

I'm a new homeowner in the Port Streets. My husband and I purchased our house on 1947 Port Laurent Place in 2024 because we loved the community, specifically the open land, abundance of parks, fields and natural wilderness. We moved from neighboring city, Huntington Beach, to escape what has become a "concrete jungle" with too many cars and horrible traffic on a daily basis. As you may know, HB is cluttered with hundreds of tall skinny houses or "bowling alley" houses (as locals call them) that define the downtown area nowadays. So, I am very disheartened to learn about the proposed development on Ford Road (Plan Number: PA2025-0056) which seems to resemble this exact style and vibe. I strongly oppose this project for many reasons. There are way too many units being squeezed into a small space. But more importantly, this location is already congested with heavy traffic and poses a safety concern to pedestrians and children who frequently play and walk in this area. I fear building 27 new homes would create an even greater risk for the potential of a horrible accident. It wouldn't be a question of "if" but rather a question of "when" this would happen.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. 27 homes, 27 families/residents is simply put way too many people/cars for this small area.

Thank you for your time in hearing my concerns.

Thank you,

Vita Prattes and Jason Prattes

(714) 322-4969

1947 Port Laurent Place, Newport Beach CA 92660

Vita Prattes

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Phone: 714.322.4969