

**From:** ALISON COTTRELL <alibabaloo@icloud.com>  
**Sent:** August 15, 2025 2:42 PM  
**To:** Arregui, Jerry  
**Subject:** Opposition of Proposed Development at 1650 One 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 Mr. Arregui, Please pass this on to the Planning Director as a quotable objection. I am a 20+ year Newport Beach resident (Port Streets). I am writing to express my strong opposition to the proposed development at 1650 Ford Road (APN 458-361-02). I feel it is contrary to the general good and a hinderance to public safety. It is obvious the site at the end of Old Ford Road would be grossly affected by traffic if this condo project proceeds. Access to the public parking lot will disappear for local users since the condos have very little visitor parking. Traffic along Old Ford Road will become even more dangerous for Port Street residents entering / exiting the neighborhood at Newport Hills Drive West. This has been an ongoing and serious safety issue for residents consistently dodging cars and athletes supporting the park. Furthermore, the proximity, size and scale of the buildings proposed is grossly out of scale at this corner of MacArthur and Bonita Canyon. At present landscaping at that intersection is open and green - with a safe and pleasing open appearance at this gateway to Newport Beach. It has been a highlight of ours living here. We strongly oppose the high increase in traffic and limited visibility this will present to us. The Planning Dept. rightly rejected a previous similar development at this site some time back. It is extremely disappointing to find it back on the docket. Please register my strong opposition to this out-of-scale and inappropriately zoned development - and help protect the safety of our neighborhood and the common wellbeing of the City.

Kind Regards,  
Alison Cottrell

**From:** [REDACTED] Dacre Williams  
<dwilliams@bbi-interiors.com>  
**Sent:** [REDACTED] August 13, 2025 4:10 PM  
**To:** [REDACTED] Arregui, Jerry  
**Subject:** [REDACTED] 4 story- 48 unit condo

**Follow Up Flag:** [REDACTED] Follow up  
**Flag Status:** [REDACTED] Flagged

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Dear Mr. Arregui,  
Please pass this on to the Planning Director as a quotable objection. I am a Newport Beach resident (Port Streets). I am writing to express my opposition to the proposed development at 1650 Ford Road (APN 458-361-02). I feel it is contrary to the general good and public safety.

It is obvious the site at the end of Old Ford Road would be badly affected by traffic if this condo project proceeds. Access to the public parking lot will disappear for local users since the condos have very little visitor parking. Traffic along Old Ford Road will become more dangerous for Port Street residents entering / exiting the neighborhood at Newport Hills Drive West. Furthermore, the proximity, size and scale of the buildings proposed is badly out of scale at this corner of MacArthur and Bonita Canyon. At present landscaping at that intersection is open and green - with a safe and pleasing open appearance at this gateway to Newport Beach.

The Planning Dept. rightly rejected a previous similar development at this site some time back. It is disappointing to find it back on the docket. Please register my opposition to this out-of-scale and inappropriately zoned development - and help protect our neighborhood and the common wellbeing of the City.

**Dacrey Williams**

**From:** gina RABINOVICH <rabinovich@aol.com>  
**Sent:** August 14, 2025 9:53 PM  
**To:** Arregui, Jerry  
**Cc:** Stapleton, Joe; Barto, Michelle; Weigand, Erik; Grant, Robyn; Blom, Noah; Kleiman, Lauren; Weber, Sara  
**Subject:** Proposed development at 1650 Ford Road (APN 458-361-02)  
  
**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,

In an effort to save our green areas and allow spaces for our grandchildren to play and sports to be held, we ask that you please pass this on to the Planning Director as a quotable objection.

We are Newport Beach residents for 40 plus years and want to preserve our children's future public play areas.

We are writing to express opposition to the proposed development at 1650 Ford Road (APN 458-361-02). We feel it is contrary to the general good and public safety. It is obvious the site at the end of Old Ford Road would be badly affected by traffic if this condo project proceeds. Access to the public parking lot will disappear for local users since the condos have very little visitor parking. Traffic along Old Ford Road will become more dangerous for Port Street residents entering / exiting the neighborhood at Newport Hills Drive West. Furthermore, the proximity, size and scale of the buildings proposed is badly out of scale at this corner of MacArthur and Bonita Canyon. At present landscaping at that intersection is open and green - with a safe and pleasing open appearance at this gateway to Newport Beach. The Planning Dept. rightly rejected a previous similar development at this site some time back. It is disappointing to find it back on the docket.

Please register our opposition to this out-of-scale and inappropriately zoned development - and help protect our neighborhood and the wellbeing of the city for ALL of it's residents.

Thank you,

Gina and Jacob Rabinovich

**From:** Ina Shero Benhard <inabenhard@gmail.com>  
**Sent:** August 15, 2025 11:20 AM  
**To:** Arregui, Jerry

**[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, Please pass this on to the Planning Director as a quotable objection. I am a Newport Beach resident (Port Streets). I am writing to express my opposition to the proposed development at 1650 Ford Road (APN 458-361-02). I feel it is contrary to the general good and public safety. It is obvious the site at the end of Old Ford Road would be badly affected by traffic if this condo project proceeds. Access to the public parking lot will disappear for local users since the condos have very little visitor parking. Traffic along Old Ford Road will become more dangerous for Port Street residents entering / exiting the neighborhood at Newport Hills Drive West. Furthermore, the proximity, size and scale of the buildings proposed is badly out of scale at this corner of MacArthur and Bonita Canyon. At present landscaping at that intersection is open and green - with a safe and pleasing open appearance at this gateway to Newport Beach. The Planning Dept. rightly rejected a previous similar development at this site some time back. It is disappointing to find it back on the docket. Please register my opposition to this out-of-scale and inappropriately zoned development - and help protect our neighborhood and the common wellbeing of the City.

Sincerely,  
Ina Benhard

**From:** Kenneth A. Wong <kenwongcal@icloud.com>  
**Sent:** August 13, 2025 6:08 PM  
**To:** Arregui, Jerry  
**Subject:** Opposition to "1650 Ford Rd. Townhome Project" (...a copy & paste ltr to NB Planner-in-Charge, Mr. J. Arregui)

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Attachment below authored & posted on NextDoor earlier today on Wed., 8/13, by local architect and longtime Port Streets resident, Niall Saunders — whom has welcomed copying & pasting.

Ken Wong  
Newport Beach

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Dear Mr. Arregui,  
Please pass this on to the Planning Commission. I have a quitable objection. I am a New York City resident (Port Streets). I am writing to express my objection to the proposed development at 700 Port Streets (458-361-02). I feel it is contrary to the health and public safety.

It is obvious the site at the end of Port Streets would be badly affected by traffic if the project proceeds. Access to the site would disappear for local users since there is very little visitor parking. Traffic along Port Streets become more dangerous for Port Streets residents entering / exiting the neighborhood.



Ken Wong  
Newport Beach

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Sent from my iPhone

**From:** Mark Ping <markping22@gmail.com>  
**Sent:** August 13, 2025 9:02 PM  
**To:** Arregui, Jerry  
**Subject:** Objection to proposed development at 1650 Ford Road (APN 458-361-02)

**Follow Up Flag:** Follow up  
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Dear Mr. Arregui,

I am a Newport Beach homeowner in the Port Streets. I am writing to express my opposition to the proposed development at 1650 Ford Road (APN 458-361-02). I feel it is contrary to the general good and public safety. It is obvious the site at the end of Old Ford Road would be badly affected by traffic if this condo project proceeds. Access to the public parking lot will disappear for local users since the condos have very little visitor parking. Traffic along Old Ford Road will become more dangerous for Port Street residents entering / exiting the neighborhood at Newport Hills Drive West. Furthermore, the proximity, size and scale of the buildings proposed is badly out of scale at this corner of MacArthur and Bonita Canyon. At present landscaping at that intersection is open and green - with a safe and pleasing open appearance at this gateway to Newport Beach. The Planning Dept. rightly rejected a previous similar development at this site some time back. It is disappointing to find it back on the docket. Please register my opposition to this out-of-scale and inappropriately zoned development - and help protect our neighborhood and the common wellbeing of the City.

Mark Ping  
714-276-7239

**From:** Niall Saunders <niall@architectsoc.com>  
**Sent:** August 06, 2025 2:34 PM  
**To:** Arregui, Jerry  
**Subject:** Ford Road Townhomes (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,

Please pass this on to the Planning Director as a quotable objection. I am a 30 year Newport Beach resident (Port Streets) and business owner. In fact as an architect I frequently work with your office on what I consider sustainable and suitable developments or remodel work within our City. I am not anti-development; but rather in favor of a well-considered and beneficial approach to development in our City. I'm sure the entire Community Development department feels the same and simply needs to hear it from the residents.

I am writing to express my opposition to the proposed development at 1650 Ford Road (APN 458-361-02). This is the second time in the last 10 years or so, when this small site has become the subject of overzealous and out-sized development ambitions. It amounts to another case of private greed in the face of the general good and public safety.

It is very apparent the site at the very end of Old Ford Road would become clogged with traffic if this condo project proceeds. Access to the sports park parking lot will disappear for local users of that park; and the traffic along Old Ford Road will become untenable for Port Street residents entering / exiting the neighborhood at Newport Hills Drive West. Furthermore the proximity, size and scale of the buildings proposed is completely out of scale at the highly traffic-heavy corner of MacArthur and Bonita Canyon. At present all 4 corners of that intersection are open and green - with a safe and pleasing open appearance at this gateway to Newport Beach.

We fought off the previous incursion into our single-family neighborhood (known as the port streets) at this site; it is disappointing to find it back on the docket. Please register my opposition to this out-of-scale and inappropriately zoned development - and help protect our neighborhood and the common wellbeing of the City.

Sincerely,  
Niall Saunders AIA

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Niall F. Saunders AIA RIBA  
Saunders + Wiant Architects

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Newport Beach, CA. 92663

Tel: (949) 721 0730

Fax: (949) 721 0767

[www.architectsoc.com](http://www.architectsoc.com)

**From:** pmak@aol.com  
**Sent:** August 13, 2025 12:44 PM  
**To:** Arregui, Jerry  
**Subject:** 1650 Ford Road Development

**Follow Up Flag:** Follow up  
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**[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, Please pass this on to the Planning Director as a quotable objection.

I am a Newport Beach property owner (Port Streets). I am writing to express my opposition to the proposed development at 1650 Ford Road (APN 458-361-02). I feel it is contrary to the general good and public safety. It is obvious that the site at the end of Old Ford Road would be badly affected by traffic if this condo project proceeds.

Access to the public parking lot will disappear for local users since the condos have very little visitor parking. Traffic along Old Ford Road will become more dangerous for Port Street residents entering/exiting the neighborhood at Newport Hills Drive West. Furthermore, the proximity, size, and scale of the buildings proposed are badly out of scale at this corner of MacArthur and Bonita Canyon.

At present, landscaping at that intersection is open and green, with a safe and pleasing open appearance at this gateway to Newport Beach. The Planning Dept. rightly rejected a previous similar development at this site some time back. It is disappointing to find it back on the docket.

Please register my opposition to this out-of-scale and inappropriately zoned development - and help protect our neighborhood and the common well-being of the City.

Pat Makris  
630-660-4099

**From:** Robert Danese <[robert@theicngroup.com](mailto:robert@theicngroup.com)>  
**Sent:** August 14, 2025 11:51 AM  
**To:** Arregui, Jerry  
**Subject:** Opposition to Proposed Development at 1650 Ford Road (APN 458-361-02)

**[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,

Please forward this to the Planning Director as a quotable objection. I am a Newport Beach resident (Port Streets) and am writing to express my strong opposition to the proposed development at 1650 Ford Road (APN 458-361-02), which I believe is contrary to the general good and public safety.

The site at the end of Old Ford Road would be significantly impacted by increased traffic if this condominium project proceeds. Access to the public parking lot would be lost for local users, as the proposed condos offer very limited visitor parking. Traffic along Old Ford Road would also become more dangerous for Port Streets residents entering or exiting the neighborhood at Newport Hills Drive West.

Furthermore, the proximity, size, and scale of the proposed buildings are wholly out of character with the corner of MacArthur Boulevard and Bonita Canyon. The existing landscaping at this intersection is open and green, creating a safe and visually pleasing gateway to Newport Beach. The proposed project would replace that with a dense, oversized development, undermining the character and appeal of this entry point to the city.

The Planning Department rightly rejected a similar development at this site in the past. It is disappointing to see this proposal resurface. I respectfully request that you register my opposition to this out-of-scale and inappropriately zoned project, and help protect our neighborhood and the common wellbeing of the City of Newport Beach.

*Warm regards,*

**Robert Danese, CEO**  
[Innovative Channel Network Group](#)  
(C) 949-500-4815  
(O) 949-269-3265  
[robert@theicngroup.com](mailto:robert@theicngroup.com)



**The ICN Group**