

**From:** Garrett, Errica  
**Sent:** August 22, 2025 10:59 AM  
**To:** Dept - City Clerk  
**Subject:** FW: APN 458-361-02



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Kathy Ursini <[kathyursini@gmail.com](mailto:kathyursini@gmail.com)>  
**Sent:** August 22, 2025 10:55 AM  
**To:** Arregui, Jerry <[JArregui@newportbeachca.gov](mailto:JArregui@newportbeachca.gov)>  
**Cc:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** Re: 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.

Hello Jerry,  
I did not see my letter listed in the public comments considered by the City Council for this item. Please advise me if I'm incorrect, or explain why it was not listed.  
Thank you,  
Kathy Ursini

On Tue, Aug 19, 2025 at 11:26 AM Arregui, Jerry <[JArregui@newportbeachca.gov](mailto:JArregui@newportbeachca.gov)> wrote:

Hello Kathy,

Thank you for reaching out. I will include your correspondence as part of the public comments considered by the City Council for this item.

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:** August 17, 2025 7:56 PM

**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Arregui, Jerry  
<[JArregui@newportbeachca.gov](mailto:JArregui@newportbeachca.gov)>

**Subject:** 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 Newport Beach City Council Members and Mr. Arregui,

I am a Port Streets resident and home owner. I am writing to express my opposition to the proposed development at 1650 Ford Road (APN 458-361-02). I believe 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 and 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.

--

Thank you,

Kathy Ursini

1836 Port Taggart Place

--

Thank you,

Kathy

**From:** Garrett, Errica  
**Sent:** August 22, 2025 10:59 AM  
**To:** Dept - City Clerk  
**Subject:** FW: August 26th Appeal Hearing Ford Road Townhomes-Objections to proposed development



**Errica Garrett**  
Administrative Assistant to the  
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City Manager's Office  
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100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Geoff Garrett <[garrett\\_geoff@yahoo.com](mailto:garrett_geoff@yahoo.com)>  
**Sent:** August 22, 2025 10:57 AM  
**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Cc:** Geoff Garrett <[garrett\\_geoff@yahoo.com](mailto:garrett_geoff@yahoo.com)>; Save Our Sports Park <[saveoursportspark@gmail.com](mailto:saveoursportspark@gmail.com)>  
**Subject:** August 26th Appeal Hearing Ford Road Townhomes-Objections to proposed development

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City Council :

Since I'm unable to attend the City Council meeting on 8/26 to discuss the appeal of the Ford Road Townhomes development, I wanted to send a note in-place of my absence.

Please consider how the development will be viewed/set-back from the corner of MacArthur/Bonita Canyon. Currently, the three other developments set-back their housing from the intersection to the point where their housing can barely be seen behind the large trees on each of the three corners. Specifically, the Irvine-Company-apartments corner even constructed an art statue, the bison, to add to the esthetic. I understand new developments in the City of Irvine are required to construct a corner art piece/statue. I assume that's not a requirement in Newport Beach; maybe that's something the City should consider.

Given the renderings of the proposed development, why is the City not enforcing the same set-back requirements as the other 3 corners at the intersection? It seems like the proposed housing will break from tradition and completely stand-out. The mature trees will have to be cut down, the cellular tower will be exposed, and the 4-story development will be exposed to the intersection.

I don't think anyone wants to see development pushed that close to MacArthur Blvd. Everything is set-back from MacArthur Blvd for miles in each direction. Please be thoughtful and ensure the City is consistently designed.

thanks,



Geoff Garrett

12-year homeowner/resident of the Port Streets

PS : About the AT&T cellular tower; will that be moved? Have there been public health studies conducted about any health implications related to its proximity to residential homes?

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**Sent:** August 22, 2025 10:59 AM  
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**From:** Kathy Ursini <kathyursini@gmail.com>  
**Sent:** August 17, 2025 7:56 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; Arregui, Jerry  
<JARregui@newportbeachca.gov>  
**Subject:** APN 458-361-02

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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.

--

Thank you,  
Kathy Ursini  
1836 Port Taggart Place

**From:** Perry, Molly  
**Sent:** August 22, 2025 3:11 PM  
**To:** Farris, Jennifer; Mulvey, Jennifer  
**Subject:** FW: August 26th Appeal Hearing Ford Road Townhomes-Objections to proposed development

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**From:** Jurjis, Seimone <[sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)>  
**Sent:** August 22, 2025 1:58 PM  
**To:** Perry, Molly <[MPerry@newportbeachca.gov](mailto:MPerry@newportbeachca.gov)>  
**Subject:** FW: August 26th Appeal Hearing Ford Road Townhomes-Objections to proposed development

Hi Molly,  
For item #35.  
Thank you



**Seimone Jurjis**  
Assistant City Manager /  
Director of Community Development  
Community Development Department  
Office: 949-644-3282  
100 Civic Center Drive  
Newport Beach, CA 92660

---

**From:** Geoff Garrett <[garrett\\_geoff@yahoo.com](mailto:garrett_geoff@yahoo.com)>  
**Sent:** August 22, 2025 10:57 AM  
**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Cc:** Geoff Garrett <[garrett\\_geoff@yahoo.com](mailto:garrett_geoff@yahoo.com)>; Save Our Sports Park <[saveoursportspark@gmail.com](mailto:saveoursportspark@gmail.com)>  
**Subject:** August 26th Appeal Hearing Ford Road Townhomes-Objections to proposed development

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City Council :

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understand new developments in the City of Irvine are required to construct a corner art piece/statue. I assume that's not a requirement in Newport Beach; maybe that's something the City should consider.

Given the renderings of the proposed development, why is the City not enforcing the same set-back requirements as the other 3 corners at the intersection? It seems like the proposed housing will break from tradition and completely stand-out. The mature trees will have to be cut down, the cellular tower will be exposed, and the 4-story development will be exposed to the intersection.

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thanks,  
Geoff Garrett  
12-year homeowner/resident of the Port Streets

PS : About the AT&T cellular tower; will that be moved? Have there been public health studies conducted about any health implications related to its proximity to residential homes?

**From:** Perry, Molly  
**Sent:** August 22, 2025 4:33 PM  
**To:** Farris, Jennifer; Mulvey, Jennifer  
**Subject:** Fw: Opposed - Ford Road Townhome Development- City Council Hearing August 26th, 4PM

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**From:** Jurjis, Seimone <sjurjis@newportbeachca.gov>  
**Sent:** Friday, August 22, 2025 4:28:36 PM  
**To:** Perry, Molly <MPerry@newportbeachca.gov>  
**Subject:** FW: Opposed - Ford Road Townhome Development- City Council Hearing August 26th, 4PM

Another one for 35

Thanks!



**Seimone Jurjis**  
Assistant City Manager /  
Director of Community Development  
Community Development Department  
Office: 949-644-3282

100 Civic Center Drive  
Newport Beach, CA 92660

---

**From:** Craig Gordon <craigagordon4@gmail.com>  
**Sent:** August 22, 2025 2:58 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed - Ford Road Townhome Development- City Council Hearing August 26th, 4PM

**[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 and City Council Members,

I am writing as a concerned Newport Beach resident to strongly oppose the proposed 27-unit, four-story condominium project at 1650 Ford Road.

This project poses serious concerns for our community:

- Height & Scale: At 48 feet tall and on elevated ground, the project is out of character with the surrounding two-story residential neighborhoods and will visually dominate the Bonita Canyon/MacArthur intersection. This parcel is 5-10 ft above the street grade. Compare this to the neighboring apartments that are 10-15 ft below street grade. This development will tower over one of the most beautiful intersections in the city. **I strongly urge you to personally visit this location prior to the hearing to see this for yourself. If this project is built as proposed, I believe you will consider it incompatible with the existing neighborhood character and scale.**
- Loss of Open Space: The development removes valuable buffer land adjacent to Bonita Canyon Sports Park, which is heavily used by families, children, and athletes. This development violates four of the City's own objective design standards- the baseline rules meant to protect neighborhood compatibility.
- Parking Strain: Park users already face parking shortages. This project will further limit access for soccer families, tennis, and pickleball players.
- Health & Safety Questions: The project fails to adequately address EMF and RF concerns related to the adjacent AT&T substation and cell tower.

The project prioritizes developer profit over community well-being, property values, and neighborhood integrity. I respectfully request that you reject or significantly modify this proposal to protect the character, safety and livability of Newport Beach.

Thank you for your attention and service to our community.

Sincerely,

Craig Gordon

1845 Port Ashley Place

Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:01 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development:(City Council Hearing August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Sheri Griffin <sheri@griffin6.com>  
**Sent:** August 22, 2025 7:26 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing August 26th 4pm)

**[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: the NB City Council Members,

Subject: Opposed to Ford Road Townhome Development:(City Council Hearing August 26th 4pm)

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, 48ft tall, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.



3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Thank you for your leadership & consideration of this urgent request.

Sincerely,

Sheri Griffin

2001 Port Chelsea Pl

Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road condos

Errica Garrett  
Administrative Assistant to the Mayor and City Council City Manager's Office  
Office: 949-644-3004

100 Civic Center Drive  
Newport Beach, CA 92660

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

From: Barry Rashap <[gusner66@gmail.com](mailto:gusner66@gmail.com)>  
Sent: August 23, 2025 4:02 PM  
To: Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
Subject: Ford Road condos

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Our city has lost much of its carefree, wonderful life style due to over development. When is the city council actually going to represent the will of the people? Part of the "democratic" is suppose to involve community input. My wife represented our community when imput was asked for on the towers built at Mac Arthur and Jamboree. The vote was 11 to 0 against that development. It stands today as testament to the council voting to reflect the will of the people. No wonder most people have lost faith in government.  
Sent from my iPad

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Proposed 1650 Ford Road Condo Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** J Kline <jkline5@aol.com>  
**Sent:** August 23, 2025 3:58 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>  
**Subject:** Proposed 1650 Ford Road Condo Project

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Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community expects thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this incompatible development. We have owned our home and lived in the Port Street neighborhood for over 43 years and are very concerned.

Thank you,

Jerrilynn Kline  
1954 Port Carney Place

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Proposed 1650 Ford Road Condo Project



**Errica Garrett**  
Administrative Assistant to the  
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100 Civic Center Drive  
Newport Beach, CA 92660



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**Subject:** Re: Proposed 1650 Ford Road Condo Project

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Thank you,

Jerrilynn Kline  
1954 Port Albans Place

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**To:** Dept - City Clerk  
**Subject:** FW: Proposed 1650 Ford Road Condo Project



**Errica Garrett**  
Administrative Assistant to the  
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City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**Sent:** August 23, 2025 3:57 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>  
**Subject:** Proposed 1650 Ford Road Condo Project

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Thank you,

Jerrilynn Kline  
1957 Port Chelsea Place



**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: OPPOSITION to proposed project at 1650 Ford Rd.



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Janet Hathaway <janethathaway@hotmail.com>  
**Sent:** August 23, 2025 3:52 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>  
**Subject:** OPPOSITION to proposed project at 1650 Ford Rd.

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Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will have a major negative impact on our community.

I urge any of you to please come and view the site for yourself, and you will see how ridiculous and ill-conceived this project is. These condos will be smashed into a very small space and will tower over everything else around them. This council has already greenlighted the massive high rise project at Fashion Island. This will already significantly increase our traffic! Please do not also ruin our immediate neighborhood.

Please be sure to come visit this site during the morning rush hour so you can see how backed up the in/out at Ford Rd/Bonita Canyon already is at this time. This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and

Bonita Canyon Sports Park. I understand that a 2019 traffic study was used for this project which is irresponsible and out of date. I also understand that there are only 13 visitor parking spaces for these 27 units. Where will all these residents and visitors park? Well, in the sports park, of course, which is going to be problematic for all Newport Beach residents.

In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development. It is so important to do a current environmental study before approving this project, which should include the EMF exposure issues.

All of the above, and more, has been noted in the appeal filed by SOS, and will be preserved for litigation in the future. I cannot understand why the City Council would approve this project. What is the benefit of 27 units given all the negatives? I realize that none of you live here in the Port Streets, but you do represent us as citizens of Newport Beach and we deserve to have our best interests taken into consideration.

It is clear that the developers worked with the planning committee to approve this project at a meeting on July 3<sup>rd</sup> at 6pm, so as to try to minimize neighborhood opposition. That really smacks of cronyism. Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Thank you for your time and your consideration.

Janet Hathaway  
1982 Port Edward Circle

Sent from [Outlook](#)

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Proposed 1650 Ford Road Condo Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Jeff Schaffer <jpschaffer@gmail.com>  
**Sent:** August 23, 2025 3:50 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Cc:** Michelle Schaffer <mrs.schaffer@gmail.com>  
**Subject:** Proposed 1650 Ford Road Condo Project

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Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Respectfully,

Jeff and Michelle Schaffer, 1806 Port Margate Place

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Please reject proposed 1650 Ford Road Condo Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Nicole Nelson <olenicole@gmail.com>  
**Sent:** August 23, 2025 3:17 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Please reject proposed 1650 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.

Dear Newport Beach City Council Members:

I am writing to ask you respectfully to reject the proposed 1650 Ford Road Condo Project. The proposed structure is massive and incompatible with the adjacent neighborhood and park. As a resident of the Port Streets for over a decade, I urge you to stand with us against this inappropriate project.

Sincerely,  
Nicole Nelson  
1836 Newport Hills Dr. E.

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Support for Ford Road Townhomes

Errica Garrett  
Administrative Assistant to the Mayor and City Council City Manager's Office  
Office: 949-644-3004

100 Civic Center Drive  
Newport Beach, CA 92660

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

From: melissajoyking@gmail.com <melissajoyking@gmail.com>  
Sent: August 23, 2025 3:11 PM  
To: Dept - City Council <CityCouncil@newportbeachca.gov>  
Subject: Support for Ford Road Townhomes

[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!

I'm just writing to give my support for the proposed townhome project on Ford Road. Newport Beach desperately needs more housing to avoid losing many young families. The townhome plans look beautiful and like a great option for many families, mine included. Thank you!

Melissa King  
Sent from my iPhone

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: OPPOSITION: 1650 Ford Road  
  
**Importance:** High



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** John Elmajian <john@bologroup.com>  
**Sent:** August 23, 2025 2:56 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** OPPOSITION: 1650 Ford Road  
**Importance:** High

**[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 and City Council Members,

I respectfully ask you to **VOTE No** on the proposed 27-unit, a 48ft tall, four-story project (there is nothing this tall anywhere in the area of the quiet SFR community called Harbor View homes) at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods. This development is not a value add to the community...rather it will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well-used bike path. It introduces several areas of dangerous cross traffic onto the bike path (i.e. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

This project makes absolutely NO SENSE for our community. If you came to me with a two story project, I would be able to give much more consideration to the development....four stories/48 feet jammed onto the property to get as many units in as possible make NO SENSE. Our community deserves much more thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

All the best!

John C. Elmajian

**BOLO** Group

949.251.9221 x1107 **w**

949.246.4412 **c**

949.263.8796 **f**



**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: 1650 Ford Road



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Justin Zev <Justin@thezevs.com>  
**Sent:** August 23, 2025 2:46 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Cc:** Stapleton, Joe <jstapleton@newportbeachca.gov>  
**Subject:** 1650 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 Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Justin Zev  
1935 Port Locksleigh Pl  
Newport Beach CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Kilian Ollison <kiliantracy@me.com>  
**Sent:** August 23, 2025 2:24 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Ford Road Townhomes 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.

To Mayor Stapleton and Honorable Councilmembers,

First, I want to thank each of you for your service and for the many hours you dedicate to keeping Newport Beach such a wonderful place to live. As a longtime resident raising my family here, I deeply appreciate the thoughtful way our City Council continues to guide our community forward.

I am writing in support of the Ford Road Townhomes project. Today, the site is sitting vacant, and frankly, it does nothing for the area. This project will transform it into a beautiful community that blends seamlessly with the nearby Port Street neighborhoods. Instead of an empty lot, residents and visitors will see thoughtfully designed homes that reflect the charm and character Newport Beach is known for.

Another important point is how the project will improve the adjacent AT&T property. For years, that site has been an eyesore. By relocating the monopole and enhancing the appearance of the facility, the overall look and feel of that corner will be vastly improved. This isn't just a housing project, it's an investment in making the entire area more attractive and welcoming.

I know some people have raised concerns about traffic. But for a development of fewer than 30 homes, the impact will be minimal to none. Compared to other uses that could have been proposed for this site, this is a far lighter and more community-friendly option.

The Ford Road Townhomes project is exactly the type of well-designed, responsible growth our city should be encouraging. It replaces a vacant property with something vibrant, improves an unsightly neighboring site, and contributes to the quality of life that makes Newport Beach such a special place to raise a family.

I strongly feel the Planning Commission was spot on with their approval and hope you will deny this request.

Thank you,

Kilian Ollison

Kilian Tracy Ollison  
949.315.5078

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:01 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Support for the Ford Road Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Jen Schroeder <jen@jenschrocatching.com>  
**Sent:** August 23, 2025 9:01 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Support for the Ford Road 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 Mayor Stapleton and Honorable Councilmembers,

My name is Jen Schroeder, and I've been proud to call Newport Beach home for many years while raising my family here. This city is where my daughter is growing up, where my family has built friendships, and where I hope future generations can continue to put down roots.

That's why I want to share my strong support for the Ford Road Project.

I care deeply about our community, and I'm grateful for the thoughtful leadership this Council has shown in addressing the challenge of housing. You've worked hand in hand with residents to craft a housing plan that not only meets the state's requirements, but also protects Newport Beach's ability to decide how and where housing is built. That effort matters deeply to families like mine.

The Ford Road Townhomes are a great example of how that plan works in action. This proposal follows every city code, asks for no variances, and offers beautifully designed homes that fit within the Housing Opportunity Overlay. Most importantly, it provides the type of for-sale housing our community desperately needs—giving families the chance to invest in Newport Beach long-term, rather than only having rental options.

I've heard the concerns about parking, but the facts are clear: this project exceeds requirements and even includes additional guest and delivery spaces to make sure it functions well in real life. That level of thoughtfulness should be applauded, not questioned.

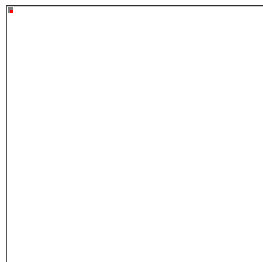
For me, this project represents something bigger than just homes—it represents opportunity. Opportunity for families to stay, grow, and give back to Newport Beach for years to come.

I respectfully ask you to deny the appeal and uphold the Planning Commission's unanimous approval. The Ford Road Townhomes reflect the kind of well-planned, high-quality development that allows our city to grow responsibly while protecting the character we all cherish.

Thank you sincerely for your service and for all you do for our community.

With gratitude,

Jen Schroeder



**Jen Schroeder**

Founder

Jen Schro Catching



[jen@jenschrocatching.com](mailto:jen@jenschrocatching.com)



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



4900 E La Palma Ave. Anaheim, CA 92807

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:01 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Council Meeting this Tuesday



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** jane owen <jane714owen@gmail.com>  
**Sent:** August 22, 2025 11:28 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Council Meeting this Tuesday

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, 48ft tall, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields. This parking situation is severely impacted every single weekend. In fact, numerous cars spill over into the port Street neighborhood with so many people attending baseball soccer and Pickleball having to park in the neighborhood adjacent. with 27 units, one might assume there will be at least 54 cars, possibly more if both adult adults have teenage children.

Most kids of driving age have cars. With most apartment buildings people do not have the capacity to park both cars in their garage due to a shortage of storage ....those cars will spill out into the parking lot adjacent. Also, please take into consideration that the people in the apartment building will be hiring cleaning people, nannies, repairman, and having guests or friends over. where are these people to park? I do not believe this was planned out as carefully as it should have been. Parking is a colossal problem.

3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Jane Owen



**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Proposed townhomes at bonita canyon sports park



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Kris Anderson <[brenshel@sbcglobal.net](mailto:brenshel@sbcglobal.net)>  
**Sent:** August 23, 2025 4:35 PM  
**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** Proposed townhomes at bonita canyon sports 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.

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Sincerely,  
Kris and Rich Anderson  
1835 Port Sheffield place

[Sent from AT&T Yahoo Mail for iPhone](#)

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road condos

Errica Garrett  
Administrative Assistant to the Mayor and City Council City Manager's Office  
Office: 949-644-3004

100 Civic Center Drive  
Newport Beach, CA 92660

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

From: Barry Rashap <gusner66@gmail.com>  
Sent: August 23, 2025 4:02 PM  
To: Dept - City Council <CityCouncil@newportbeachca.gov>  
Subject: Ford Road condos

[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.

Our city has lost much of its carefree, wonderful life style due to over development. When is the city council actually going to represent the will of the people? Part of the "democratic" is suppose to involve community input. My wife represented our community when imput was asked for on the towers built at Mac Arthur and Jamboree. The vote was 11 to 0 against that development. It stands today as testament to the council voting to reflect the will of the people. No wonder most people have lost faith in government.  
Sent from my iPad

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Please Vote Against and don't ruin the Port Streets neighborhood



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Michelle Blank <jemtlewis@gmail.com>  
**Sent:** August 23, 2025 4:40 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Please Vote Against and don't ruin the Port Streets neighborhood

**[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 and City Council Members,

I am writing to respectfully urge you to vote \*No\* on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

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

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Proposed 1650 Ford Road Condo Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Anna <keeanna@gmail.com>  
**Sent:** August 23, 2025 5:01 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Proposed 1650 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.

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

All the best,  
Anna & David  
Rager  
1818 Port Taggart

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Project at 1650 Ford Road



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Tonia Zev <Tonia@thezevs.com>  
**Sent:** August 23, 2025 5:30 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Cc:** Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>  
**Subject:** Project at 1650 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 Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected



officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Thank you,

Tonia Zev

1935 Port Locksleigh Pl

Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: 4-story townhomes at Bonita Sports Park



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Steve Livingston <snlivingst@gmail.com>  
**Sent:** August 23, 2025 5:58 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Ikeiman@newportbeachca.gov; Weber, Sara <SWeber@newportbeachca.gov>  
**Subject:** 4-story townhomes at Bonita Sports 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.

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected

officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Stephen Livingston  
1943 Port Cardigan Pl., Newport Beach, CA 92660

-

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: 1650 Ford Road Construction Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Derek Hunt <judgedwh43@gmail.com>  
**Sent:** August 23, 2025 7:04 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** 1650 Ford Road Construction 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.

Ladies and Gentlemen

My family and I live in the Port Streets within 150 yards of the proposed 1650 Ford Road Project which you are evidently prepared to vote upon at your next meeting. I oppose the project and hope to speak against it at your forthcoming conclave on August 26.

They tell me that I will have only two minutes to speak and that you will refuse to take questions from the floor.

Well, I do intend to speak . . . and even if it is true that you have chosen not to entertain pertinent questions by your constituents, I would like to take this opportunity to put before you in writing a list of considerations I have. I will try to frame them as questions. I hope you will venture to answer them from the dais without further prompting.

- Which of you have personally visited the site of this proposed development within the past month? (By "visit," I mean got out of your car and walked around the area.)

- For those who have done so, can you describe the number, location, dimensions, and font size of the “notice” signs announcing to the community that the imminent erection of the project is an issue up for disposal at your meeting?
- Have you undertaken to give like notice to the residents of Belcourt about the imminence of this development?
- Why does the architectural rendering of the development (i.e. the drawing prepared by the developer, of course) fail to illustrate how the intersection of Bonita Canyon, Old Ford Road, and Macarthur Blvd. would look after this construction has been completed?
- What existing structure can you identify within a 1½ mile radius— other than perhaps a church steeple or two – which is as high or higher in feet than this proposed building?
- Which of you – if any -- live in any of the neighborhoods affected by this construction, meaning Harbor View, Belcourt, Buffalo Hills, or Big Canyon Townhomes?
- Are any of the principals in the LLC which is driving this project California residents? Newport residents?
- What assurance can you give that, if this building is erected, the property on either side (including the ATT building) will not be the subject of future development to the continuing detriment of our current community?
- Halfway up the hill from Buffalo Rd. to Bonita Canyon, there is a sign on the boulevard divider saying, “Welcome to Newport Beach.” Do you believe that erecting this 4-story building at the crest of that hill assures travelers that they are now entering Newport Beach, a welcome and desirable non-urban residential community for families?
- Finally, if you vote in favor of this project, would you expect any resident of our neighborhood to look favorably on your continued involvement in Newport Beach affairs?

Very truly yours,

D.W. Hunt

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:03 AM  
**To:** Dept - City Clerk  
**Subject:** FW: 1650 Ford Road Condo Project - NO!



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Natalie Giannulli <natalie@carecliques.com>  
**Sent:** August 23, 2025 8:07 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** 1650 Ford Road Condo Project - NO!

**[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 and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Sincerely,

Tom and Natalie Giannulli  
1801 Port Renwick Place  
1818 Port Ashley  
Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:04 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Please reject 1650 Ford Rd



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Jennifer lebovitz <jennifer.k.lebovitz@gmail.com>  
**Sent:** August 24, 2025 9:59 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Please reject 1650 Ford Rd

**[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 and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

~ Jennifer Lebovitz

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:04 AM  
**To:** Dept - City Clerk  
**Subject:** FW: 1650 Ford Road



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Christy La Barthe <clabarth@cox.net>  
**Sent:** August 24, 2025 10:19 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** 1650 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 Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. Traffic is **ALREADY** congested exiting the Port Streets at certain times of day and this will make it even worse. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.



Respectfully,  
Christy La Barthe  
1951 Port Albans PI

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:04 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** angela pak <angelapak123@yahoo.com>  
**Sent:** August 24, 2025 11:24 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Angela Pak

Sent from my iPhone

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Projects



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Shannon West <slwestdo@gmail.com>  
**Sent:** August 24, 2025 11:27 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; City Clerk's Office  
<CityClerk@newportbeachca.gov>  
**Subject:** Re: Ford Road Projects

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development. I understand the state of California demands housing and the city of Newport Beach is unable to fight back. But there should be a better way to do that on this parcel of land than building a towering building so out of character for the neighborhood.

Sincerely,

Shannon West

1918 Port Cardiff

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Heather Floriani <hfloriani@yahoo.com>  
**Sent:** August 24, 2025 11:58 AM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.

3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Heather and Michele Floriani

1754 Port Manleigh Circle

Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** thejoshttrinh@gmail.com <thejoshttrinh@gmail.com>  
**Sent:** August 24, 2025 12:05 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike



accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Josh Trinh  
1857 Port Charles Place  
Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development: (city council hearing Tuesday August 26th 4pm)

Errica Garrett  
Administrative Assistant to the Mayor and City Council City Manager's Office  
Office: 949-644-3004

100 Civic Center Drive  
Newport Beach, CA 92660

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

From: Nancy Best <1nancybest@gmail.com>  
Sent: August 24, 2025 12:12 PM  
To: City Clerk's Office <CityClerk@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>  
Cc: Dept - City Council <CityCouncil@newportbeachca.gov>; mbarto@newportbeach.gov; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; nblom@newportbeach.gov; kleiman@newportbeachca.gov; Weber, Sara <SWeber@newportbeachca.gov>  
Subject: Opposed to Ford Road Townhome Development: (city council hearing Tuesday August 26th 4pm)

[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 and City Council Members,

I respectfully ask you to vote NO on the proposed 27 unit, FOUR STORY project at 1650 Ford Road for the following reasons:

- 1). The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
- 2). This project will significantly increase traffic congestion and further strain the already limited parking near Ford road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields. There is already a blind spot pulling out of Newport Hills West and

both cars and electric bikes SPEED down Ford Road creating a dangerous intersection coming out of the Port Streets.

3). The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. E-bike accidents)

4). This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Nancy Best  
1839 Port Charles Place  
Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Subject: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** SNLIVINGST <snlivingst@aol.com>  
**Sent:** August 24, 2025 12:32 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Subject: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Stephen Livingston

1943 Port Cardigan Pl, Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Vote NO on the proposed 27-unit project that will impact Bonita Canyon Sports Park



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Jan Zucker <jan.zucker@outlook.com>  
**Sent:** August 24, 2025 12:35 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Cc:** Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>  
**Subject:** Vote NO on the proposed 27-unit project that will impact Bonita Canyon Sports 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.

Dear Mayor Stapleton and City Council Members,

I am a 36-year resident of Harbor View Homes where we have raised our children and enjoyed the benefits of the neighborhood and Newport Beach. Our children all attended 7 years at Andersen elementary and 4 years at Corona del Mar High School and have fond memories of growing up in such a great neighborhood and fabulous city. The Sports Park and adjoining park areas are aesthetically pleasing and provide the opportunities for tens of thousands of people each year to benefit by taking advantage of the many activities and opportunities the parks offer.

Almost 30 years ago, I was a part of the grass roots movement to prevent the "banana belt" from being developed into apartment homes and annexing the Bonita Canyon home area to become an extension of the Port streets. The result of this

movement was the development of the Bonita Canyon Sports park and the numerous fields and playgrounds which border Bonita Canyon road.

Once again, a development is being proposed which is clearly not the best use of the land and the impact of which, has not been properly evaluated. The parking along old Ford Road and in all of the parking areas adjacent to the parks, is already at capacity. Every evening when residents are returning to the Port Streets and adjacent neighborhoods, the traffic is significantly backed up from MacArthur Boulevard to the entrance to our neighborhood using Mesa View Drive. The large soccer field is used daily by over 100 soccer players and the parents' cars line old Ford Road all the way to the parking lot at the pickleball courts, where this new development is proposed.

The renderings of the proposed townhomes are completely incongruous with the surrounding area which currently provides a tree lined area with dense vegetation. The density of the project is overpowering, and the proposed height of the project will tower over Bonita Canyon and be an eyesore for all to see. Is this really the first impression of Newport Beach we want visitors to have as they proceed on MacArthur towards Fashion Island and surrounding areas?

The property where the project is proposed could be left as is to actually have some open areas still in Newport Beach. An alternative would be to add to the Park area at the end of Ford Road and expand the parking area which currently exists. We do not need additional residents and their guests adding to the traffic and parking problems which already exist.

Below are additional issues which those opposed to this project have addressed. It certainly doesn't seem the Planning Commission addressed any of these issues which are serious and could impact not only affect current residents in the area, but also the potential future residents who would live in this project.

I understand the City has is required to provide additional housing in the City, but it doesn't have to be this project.

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four-story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children and others that use the park, bike path and nearby soccer fields.

3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Jan Zucker  
2024 Port Bristol Circle  
Newport Beach, CA 92660



**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Charlee Thomas <charleethomas7@gmail.com>  
**Sent:** August 24, 2025 12:51 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Ford Road Townhomes 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.

Mayor Stapleton and Honorable Members of the Newport Beach City Council,  
My name is Charlee Thomas, and I am a young professional currently renting in Corona del Mar. Please deny this appeal and support the Ford Road Project.

I have lived in Newport Beach my entire life, and my goal is to stay here forever. Like many others my age that were born and raised in Newport, we are looking to buy a home, but the options are extremely limited. The Ford Road Townhomes project is exactly the type of opportunity that young professionals who have grown up in this city are hoping for.

I reviewed the staff report, and it makes the decision very clear: this project is beautifully designed, fully complies with the code, and deserves approval. Some of the concerns I have heard raised simply do not hold up. Parking should not be an issue because the project actually provides more spaces than the code requires. Traffic should not be a concern either, as the impacts from fewer than 30 homes will be extremely minimal! I have also heard claims that this development would overcrowd Anderson Elementary, but even if families from these homes did attend Anderson, the impact would be very limited. More

importantly, the Newport-Mesa Unified School District website clearly shows that this site is zoned for Lincoln Elementary, so the concern is not valid.

This project takes a vacant piece of land and turns it into high-quality, for-sale housing that strengthens our city. It supports local families, young professionals like me, and anyone who wants to invest in Newport Beach long-term.

I respectfully ask that you to deny the appeal and allow this project to move forward. It is the right project at the right time, and it ensures that Newport Beach will remain a place where people who grew up here, like myself, can continue to call home.

Thank you for your service and for listening to residents who want to build their future here.

Thank you,

Charlee Thomas

949-910-2889

[Charleethomas7@gmail.com](mailto:Charleethomas7@gmail.com)

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** allison carr <allisonpcarr@gmail.com>  
**Sent:** August 24, 2025 1:06 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

J. Allison P. Carr

1916 Port Provence Pl., NP 92660

520 Larkspur Ave., NP 92625

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Proposed 27-Unit Townhome Development



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** jack maxim-hb.com <jack@maxim-hb.com>  
**Sent:** August 24, 2025 1:08 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council  
<CityCouncil@newportbeachca.gov>  
**Subject:** Proposed 27-Unit Townhome 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.

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Jack Carr  
520 Larkspur Avenue  
Corona Del Mar, CA 92625  
949.759.8741

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road/proposed for story dwelling

Errica Garrett  
Administrative Assistant to the Mayor and City Council City Manager's Office  
Office: 949-644-3004

100 Civic Center Drive  
Newport Beach, CA 92660

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

From: Dianne Stegmann <auntydianne@me.com>  
Sent: August 24, 2025 1:18 PM  
To: Dept - City Council <CityCouncil@newportbeachca.gov>  
Subject: Ford Road/proposed for story dwelling

[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 city Council,

Please support your Port Street neighbors keeping like-minded units in our area.  
A four story multi dwelling does not fit in our area.

Thank you for your help

Dianne Stegmann  
Sent from my iPhone

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:05 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Vote NO on the proposed 27-unit project adjacent to Bonita Canyon Sports Park



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Mark Zucker <mzucker@outlook.com>  
**Sent:** August 24, 2025 2:05 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Cc:** Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; blom@newportbeachca.gov  
**Subject:** Vote NO on the proposed 27-unit project adjacent to Bonita Canyon Sports 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.

Dear Mayor Stapleton and City Council Members,

As a 36-year resident of Harbor View Homes, I have enjoyed the many benefits of living in Newport Beach. Our children attended Andersen Elementary and Corona del Mar High School, cherishing their time in this wonderful neighborhood and city. The Sports Park and adjoining areas provide countless opportunities for many people each year.

Nearly 30 years ago, I was part of a grassroots movement to prevent the "banana belt" from being developed into apartment homes. This effort led to the creation of the Bonita Canyon Sports Park and the numerous fields and playgrounds along Bonita Canyon Road.

Now, a new development is being proposed that is not the best use of the land and has not been properly evaluated. The parking along Old Ford Road and adjacent areas is already at capacity, and traffic is significantly backed up every evening. The proposed townhomes are incongruous with the surrounding area, featuring tree-lined streets and dense vegetation. The project's density and height will create an eyesore and negatively impact our community.



The property could remain as open space or be added to the park area at the end of Ford Road, expanding the existing parking. We do not need additional residents exacerbating the current traffic and parking issues.

While I understand the City must provide additional housing, this project is not the solution. I respectfully ask you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the buildings are out of character with the surrounding neighborhoods.
2. The project will significantly increase traffic congestion and strain the already limited parking near Ford Road and Bonita Canyon Sports Park, creating safety concerns.
3. The development has minimal setback from Bonita Canyon Park and the well-used bike path, introducing dangerous cross traffic.
4. The project will require relocating the existing AT&T cell phone tower without identifying the new location or its impact on our community.

Our community deserves thoughtful planning that protects residents, families, and park users while preserving the character and quality of life in Newport Beach. I strongly urge you to prioritize our neighborhoods' well-being and deny this overwhelming and incompatible development.

Respectfully,

Mark Zucker  
2024 Port Bristol Circle  
Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:06 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Elizabeth F. <tranfoster@yahoo.com>  
**Sent:** August 24, 2025 2:40 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)***

**Dear Mayor Stapleton and City Council Members,**

We respectfully ask you to vote **NO** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, we strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Elizabeth Foster and Brian Tran  
1621 Port Barmouth Place, Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:06 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development- City Council Hearing August 26th 4PM



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Kim Gordon <kimagordon4@gmail.com>  
**Sent:** August 24, 2025 3:04 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; City Clerk's Office <CityClerk@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development- City Council Hearing August 26th 4PM

**[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 and City Council Members,

I am writing as a concerned Newport Beach resident to strongly oppose the proposed 27-unit, four-story condominium project at 1650 Ford Road.

This project poses serious concerns for our community:

- **Height & Scale:** At 48 feet tall and on elevated ground, the project is out of character with the surrounding two-story residential neighborhoods and will visually dominate the Bonita Canyon/MacArthur intersection. This parcel is 5-10 ft above the street grade. Compare this to the neighboring apartments that are 10-15 ft below street grade. This development will tower over one of the most beautiful intersections in the city. **I strongly urge you to personally visit this location prior to the hearing to see this for yourself. If this project is built as proposed, I believe you will consider it incompatible with the existing neighborhood character and scale.**
- **Loss of Open Space:** The development removes valuable buffer land adjacent to Bonita Canyon Sports Park, which is heavily used by families, children, and athletes. This development violates four of the City's own objective design standards- the baseline rules meant to protect neighborhood compatibility.
- **Parking Strain:** Park users already face parking shortages. This project will further limit access for soccer families, tennis, and pickleball players.

- Health & Safety Questions: The project fails to adequately address EMF and RF concerns related to the adjacent AT&T substation and cell tower.

The project prioritizes developer profit over community well-being, property values, and neighborhood integrity. I respectfully request that you reject or significantly modify this proposal to protect the character, safety and livability of Newport Beach.

Thank you for your attention and service to our community.

Sincerely,

Kim Gordon

Port Street resident

Sent from my iPhone

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Vote "NO" on the proposed 1650 Ford Road 27 unit project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Jeff Bocan <jeffbocan@gmail.com>  
**Sent:** August 24, 2025 5:06 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>  
**Subject:** Vote "NO" on the proposed 1650 Ford Road 27 unit 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 Mayor and City Council Members,

I generally think you guys do a great job, but you need to know that the Planning Commission has completely blown it recently and you need to step in to make things right...

**I am writing to respectfully urge you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road.**

I don't know what you could be thinking and the way this project went down smacks of potential corruption. I want to believe that you guys are above this.

Either you have made a mistake or you have been bought off by developers. It isn't too late to show that you just have make a mistake in judgement.

This project of 27 units is immaterial to the entire city, but it will completely screw up a heavily used park and sports fields and make a traffic situation in a densely populated neighborhood even worse.

There are so many reasons this is bad for thousands of Newport Beach residents (and good for one developer and perhaps 27 condo unit owners).

- The traffic in this area that is heavily trafficked with children will worsen
- Parking is already impacted on weekday nights with the current activities of soccer, pickleball & tennis – adding the 30-60 extra cars to this area for a project with only 10 visitor parking spots is crazy – where will everyone park?
- These 4-story condos will tower over all of the 2 story buildings in the adjacent neighborhood and surrounding apartment complexes -- ruining the character of the area.
- The process -- It is clear that the developers worked with the planning committee to approve this project at a meeting on July 3<sup>rd</sup> at 6pm, so as to try to minimize neighborhood opposition. That really smacks of cronyism.

I realize that none of you live here in the Port Streets, so maybe you don't really care, but I believe better of you... you do represent us as citizens of Newport Beach and we deserve to have our best interests taken into consideration.

As I started, you collectively have done a rather good job managing Newport Beach over the years, but you are completely bungling this decision on the 1650 Ford Road project. It's not too late to make things right – VOTE NO to the new 1650 Ford Road project.

You can do it!

Sincerely,

Jeff Bocan

1982 Port Edward Circle

Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Against the 4-story townhomes at Bonita Sports Park



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Stuart McClure <stuart.c.mcclure@gmail.com>  
**Sent:** August 24, 2025 5:20 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Against the 4-story townhomes at Bonita Sports 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.

NB City Council,

Please recognize my family's opposition to this project. We have lived at 1866 Port Taggart PL, Newport Beach, CA 92660, since 2012.

Thank you!

Stuart McClure  
949-633-6700 cell



**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** penny ruiz <pennyruiz@cox.net>  
**Sent:** August 24, 2025 5:31 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council  
<CityCouncil@newportbeachca.gov>  
**Subject:** Ford Road Townhomes

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Thank you

Penny and Christopher Ruiz

Sent from my iPhone

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: 1650 Ford Road



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Leslie Stern <lesliestern3@gmail.com>  
**Sent:** August 24, 2025 5:54 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** 1650 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 Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Leslie Stern

1736 Port Abbey Place

Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road development safety issues



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** tom.orbe wahoos.me <tom.orbe@wahoos.me>  
**Sent:** August 24, 2025 6:39 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>  
**Cc:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Ford Road development safety issues

**[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 and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park and cause significant safety issues with the kids crossing and e-bike/bike traffic.

In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected

officials, I strongly urge you to prioritize the well-being of our neighborhoods and safety of the children over this unnecessary and incompatible development.

Regards, W. T. Orbe

1930 port Laurent, Newport Beach

Get [Outlook for iOS](#)

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: 1650 Ford Road



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Kathy Burt <ckburt@cox.net>  
**Sent:** August 24, 2025 6:44 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>  
**Subject:** 1650 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.

As city council members that support, serve, and uphold the values and interests of our beloved community of Newport Beach, we thank you.

We are writing to encourage your NO vote for the proposed large project at 1650 Ford Rd.

A four story complex stuffed onto a very small patch of land, next to the AT&T complex and tower, makes no sense. This is an extremely busy intersection at Macarthur and Bonita Canyon/Ford Rd. As you enter our beautiful city from the freeway this complex would be an eyesore and look completely out of place. The traffic flow and limited parking at the end of Ford Rd. is also a huge concern for those of us living in the Port Streets. Not to mention the safety of the student bike riders and walkers that use that path at the edge of that property heading to school.

With these concerns and many others, we urge you to vote NO to the proposed condo development at 1650 Ford Road. And again thank you for representing and considering the concerns of your community.

Respectfully,  
Chris Burt  
Kathy Burt



**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** jacqueline bedell <bedell.jacqueline@gmail.com>  
**Sent:** August 24, 2025 7:39 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Jacqueline Bedell

Harbor View Homeowner.

Sent from my iPhone

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development (City Council Hearing Tuesday August 26th 4 pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Amy Hunt <amych49@gmail.com>  
**Sent:** August 24, 2025 7:40 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development (City Council Hearing Tuesday August 26th 4 pm)

**[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 and City Council Members:

I respectfully ask you to vote NO on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons: The height and density of the four story buildings are completely out of character with the surrounding neighborhoods and this development will negatively impact our community.

This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.

In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this unnecessary and incompatible development.

Sincerely,  
Amy Hunt  
1706 Port Abbey

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: 1650 Ford Rd Townhouse Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Mark Burcaw <markburcaw@gmail.com>  
**Sent:** August 24, 2025 9:07 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** 1650 Ford Rd Townhouse 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.

I understand that some former planners have allied with real estate developers to degrade our Greenbelt, bicycle, and foot paths, Pickleball and tennis courts... by jamming four story condominiums into a bit of open space.

And while I'm sure this would be plenty lucrative for the fast moving, slippery insiders, it would be a corrosion of our neighborhood lifestyle by congesting traffic, diminishing open space and dozens of unforeseen negative consequences. I'd like to see democracy work on this local level by representing the vast majority of the people that this would negatively impact and not a few conniving entrepreneurs. We chose this neighborhood because it was NOT the big city

MARK  
BURCAW, DC  
1830  
Port Taggart Place  
NBch  
92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:07 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposition to 1650 Ford Road Development



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Michele Bethel <michelebethel6@gmail.com>  
**Sent:** August 24, 2025 9:49 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council  
<CityCouncil@newportbeachca.gov>  
**Subject:** Fwd: Opposition to 1650 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.

Begin forwarded message:

**From:** Michele Bethel <[michelebethel6@gmail.com](mailto:michelebethel6@gmail.com)>  
**Subject:** 1650 Ford Road Development  
**Date:** August 20, 2025 at 10:50:18 PM PDT  
**To:** [jstapleton@newportbeachca.gov](mailto:jstapleton@newportbeachca.gov)  
**Cc:** Michele Bethel <[michelebethel6@gmail.com](mailto:michelebethel6@gmail.com)>

Dear Mayor Stapleton,

I am writing to respectfully urge you to decline the proposed four-story condo project at 1650 Ford Road within the Port Streets community.

As you are aware, there are significant concerns with the proposed project, including the excessive height of the building, potential health risks related

to EMF exposure, and the negative impact on traffic and parking.

My hope is that you will consider the voices of many long-time homeowners, like myself, and reject this development.

Thank you,  
Michele Bethel  
1930 Port Townsend Circle  
Newport Beach, CA. 92660  
949.294.5335

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:08 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** joannejwu@yahoo.com <joannejwu@yahoo.com>  
**Sent:** August 24, 2025 10:52 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)



4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Joanne Wu  
1842 Port Taggart Pl  
Newport Beach

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:08 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Need the Ford Rd Townhomes



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** David King <davidkingnp@gmail.com>  
**Sent:** August 25, 2025 5:30 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Need the Ford Rd Townhomes

**[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.

Please don't listen to a few entitled local residents. These townhomes are needed. They are not for low-income people but for the average person who wants to stay in Newport Beach. As an example I'm from Newport Beach, but now my wife gets the house and I would like to stay local for our child. Young families moving out of their parents homes in Newport Beach, but want to stay local and near their parents, and professionals working in the area. These are a few of the many types of people who would live in these townhomes. Don't listen to the people worried about their home values or potential for a few more cars on the road. I live and I'm from Newport Beach, we need these townhomes.

Thank you  
David King

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:08 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposition to 1650 Ford Road



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Tama Churchouse <tama@tama.io>  
**Sent:** August 25, 2025 6:34 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposition to 1650 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 Mayor and City Council Members,

I recently relocated my family to Newport Beach and bought a house in the Port Streets neighbourhood just a few months ago.

We had the choice of San Diego, LA or Newport Beach. We choose Newport Beach for its safety, cleanliness, and unparalleled character, charm and neighbourhood-feel for my wife and our three children.

Having seen the proposed four-story condo development plans for 1650 Ford Road, I must respectfully urge the council to either vote NO on this proposal, or at the very least scale back the development to something that is in line with the character of the neighborhood. It seems drastically incompatible with the surrounding environment and precisely the kind of high-density developments we moved here to avoid.

I sincerely hope that the Members re-examine this proposal.

Thank you for your time and consideration.

Kindest regards,  
Mr. Tama Churchouse  
1724 Port Ashley Pl, Newport Beach, CA 92660, United States

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:08 AM  
**To:** Dept - City Clerk  
**Subject:** FW: OPPOSED TO FORD ROAD TOWNHOME DEVELOPMENT



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Elizabeth King <betsymking@gmail.com>  
**Sent:** August 25, 2025 6:43 AM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>  
**Cc:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** OPPOSED TO FORD ROAD TOWNHOME 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.

CITY COUNCIL HEARING - Tuesday, August 26 @ 4:00 PM

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

*Betsy King*

2016 Port Bristol Circle

**Newport Beach, CA 92660**

p 949.633.6811

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

**CONFIDENTIAL INFORMATION**

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Please consider the environment before printing this email.

**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:08 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes Appeal (PA 2025-0049)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Shannon Strohson <sstrohson@me.com>  
**Sent:** August 25, 2025 7:10 AM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>  
**Cc:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Ford Road Townhomes Appeal (PA 2025-0049)

**[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.

NB City Clerk & City Council:

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

I walk my dog several times a day & I am in this area at various times throughout the day. Traffic is very heavy & parking is limited. This is especially true in the morning & late afternoon when condo residents would be commuting to and from work.

**I see CDM Students riding their bikes to school starting around 7am - 9am & then returning at various times through out the afternoon from 12 noon to 6pm as many travel back for sports and activities. Their main pathway is through the corner of the park exactly where the project is proposed.**

The soccer fields, pickle ball courts, tennis courts, basketball courts are always active and this impacts the parking main parking lot and street parking. It is frequently full of cars and young children walking through, often with sports equipment & water etc...and not fully focused on cars/traffic.

The soccer & baseball fields across and down the street constantly have overflow parking that flows into the parking lot and onto Ford Road..again children walking to cars before and after practice, often unaccompanied by parents that are waiting in cars again because it is SO CONGESTED there are often cars DOUBLE PARKED at the Soccer Field.

The condo project construction and then further parking for residents and guests will decimate the parks & sports fields. **How is this fair to compromise people that use the park?**

I am certain this project will result in serious injuries and accidents in the future. There is NO ROOM at the PARK for a Condominium Project. The height & the size are prohibitive for this small and VERY CONGESTED AREA.

Please keep the best interest of our residents and most importantly OUR CHILDREN in top priority when making decisions on this project.

Thank you for your time and for representing our interests.

Sincerely,

Shannon Strohson  
1847 Port Abbey Place  
Newport Beach CA 92660  
[sstrohson@me.com](mailto:sstrohson@me.com)  
[949.413.3685](tel:949.413.3685)



**From:** Garrett, Errica  
**Sent:** August 25, 2025 8:31 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Katelyn Girod <katelyn.girod@gmail.com>  
**Sent:** August 25, 2025 8:29 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Ford Road Townhomes 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 Mayor Stapleton and Honorable Councilmembers,

My name is Katelyn Girod. I am a Newport Beach resident and am fortunate to raise my family in this wonderful community. We love Newport Beach for its beautiful neighborhoods, strong sense of community, and the thoughtful way our City continues to grow.

I am writing in strong support of the proposed Ford Road Townhomes project. This thoughtfully designed community will bring much-needed housing to our city, especially for families who want to plant their roots here, just as mine has. The project fits well with the City's long-term planning efforts and continues the tradition of balancing growth with maintaining the character that makes Newport Beach so special.

I appreciate the applicant's efforts to address concerns raised during the process, including providing adequate parking, high-quality design, and a plan that complements the surrounding area. It is clear that this project was designed with both the needs of Newport Beach and the neighborhood in mind.

I respectfully urge you to uphold the Planning Commission's approval and move this project forward. Doing so will provide new opportunities for families while continuing to protect the charm and quality of life we all value.

Thank you for your time and for your service to our community.

Sincerely,  
Katelyn Girod

--

Katelyn Girod  
630.881.8264

**From:** Shannon Strohson <sstrohson@me.com>  
**Sent:** August 25, 2025 7:10 AM  
**To:** City Clerk's Office  
**Cc:** Dept - City Council  
**Subject:** Ford Road Townhomes Appeal (PA 2025-0049)

**[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.

NB City Clerk & City Council:

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

I walk my dog several times a day & I am in this area at various times throughout the day. Traffic is very heavy & parking is limited. This is especially true in the morning & late afternoon when condo residents would be commuting to and from work.

**I see CDM Students riding their bikes to school starting around 7am - 9am & then returning at various times through out the afternoon from 12 noon to 6pm as many travel back for sports and activities. Their main pathway is through the corner of the park exactly where the project is proposed.**

The soccer fields, pickle ball courts, tennis courts, basketball courts are always active and this impacts the parking main parking lot and street parking. It is frequently full of cars and young children walking through, often with sports equipment & water etc...and not fully focused on cars/traffic.

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Please keep the best interest of our residents and most importantly OUR CHILDREN in top priority when making decisions on this project.

Thank you for your time and for representing our interests.

Sincerely,

Shannon Strohson  
1847 Port Abbey Place  
Newport Beach CA 92660  
[sstrohson@me.com](mailto:sstrohson@me.com)  
[949.413.3685](tel:949.413.3685)

**From:** Elizabeth King <betsymking@gmail.com>  
**Sent:** August 25, 2025 6:43 AM  
**To:** City Clerk's Office  
**Cc:** Dept - City Council  
**Subject:** OPPOSED TO FORD ROAD TOWNHOME 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.

CITY COUNCIL HEARING - Tuesday, August 26 @ 4:00 PM

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

*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:** joannejwu@yahoo.com  
**Sent:** August 24, 2025 10:52 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Joanne Wu  
1842 Port Taggart Pl  
Newport Beach

**From:** Michele Bethel <michelebethel6@gmail.com>  
**Sent:** August 24, 2025 9:49 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Fwd: Opposition to 1650 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.

Begin forwarded message:

**From:** Michele Bethel <michelebethel6@gmail.com>  
**Subject:** 1650 Ford Road Development  
**Date:** August 20, 2025 at 10:50:18 PM PDT  
**To:** jstapleton@newportbeachca.gov  
**Cc:** Michele Bethel <michelebethel6@gmail.com>

Dear Mayor Stapleton,

I am writing to respectfully urge you to decline the proposed four-story condo project at 1650 Ford Road within the Port Streets community.

As you are aware, there are significant concerns with the proposed project, including the excessive height of the building, potential health risks related to EMF exposure, and the negative impact on traffic and parking.

My hope is that you will consider the voices of many long-time homeowners, like myself, and reject this development.

Thank you,  
Michele Bethel  
1930 Port Townsend Circle  
Newport Beach, CA. 92660  
949.294.5335



**From:** Mark Burcaw <markburcaw@gmail.com>  
**Sent:** August 24, 2025 9:04 PM  
**To:** City Clerk's Office  
**Subject:** Harbor view homes townhouse, 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.

I understand that some former planners have allied with real estate developers to degrade our Greenbelt, bicycle, and foot paths, Pickleball and tennis courts... by jamming four story condominiums into a bit of open space.

And while I'm sure this would be plenty lucrative for the fast moving, slippery insiders, it would be a corrosion of our neighborhood lifestyle by congesting traffic, diminishing open space and dozens of unforeseen negative consequences. I'd like to see democracy work on this local level by representing the vast majority of the people that this would negatively impact and not a few conniving entrepreneurs. We chose this neighborhood because it was NOT the big city

MARK BURCAW, DC  
1830 Port Taggart Place  
Newport Beach, 92660

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 8:09 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to townhomes

**[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.

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

**From:** **Ann Chu** <a.chu11547@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 7:34 PM  
**Subject:** No to townhomes  
**To:** <jstapleton@newportbeachca.gov>

Dear Mayor Stapleton, Our family is strongly opposed to the development of townhomes **just steps from Bonita Canyon Sports Park, on elevated land that will tower over our community and press up against our well-used Sports Park. The project threatens to:**

- **Overwhelm nearby neighborhoods with its 48-foot height**
- **Eliminate green space buffering the park and surrounding homes**
- **Increase parking, traffic congestion and safety concerns in an already extremely busy area including the children's park, pickleball courts and the adjacent soccer fields.**
- **Create possible health concerns due to EMF/radiation from the large monopole and numerous cell base stations which are attached to the ATT building. Also of note-the relocation of the monopole cell tower has not been disclosed.**

The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.

Last but not least, we are concerned about access to fire trucks and ambulances in the event of an emergency.

Thank you for considering our opinion.

Sincerely,  
Annie and Jocelyn Chu

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 8:08 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to Townhomes

**[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.

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**From:** **Ann Chu** <a.chu11547@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 7:37 PM  
**Subject:** No to Townhomes  
**To:** <mbarto@newportbeachca.gov>

Dear MS Barto,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

**As you are aware this development is to be built just steps from Bonita Canyon Sports Park, on elevated land that will tower over our community and press up against our well-used Sports Park. The project threatens to:**

- **Overwhelm nearby neighborhoods with its 48-foot height**
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**The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.**

Thank you for considering our opinion.

Sincerely,  
Annie and Jocelyn Chu

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 8:05 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to Townhomes

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**From:** **Ann Chu** <a.chu11547@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 7:39 PM  
**Subject:** No to Townhomes  
**To:** <eweigand@newportbeachca.gov>

Dear Mr Weigand,

We are writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

**As you are aware this development is to be built just steps from Bonita Canyon Sports Park, on elevated land that will tower over our community and press up against our well-used Sports Park. The project threatens to:**

- **Overwhelm nearby neighborhoods with its 48-foot height**
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**The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.**

**Thank you for considering our opinion.**  
**Sincerely,**  
**Annie and Jocelyn Chu**

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 8:05 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to Townhomes

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**From:** **Ann Chu** <a.chu11547@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 7:39 PM  
**Subject:** No to Townhomes  
**To:** <eweigand@newportbeachca.gov>

Dear Mr Weigand,

We are writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

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**The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.**

**Thank you for considering our opinion.**

**Sincerely,  
Annie and Jocelyn Chu**

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 8:04 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to townhomes

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Ford Road Townhomes Appeal (PA 2025-0049).

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

**From:** Ann Chu <a.chu11547@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 7:39 PM  
**Subject:** No to townhomes  
**To:** <rgrant@newportbeachca.gov>

Dear MS Grant,

We are writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

**As you are aware this development is to be built just steps from Bonita Canyon Sports Park, on elevated land that will tower over our community and press up against our well-used Sports Park. The project threatens to:**

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Thank you for considering our opinion.

Sincerely,  
Annie and Jocelyn Chu

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 8:04 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to townhomes

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Ford Road Townhomes Appeal (PA 2025-0049).

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

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**To:** <rgrant@newportbeachca.gov>

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**The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.**

**Thank you for considering our opinion.**

**Sincerely,  
Annie and Jocelyn Chu**

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 8:02 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to townhomes

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Ford Road Townhomes Appeal (PA 2025-0049).

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

**From:** **Ann Chu** <a.chu11547@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 7:40 PM  
**Subject:** No to townhomes  
**To:** <nblom@newportbeachca.gov>

Dear Mr. Blom,

We are writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

**As you are aware this development is to be built just steps from Bonita Canyon Sports Park, on elevated land that will tower over our community and press up against our well-used Sports Park. The project threatens to:**

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**The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.**

**Thank you for considering our opinion.**  
**Sincerely,**  
**Annie and Jocelyn Chu**



**From:** J Michael Hughes <jmichaelhugheslaw@att.net>  
**Sent:** August 24, 2025 7:54 PM  
**To:** City Clerk's Office  
**Subject:** Bonita canyon sports park condos

[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: City Clerk

We object to the possible condo development by Bonita Canyon Sports park due to density and increase in traffic. We would like the city of Newport Beach to buy the property and make it a park or open space.

Sincerely,

Christina Hughes and J. Michael Hughes

1824 Port Taggart

Newport Beach 92660

Sent from my iPhone

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 7:51 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to townhomes

**[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.

Ford Road Townhomes Appeal (PA 2025-0049).

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

**From:** Ann Chu <a.chu11547@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 7:40 PM  
**Subject:** No to townhomes  
**To:** <nblom@newportbeachca.gov>

Dear Mr. Blom,

We are writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

**As you are aware this development is to be built just steps from Bonita Canyon Sports Park, on elevated land that will tower over our community and press up against our well-used Sports Park. The project threatens to:**

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- Eliminate green space buffering the park and surrounding homes
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The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.

Thank you for considering our opinion.

Sincerely,  
Annie and Jocelyn Chu

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 7:51 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to townhomes

**[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.

Ford Road Townhomes Appeal (PA 2025-0049).

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

**From:** Ann Chu <a.chu11547@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 7:40 PM  
**Subject:** No to townhomes  
**To:** <lkleiman@newportbeachca.gov>

Dear MS Kleiman,

We are writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

**As you are aware this development is to be built just steps from Bonita Canyon Sports Park, on elevated land that will tower over our community and press up against our well-used Sports Park. The project threatens to:**

- Overwhelm nearby neighborhoods with its 48-foot height
- Eliminate green space buffering the park and surrounding homes
- Increase parking, traffic congestion and safety concerns in an already extremely busy area including the children's park, pickleball courts and the adjacent soccer fields.
- Create possible health concerns due to EMF/radiation from the large monopole and numerous cell base stations which are attached to the ATT building. Also of note-the relocation of the monopole cell tower has not been disclosed.

The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.

Thank you for considering our opinion.

Sincerely,  
Annie and Jocelyn Chu

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 7:49 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: No to townhomes

**[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.

Ford Road Townhomes Appeal (PA 2025-0049).

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

**From:** Ann Chu <a.chu11547@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 7:41 PM  
**Subject:** No to townhomes  
**To:** <sweber@newportbeachca.gov>

Dear MS Weber,

We are writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

**As you are aware this development is to be built just steps from Bonita Canyon Sports Park, on elevated land that will tower over our community and press up against our well-used Sports Park. The project threatens to:**

- Overwhelm nearby neighborhoods with its 48-foot height
- Eliminate green space buffering the park and surrounding homes
- Increase parking, traffic congestion and safety concerns in an already extremely busy area including the children's park, pickleball courts and the adjacent soccer fields.
- Create possible health concerns due to EMF/radiation from the large monopole and numerous cell base stations which are attached to the ATT building. Also of note-the relocation of the monopole cell tower has not been disclosed.

The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.

Thank you for considering our opinion.

Sincerely,  
Annie and Jocelyn Chu

**From:** Ann Chu <a.chu11547@gmail.com>  
**Sent:** August 24, 2025 7:46 PM  
**To:** City Clerk's Office  
**Subject:** No to Townhomes

**[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.

We are writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

**As you are aware this development is to be built just steps from Bonita Canyon Sports Park, on elevated land that will tower over our community and press up against our well-used Sports Park. The project threatens to:**

- **Overwhelm nearby neighborhoods with its 48-foot height**
- **Eliminate green space buffering the park and surrounding homes**
- **Increase parking, traffic congestion and safety concerns in an already extremely busy area including the children's park, pickleball courts and the adjacent soccer fields.**
- **Create possible health concerns due to EMF/radiation from the large monopole and numerous cell base stations which are attached to the ATT building. Also of note-the relocation of the monopole cell tower has not been disclosed.**

**The proposed site sits 5–20 feet above street level, making this massive development even more visually and physically imposing. The apartments and townhomes across MacArthur and Bonita Canyon both sit 15–20 feet below street level by comparison.**

**Thank you for considering our opinion.**

**Sincerely,  
Annie and Jocelyn Chu**

**From:** Amy Hunt <amych49@gmail.com>  
**Sent:** August 24, 2025 7:40 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development (City Council Hearing Tuesday August 26th 4 pm)

**[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 and City Council Members:

I respectfully ask you to vote NO on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons: The height and density of the four story buildings are completely out of character with the surrounding neighborhoods and this development will negatively impact our community.

This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.

In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this unnecessary and incompatible development.

Sincerely,  
Amy Hunt  
!706 Port Abbey

**From:** jacqueline bedell <bedell.jacqueline@gmail.com>  
**Sent:** August 24, 2025 7:39 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Jacqueline Bedell

Harbor View Homeowner.

Sent from my iPhone



**From:** steve robinson <srobin9506@hotmail.com>  
**Sent:** August 24, 2025 6:54 PM  
**To:** City Clerk's Office  
**Subject:** Fw: 1650 Ford Rd

**[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.

---

**From:** steve robinson <srobin9506@hotmail.com>  
**Sent:** Saturday, August 23, 2025 5:00 PM  
**To:** jstapleton@newportbeachca.gov <jstapleton@newportbeachca.gov>; mbarto@newportbeachca.gov <mbarto@newportbeachca.gov>; eweigand@newportbeachca.gov <eweigand@newportbeachca.gov>; rgrant@newportbeachca.gov <rgrant@newportbeachca.gov>; nblom@newportbeachca.gov <nblom@newportbeachca.gov>; lkleiman@newportbeachca.gov <lkleiman@newportbeachca.gov>; sweber@newportbeachca.gov <sweber@newportbeachca.gov>  
**Cc:** Save Our Sports Park <saveoursportspark@gmail.com>; Bobbi Robinson <bobirobot@gmail.com>  
**Subject:** 1650 Ford Rd

Dear Mayor and City Council Members,

My main concerns are as follows;

- Lack on transparency in the planning process.
- Lack of concern for issues affecting local residents i.e., safety, overcrowding, environmental impact, arbitrary zoning height, traffic, street parking.

Instead of building a surf park that won't help the housing situation, why not utilize that space for some well planned housing, instead of cramming 27 high density units onto a tiny parcel next to a busy park.

Thank you for your consideration.

Steve Robinson

1800 Port Sheffield Place



**From:** tom.orbe wahoos.me <tom.orbe@wahoos.me>  
**Sent:** August 24, 2025 6:39 PM  
**To:** City Clerk's Office  
**Cc:** Dept - City Council  
**Subject:** Ford Road development safety issues

**[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 and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park and cause significant safety issues with the kids crossing and e-bike/bike traffic.

In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and safety of the children over this unnecessary and incompatible development.

Regards, W. T. Orbe

1930 port Laurent, Newport Beach

Get [Outlook for iOS](#)

**From:** Leslie Stern <lesliestern3@gmail.com>  
**Sent:** August 24, 2025 5:55 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 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.

Forgot to include my address:

Leslie Stern  
1736 Port Abbey Place  
Newport Beach, CA 92660

Begin forwarded message:

**From:** Leslie Stern <lesliestern3@gmail.com>  
**Subject:** 1650 Ford Road  
**Date:** August 24, 2025 at 5:52:37 PM PDT  
**To:** cityclerk@newportbeachca.gov

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Leslie Stern

**From:** Leslie Stern <lesliestern3@gmail.com>  
**Sent:** August 24, 2025 5:53 PM  
**To:** City Clerk's Office  
**Subject:** 1650 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 Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Leslie Stern

**From:** penny ruiz <pennyruiz@cox.net>  
**Sent:** August 24, 2025 5:31 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Ford Road Townhomes

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Thank you

Penny and Christopher Ruiz

Sent from my iPhone

**From:** Jeff Bocan <jeffbocan@gmail.com>  
**Sent:** August 24, 2025 5:06 PM  
**To:** City Clerk's Office; Dept - City Council; Stapleton, Joe; Barto, Michelle; Weigand, Erik; Grant, Robyn; Blom, Noah; Kleiman, Lauren; Weber, Sara  
**Subject:** Vote "NO" on the proposed 1650 Ford Road 27 unit 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 Mayor and City Council Members,

I generally think you guys do a great job, but you need to know that the Planning Commission has completely blown it recently and you need to step in to make things right...

**I am writing to respectfully urge you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road.**

I don't know what you could be thinking and the way this project went down smacks of potential corruption. I want to believe that you guys are above this.

Either you have made a mistake or you have been bought off by developers. It isn't too late to show that you just have make a mistake in judgement.

This project of 27 units is immaterial to the entire city, but it will completely screw up a heavily used park and sports fields and make a traffic situation in a densely populated neighborhood even worse.

There are so many reasons this is bad for thousands of Newport Beach residents (and good for one developer and perhaps 27 condo unit owners).

- The traffic in this area that is heavily trafficked with children will worsen
- Parking is already impacted on weekday nights with the current activities of soccer, pickleball & tennis – adding the 30-60 extra cars to this area for a project with only 10 visitor parking spots is crazy – where will everyone park?
- These 4-story condos will tower over all of the 2 story buildings in the adjacent neighborhood and surrounding apartment complexes -- ruining the character of the area.
- The process -- It is clear that the developers worked with the planning committee to approve this project at a meeting on July 3<sup>rd</sup> at 6pm, so as to try to minimize neighborhood opposition. That really smacks of cronyism.

I realize that none of you live here in the Port Streets, so maybe you don't really care, but I believe better of you... you do represent us as citizens of Newport Beach and we deserve to have our best interests taken into consideration.



As I started, you collectively have done a rather good job managing Newport Beach over the years, but you are completely bungling this decision on the 1650 Ford Road project. It's not too late to make things right – VOTE NO to the new 1650 Ford Road project.

You can do it!

Sincerely,

Jeff Bocan

1982 Port Edward Circle

Newport Beach, CA 92660

**From:** Janet Hathaway <janethathaway@hotmail.com>  
**Sent:** August 24, 2025 5:04 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: OPPOSITION to proposed project at 1650 Ford Rd.

**[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.

Please see forwarded message below.

Sent from my iPhone

Begin forwarded message:

**From:** Janet Hathaway <janethathaway@hotmail.com>  
**Date:** August 23, 2025 at 3:51:42 PM PDT  
**To:** citycouncil@newportbeachca.gov, jstapleton@newportbeachca.gov, mbarto@newportbeachca.gov, eweigand@newportbeachca.gov, rgrant@newportbeachca.gov, nblom@newportbeachca.gov, lkleiman@newportbeachca.gov, sweber@newportbeachca.gov  
**Subject: OPPOSITION to proposed project at 1650 Ford Rd.**

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will have a major negative impact on our community.

I urge any of you to please come and view the site for yourself, and you will see how ridiculous and ill-conceived this project is. These condos will be smashed into a very small space and will tower over everything else around them. This council has already greenlighted the massive high rise project at Fashion Island. This will already significantly increase our traffic! Please do not also ruin our immediate neighborhood.

Please be sure to come visit this site during the morning rush hour so you can see how backed up the in/out at Ford Rd/Bonita Canyon already is at this time. This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. I understand that a 2019 traffic study was used for this project which is irresponsible and out of date. I also understand that there are only 13 visitor

parking spaces for these 27 units. Where will all these residents and visitors park? Well, in the sports park, of course, which is going to be problematic for all Newport Beach residents.

In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development. It is so important to do a current environmental study before approving this project, which should include the EMF exposure issues.

All of the above, and more, has been noted in the appeal filed by SOS, and will be preserved for litigation in the future. I cannot understand why the City Council would approve this project. What is the benefit of 27 units given all the negatives? I realize that none of you live here in the Port Streets, but you do represent us as citizens of Newport Beach and we deserve to have our best interests taken into consideration.

It is clear that the developers worked with the planning committee to approve this project at a meeting on July 3<sup>rd</sup> at 6pm, so as to try to minimize neighborhood opposition. That really smacks of cronyism. Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Thank you for your time and your consideration.

Janet Hathaway  
1982 Port Edward Circle

Sent from [Outlook](#)

**From:** Vanessa Baik <vgaw98@yahoo.com>  
**Sent:** August 24, 2025 4:26 PM  
**To:** City Clerk's Office  
**Subject:** Fw: Vote NO on proposed 1650 Ford Road 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.

----- Forwarded Message -----

**From:** Vanessa Baik <vgaw98@yahoo.com>  
**To:** jstapleton@newportbeachca.gov <jstapleton@newportbeachca.gov>; mbarto@newportbeachca.gov <mbarto@newportbeachca.gov>; eweigand@newportbeachca.gov <eweigand@newportbeachca.gov>; rgrant@newportbeachca.gov <rgrant@newportbeachca.gov>; nblom@newportbeachca.gov <nblom@newportbeachca.gov>; lkleiman@newportbeachca.gov <lkleiman@newportbeachca.gov>; sweber@newportbeachca.gov <sweber@newportbeachca.gov>  
**Sent:** Thursday, August 21, 2025 at 01:15:21 PM PDT  
**Subject:** Vote NO on proposed 1650 Ford Road project

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Vanessa Baik  
Port Wheeler Pl, Newport Beach

**From:** Kris Anderson <brenshel@sbcglobal.net>  
**Sent:** August 24, 2025 4:02 PM  
**To:** City Clerk's Office  
**Subject:** Fw: Proposed townhomes at bonita canyon sports 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.

[Sent from AT&T Yahoo Mail for iPhone](#)

Begin forwarded message:

On Saturday, August 23, 2025, 4:35 PM, Kris Anderson <brenshel@sbcglobal.net> wrote:

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Sincerely,  
Kris and Rich Anderson  
1835 Port Sheffield place

[Sent from AT&T Yahoo Mail for iPhone](#)

**From:** Bobbi Robinson <bobiroboc@gmail.com>  
**Sent:** August 24, 2025 3:48 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 Ford 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.

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

**From:** **Bobbi Robinson** <bobiroboc@gmail.com>  
**Date:** Sat, Aug 23, 2025 at 6:04 PM  
**Subject:** 1650 Ford Condo project.  
**To:** <nblom@newportbeachca.gov>

Mr. Blom,  
My husband and I live on Port Sheffield at 1800.  
We have watched the neighborhood grow with bigger homes and more cars over the 45 years we have lived here.

During a campaign you asked me my concerns. I stated Traffic increase and reckless driving.  
You agreed with me. I voted for you.

Please understand, I am so concerned with the safety of these kids on there bikes and pedestrians walking and dog walkers. Once I almost got hit as a car made a fast turn on two wheels losing control.

Keith Curry accepted my emails and helped work with me. I reported near accidents capturing license plates, he contacted the chief of police and one kid in particular was addressed .

We also have witnessed accidents and reported them in the middle of the night.  
Today these kids have multiplied. They are not looking out and neither do drivers.  
This location is so squeezed for space it will only present terrible problems. There is never enough parking as is! Sport park participants are forced to park on streets in the neighborhood.

More importantly, someone is going to get hit by a car.

This is not low income housing. This is just a bad location, high density and increase in pollution, noise, safety and trouble.

Safety is our priority.

Please help us maintain a safe environment.

Barbara Robinson

**From:** J Kline <jklinex5@aol.com>  
**Sent:** August 24, 2025 3:40 PM  
**To:** City Clerk's Office  
**Subject:** Fw: Proposed 1650 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.

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community expects thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this incompatible development.

Thank you,

Jerrilynn Kline  
1954 Port Carney Place



**From:** J Kline <jklinex5@aol.com>  
**Sent:** August 24, 2025 3:39 PM  
**To:** City Clerk's Office  
**Subject:** Fw: Proposed 1650 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.

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community expects thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this incompatible development.

Thank you,

Jerrilynn Kline  
1954 Port Albans Place

**From:** J Kline <jklinex5@aol.com>  
**Sent:** August 24, 2025 3:39 PM  
**To:** City Clerk's Office  
**Subject:** Fw: Proposed 1650 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.

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community expects thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this incompatible development. We have owned our home and lived in the Port Street neighborhood for over 43 years and are very concerned.

Thank you,

Jerrilynn Kline  
1957 Port Chelsea Place

**From:** Kim Gordon <kimagordon4@gmail.com>  
**Sent:** August 24, 2025 3:04 PM  
**To:** Dept - City Council; City Clerk's Office  
**Subject:** Opposed to Ford Road Townhome Development- City Council Hearing August 26th 4PM

**[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 and City Council Members,

I am writing as a concerned Newport Beach resident to strongly oppose the proposed 27-unit, four-story condominium project at 1650 Ford Road.

This project poses serious concerns for our community:

- **Height & Scale:** At 48 feet tall and on elevated ground, the project is out of character with the surrounding two-story residential neighborhoods and will visually dominate the Bonita Canyon/MacArthur intersection. This parcel is 5-10 ft above the street grade. Compare this to the neighboring apartments that are 10-15 ft below street grade. This development will tower over one of the most beautiful intersections in the city. **I strongly urge you to personally visit this location prior to the hearing to see this for yourself. If this project is built as proposed, I believe you will consider it incompatible with the existing neighborhood character and scale.**
- **Loss of Open Space:** The development removes valuable buffer land adjacent to Bonita Canyon Sports Park, which is heavily used by families, children, and athletes. This development violates four of the City's own objective design standards- the baseline rules ment to protect neighborhood compatibility.
- **Parking Strain:** Park users already face parking shortages. This project will further limit access for soccer families, tennis, and pickleball players.
- **Health & Safety Questions:** The project fails to adequately address EMF and RF concerns related to the adjacent AT&T substation and cell tower.

The project prioritizes developer profit over community well-being, property values, and neighborhood integrity. I respectfully request that you reject or significantly modify this proposal to protect the character, safety and livability of Newport Beach.

Thank you for your attention and service to our community.

Sincerely,

Kim Gordon

Port Street resident

Sent from my iPhone

**From:** Elizabeth F. <tranfoster@yahoo.com>  
**Sent:** August 24, 2025 2:40 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)***

**Dear Mayor Stapleton and City Council Members,**

We respectfully ask you to vote **NO** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, we strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Elizabeth Foster and Brian Tran  
1621 Port Barmouth Place, Newport Beach, CA 92660

**From:** Jennifer lebovitz <jennifer.k.lebovitz@gmail.com>  
**Sent:** August 24, 2025 2:28 PM  
**To:** City Clerk's Office  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

~ Jennifer Lebovitz

**From:** Mark Zucker <mzucker@outlook.com>  
**Sent:** August 24, 2025 2:05 PM  
**To:** City Clerk's Office; Dept - City Council  
**Cc:** Stapleton, Joe; Barto, Michelle; Weigand, Erik; Grant, Robyn; Kleiman, Lauren; blom@newportbeachca.gov  
**Subject:** Vote NO on the proposed 27-unit project adjacent to Bonita Canyon Sports 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.

Dear Mayor Stapleton and City Council Members,

As a 36-year resident of Harbor View Homes, I have enjoyed the many benefits of living in Newport Beach. Our children attended Andersen Elementary and Corona del Mar High School, cherishing their time in this wonderful neighborhood and city. The Sports Park and adjoining areas provide countless opportunities for many people each year.

Nearly 30 years ago, I was part of a grassroots movement to prevent the "banana belt" from being developed into apartment homes. This effort led to the creation of the Bonita Canyon Sports Park and the numerous fields and playgrounds along Bonita Canyon Road.

Now, a new development is being proposed that is not the best use of the land and has not been properly evaluated. The parking along Old Ford Road and adjacent areas is already at capacity, and traffic is significantly backed up every evening. The proposed townhomes are incongruous with the surrounding area, featuring tree-lined streets and dense vegetation. The project's density and height will create an eyesore and negatively impact our community.

The property could remain as open space or be added to the park area at the end of Ford Road, expanding the existing parking. We do not need additional residents exacerbating the current traffic and parking issues.

While I understand the City must provide additional housing, this project is not the solution. I respectfully ask you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the buildings are out of character with the surrounding neighborhoods.
2. The project will significantly increase traffic congestion and strain the already limited parking near Ford Road and Bonita Canyon Sports Park, creating safety concerns.
3. The development has minimal setback from Bonita Canyon Park and the well-used bike path, introducing dangerous cross traffic.
4. The project will require relocating the existing AT&T cell phone tower without identifying the new location or its impact on our community.

Our community deserves thoughtful planning that protects residents, families, and park users while preserving the character and quality of life in Newport Beach. I strongly urge you to prioritize our neighborhoods' well-being and deny this overwhelming and incompatible development.

Respectfully,

Mark Zucker  
2024 Port Bristol Circle  
Newport Beach, CA 92660

**From:** TOM BURNHAM <burnh@cox.net>  
**Sent:** August 24, 2025 1:16 PM  
**To:** City Clerk's Office  
**Subject:** Stop 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.

It appears City Staff recently did the developer a favor and raised the height limit for the Ford Road Townhomes project so they could add more units and make more profit at our communities expense.

At the same time, the City Staff protected the character of the Eastbluff community by not including the proposed housing at NB Tennis Club in the height increase (see below and city foot notes in black ink).

Can anyone explain why this community is exposed to a recent 48ft height increase while Eastbluff got protected? We are in the same housing element plan so there is no logical reason for the inconsistent treatment of these two communities.

---

Tom Burnham  
Sent from my iPhone.  
Please excuse spelling or grammatical errors.



**From:** jack maxim-hb.com <jack@maxim-hb.com>  
**Sent:** August 24, 2025 1:08 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Proposed 27-Unit Townhome 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.

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Jack Carr  
520 Larkspur Avenue  
Corona Del Mar, CA 92625  
949.759.8741

**From:** allison carr <allisonpcarr@gmail.com>  
**Sent:** August 24, 2025 1:06 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

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Sincerely,

J. Allison P. Carr

1916 Port Provence Pl., NP 92660

520 Larkspur Ave., NP 92625

**From:** Kathy Ursini <kathyursini@gmail.com>  
**Sent:** August 24, 2025 1:05 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 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.

Kathy

Sent from my iPhone

Begin forwarded message:

**From:** Kathy Ursini <kathyursini@gmail.com>  
**Date:** August 17, 2025 at 7:55:46 PM PDT  
**To:** Citycouncil@newportbeachca.gov, "Arregui, Jerry"  
<JArregui@newportbeachca.gov>  
**Subject:** APN 458-361-02

Dear Newport Beach City Council Members and Mr. Arregui,  
I am a Port Streets resident and home owner. I am writing to express my opposition to the proposed development at 1650 Ford Road (APN 458-361-02). I believe 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 and 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.

--

Thank you,  
Kathy Ursini

1836 Port Taggart Place

**From:** Nicole Nelson <olenicole@gmail.com>  
**Sent:** August 24, 2025 12:51 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: Please reject proposed 1650 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.

For your records, thank you.

Nicole Nelson

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

**From:** Nicole Nelson <[olenicole@gmail.com](mailto:olenicole@gmail.com)>  
**Date:** Sat, Aug 23, 2025 at 3:17 PM  
**Subject:** Please reject proposed 1650 Ford Road Condo Project  
**To:** <[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)>

Dear Newport Beach City Council Members:

I am writing to ask you respectfully to reject the proposed 1650 Ford Road Condo Project. The proposed structure is massive and incompatible with the adjacent neighborhood and park. As a resident of the Port Streets for over a decade, I urge you to stand with us against this inappropriate project.

Sincerely,  
Nicole Nelson  
1836 Newport Hills Dr. E.

**From:** Shahram Mehraban <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Sent:** August 24, 2025 12:42 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 ford road

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Shahram

---

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

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

**From:** **Shahram Mehraban** <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Date:** Sat, Aug 23, 2025 at 4:10 PM  
**Subject:** 1650 ford road  
**To:** <[jstapleton@newportbeachca.gov](mailto:jstapleton@newportbeachca.gov)>

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Shahram

---

**Shahram (Sam) Mehraban**

(949) 202-5717  
GT|GW|GD

**From:** Shahram Mehraban <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Sent:** August 24, 2025 12:42 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 ford road

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Shahram

---

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

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

**From:** **Shahram Mehraban** <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Date:** Sat, Aug 23, 2025 at 4:11 PM  
**Subject:** 1650 ford road  
**To:** <[mbarto@newportbeachca.gov](mailto:mbarto@newportbeachca.gov)>

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

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**From:** Shahram Mehraban <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Sent:** August 24, 2025 12:42 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 ford road

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Shahram

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

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

**From:** **Shahram Mehraban** <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Date:** Sat, Aug 23, 2025 at 4:11 PM  
**Subject:** 1650 ford road  
**To:** <[eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov)>

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Shahram  
1962 port trinity Pl, Newport Beach, CA 92660

---

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

**From:** Shahram Mehraban <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Sent:** August 24, 2025 12:41 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 ford road

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Shahram

---

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

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

**From:** **Shahram Mehraban** <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Date:** Sat, Aug 23, 2025 at 4:11 PM  
**Subject:** 1650 ford road  
**To:** <[rgrant@newportbeachca.gov](mailto:rgrant@newportbeachca.gov)>

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

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Shahram  
1962 Port Trinity Pl, Newport Beach, CA 92660

---

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

**From:** Shahram Mehraban <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Sent:** August 24, 2025 12:41 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 ford road

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Shahram

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

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

**From:** **Shahram Mehraban** <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Date:** Sat, Aug 23, 2025 at 4:12 PM  
**Subject:** 1650 ford road  
**To:** <[nblom@newportbeachca.gov](mailto:nblom@newportbeachca.gov)>

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

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Shahram  
1962 Port Trinity Pl, Newport Beach, CA 92660

---

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

**From:** Shahram Mehraban <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Sent:** August 24, 2025 12:41 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 ford road

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Shahram

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

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

**From:** **Shahram Mehraban** <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Date:** Sat, Aug 23, 2025 at 4:12 PM  
**Subject:** 1650 ford road  
**To:** <[kleiman@newportbeachca.gov](mailto:kleiman@newportbeachca.gov)>

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

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Shahram  
1962 Port Trinity Pl, Newport Beach, CA 92660

---

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

**From:** Shahram Mehraban <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Sent:** August 24, 2025 12:41 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 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.

<mailto:cityclerk@newportbeachca.gov>

Shahram

---

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

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

**From:** **Shahram Mehraban** <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Date:** Sat, Aug 23, 2025 at 4:12 PM  
**Subject:** 1650 ford road  
**To:** <[sweber@newportbeachca.gov](mailto:sweber@newportbeachca.gov)>

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.



**From:** Shahram Mehraban <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Sent:** August 24, 2025 12:40 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 ford road

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Shahram

---

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

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

**From:** **Shahram Mehraban** <[smehraban@gmail.com](mailto:smehraban@gmail.com)>  
**Date:** Sat, Aug 23, 2025 at 4:13 PM  
**Subject:** 1650 ford road  
**To:** <[jstapleton@newportbeachca.gov](mailto:jstapleton@newportbeachca.gov)>

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

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Shahram  
1962 Port Trinity Pl, Newport Beach, CA 92660

---

**Shahram (Sam) Mehraban**

(949) 202-5717  
GT|GW|GD

**From:** Jalee Simaan <newport1607@gmail.com>  
**Sent:** August 24, 2025 12:37 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: vote no

**[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.

Begin forwarded message:

**From:** Jalee Simaan <newport1607@gmail.com>  
**Subject:** vote no  
**Date:** August 23, 2025 at 3:39:59 PM PDT  
**To:** jstapleton@newportbeachca.gov

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

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Jalee Simaan

1607 Port Stirling Place

**From:** Jalee Simaan <newport1607@gmail.com>  
**Sent:** August 24, 2025 12:37 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: vote no

**[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.

Begin forwarded message:

**From:** Jalee Simaan <newport1607@gmail.com>  
**Subject:** vote no  
**Date:** August 23, 2025 at 3:40:37 PM PDT  
**To:** mbarto@newportbeachca.gov

Dear Michelle Barto,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Jalee Simaan

1607 Port Stirling Place

**From:** Jalee Simaan <newport1607@gmail.com>  
**Sent:** August 24, 2025 12:37 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: vote no

**[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.

Begin forwarded message:

**From:** Jalee Simaan <newport1607@gmail.com>  
**Subject:** vote no  
**Date:** August 23, 2025 at 3:41:02 PM PDT  
**To:** eweigand@newportbeachca.gov

Dear Erik,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Jalee Simaan

1607 Port Stirling Place



**From:** Jalee Simaan <newport1607@gmail.com>  
**Sent:** August 24, 2025 12:37 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: vote no

**[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.

Begin forwarded message:

**From:** Jalee Simaan <newport1607@gmail.com>  
**Subject:** vote no  
**Date:** August 23, 2025 at 3:41:36 PM PDT  
**To:** rgrant@newportbeachca.gov

Dear Robyn,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Jalee Simaan

1607 Port Stirling Place

**From:** Jalee Simaan <newport1607@gmail.com>  
**Sent:** August 24, 2025 12:36 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: vote no

**[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.

Begin forwarded message:

**From:** Jalee Simaan <newport1607@gmail.com>  
**Subject:** vote no  
**Date:** August 23, 2025 at 3:41:59 PM PDT  
**To:** nblom@newportbeachca.gov

Dear Noah,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Jalee Simaan

1607 Port Stirling Place

**From:** Jalee Simaan <newport1607@gmail.com>  
**Sent:** August 24, 2025 12:36 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: vote no

**[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.

Begin forwarded message:

**From:** Jalee Simaan <newport1607@gmail.com>  
**Subject:** vote no  
**Date:** August 23, 2025 at 3:42:21 PM PDT  
**To:** lkleiman@newportbeachca.gov

Dear Lauren,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Jalee Simaan

1607 Port Stirling Place

**From:** Jalee Simaan <newport1607@gmail.com>  
**Sent:** August 24, 2025 12:36 PM  
**To:** City Clerk's Office  
**Subject:** Fwd: vote no

**[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.

Begin forwarded message:

**From:** Jalee Simaan <newport1607@gmail.com>  
**Subject:** vote no  
**Date:** August 23, 2025 at 3:42:45 PM PDT  
**To:** sweber@newportbeachca.gov

Dear Sara,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Jalee Simaan

1607 Port Stirling Place

**From:** Jan Zucker <jan.zucker@outlook.com>  
**Sent:** August 24, 2025 12:35 PM  
**To:** City Clerk's Office; Dept - City Council  
**Cc:** Stapleton, Joe; Barto, Michelle; Weigand, Erik; Grant, Robyn; Blom, Noah; Kleiman, Lauren  
**Subject:** Vote NO on the proposed 27-unit project that will impact Bonita Canyon Sports 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.

Dear Mayor Stapleton and City Council Members,

I am a 36-year resident of Harbor View Homes where we have raised our children and enjoyed the benefits of the neighborhood and Newport Beach. Our children all attended 7 years at Andersen elementary and 4 years at Corona del Mar High School and have fond memories of growing up in such a great neighborhood and fabulous city. The Sports Park and adjoining park areas are aesthetically pleasing and provide the opportunities for tens of thousands of people each year to benefit by taking advantage of the many activities and opportunities the parks offer.

Almost 30 years ago, I was a part of the grass roots movement to prevent the "banana belt" from being developed into apartment homes and annexing the Bonita Canyon home area to become an extension of the Port streets. The result of this movement was the development of the Bonita Canyon Sports park and the numerous fields and playgrounds which border Bonita Canyon road.

Once again, a development is being proposed which is clearly not the best use of the land and the impact of which, has not been properly evaluated. The parking along old Ford Road and in all of the parking areas adjacent to the parks, is already at capacity. Every evening when residents are returning to the Port Streets and adjacent neighborhoods, the traffic is significantly backed up from MacArthur Boulevard to the entrance to our neighborhood using Mesa View Drive. The large soccer field is used daily by over 100 soccer players and the parents' cars line old Ford Road all the way to the parking lot at the pickleball courts, where this new development is proposed.

The renderings of the proposed townhomes are completely incongruous with the surrounding area which currently provides a tree lined area with dense vegetation. The density of the project is overpowering, and the proposed height of the project will tower over Bonita Canyon and be an eyesore for all to see. Is this really the first impression of Newport Beach we want visitors to have as they proceed on MacArthur towards Fashion Island and surrounding areas?

The property where the project is proposed could be left as is to actually have some open areas still in Newport Beach. An alternative would be to add to the Park area at

the end of Ford Road and expand the parking area which currently exists. We do not need additional residents and their guests adding to the traffic and parking problems which already exist.

Below are additional issues which those opposed to this project have addressed. It certainly doesn't seem the Planning Commission addressed any of these issues which are serious and could impact not only affect current residents in the area, but also the potential future residents who would live in this project.

I understand the City has is required to provide additional housing in the City, but it doesn't have to be this project.

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four-story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children and others that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Jan Zucker  
2024 Port Bristol Circle  
Newport Beach, CA 92660

**From:** SNLIVINGST <snlivingst@aol.com>  
**Sent:** August 24, 2025 12:32 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Subject: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Stephen Livingston

1943 Port Cardigan Pl, Newport Beach, CA 92660

**From:** Geoff Garrett <garrett\_geoff@yahoo.com>  
**Sent:** August 24, 2025 12:19 PM  
**To:** City Clerk's Office  
**Subject:** Fw: August 26th Appeal Hearing Ford Road Townhomes-Objections to proposed 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.

See email below to City Council.

----- Forwarded Message -----

**From:** Geoff Garrett <garrett\_geoff@yahoo.com>  
**To:** citycouncil@newportbeachca.gov <citycouncil@newportbeachca.gov>  
**Cc:** Geoff Garrett <garrett\_geoff@yahoo.com>; Save Our Sports Park <saveoursportspark@gmail.com>  
**Sent:** Friday, August 22, 2025 at 10:57:04 AM PDT  
**Subject:** August 26th Appeal Hearing Ford Road Townhomes-Objections to proposed development

City Council :

Since I'm unable to attend the City Council meeting on 8/26 to discuss the appeal of the Ford Road Townhomes development, I wanted to send a note in-place of my absence.

Please consider how the development will be viewed/set-back from the corner of MacArthur/Bonita Canyon. Currently, the three other developments set-back their housing from the intersection to the point where their housing can barely be seen behind the large trees on each of the three corners. Specifically, the Irvine-Company-apartments corner even constructed an art statue, the bison, to add to the esthetic. I understand new developments in the City of Irvine are required to construct a corner art piece/statue. I assume that's not a requirement in Newport Beach; maybe that's something the City should consider.

Given the renderings of the proposed development, why is the City not enforcing the same set-back requirements as the other 3 corners at the intersection? It seems like the proposed housing will break from tradition and completely stand-out. The mature trees will have to be cut down, the cellular tower will be exposed, and the 4-story development will be exposed to the intersection.

I don't think anyone wants to see development pushed that close to MacArthur Blvd. Everything is set-back from MacArthur Blvd for miles in each direction. Please be thoughtful and ensure the City is consistently designed.

thanks,  
Geoff Garrett  
12-year homeowner/resident of the Port Streets

PS : About the AT&T cellular tower; will that be moved? Have there been public health studies conducted about any health implications related to its proximity to residential homes?



**From:** Nancy Best <1nancybest@gmail.com>  
**Sent:** August 24, 2025 12:12 PM  
**To:** City Clerk's Office; Stapleton, Joe  
**Cc:** Dept - City Council; mbarto@newportbeach.gov; Weigand, Erik; Grant, Robyn; nblom@newportbeach.gov; kleiman@newportbeachca.gov; Weber, Sara  
**Subject:** Opposed to Ford Road Townhome Development: (city council hearing Tuesday August 26th 4pm)

[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 and City Council Members,

I respectfully ask you to vote NO on the proposed 27 unit, FOUR STORY project at 1650 Ford Road for the following reasons:

- 1). The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
- 2). This project will significantly increase traffic congestion and further strain the already limited parking near Ford road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields. There is already a blind spot pulling out of Newport Hills West and both cars and electric bikes SPEED down Ford Road creating a dangerous intersection coming out of the Port Streets.
- 3). The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. E-bike accidents)
- 4). This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Nancy Best  
1839 Port Charles Place  
Newport Beach, CA 92660

**From:** thejoshtrinh@gmail.com  
**Sent:** August 24, 2025 12:05 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Josh Trinh  
1857 Port Charles Place  
Newport Beach, CA 92660

**From:** Sheri Griffin <sheri@griffin6.com>  
**Sent:** August 24, 2025 12:03 PM  
**To:** City Clerk's Office  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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: City Clerk;

Subject: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Sheri Griffin

2001 Port Chelsea Pl

Newport Beach

**From:** Heather Floriani <hfloriani@yahoo.com>  
**Sent:** August 24, 2025 11:58 AM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Heather and Michele Floriani

1754 Port Manleigh Circle

Newport Beach, CA 92660

**From:** Tonia Zev <Tonia@thezevs.com>  
**Sent:** August 24, 2025 11:57 AM  
**To:** City Clerk's Office  
**Subject:** Project at 1650 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.

Tonia Zev  
Sent from my handy dandy iPhone

Begin forwarded message:

**From:** Tonia Zev <Tonia@thezevs.com>  
**Date:** August 23, 2025 at 5:29:00 PM PDT  
**To:** citycouncil@newportbeachca.gov  
**Cc:** jstapleton@newportbeachca.gov, mbarto@newportbeachca.gov, eweigand@newportbeachca.gov, rgrant@newportbeachca.gov, nblom@newportbeachca.gov, lkleiman@newportbeachca.gov, sweber@newportbeachca.gov  
**Subject:** Project at 1650 Ford Road

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Thank you,  
Tonia Zev  
1935 Port Locksleigh Pl  
Newport Beach, CA 92660

**From:** Charlotte Saydah <csaydah@gmail.com>  
**Sent:** August 24, 2025 11:42 AM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 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.

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

**From:** **Charlotte Saydah** <[csaydah@gmail.com](mailto:csaydah@gmail.com)>  
**Date:** Thu, Aug 21, 2025 at 8:20 AM  
**Subject:** 1650 Ford Road  
**To:** <[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)>

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Charlotte Saydah  
2522 San Joaquin Plaza  
Newport Beach, CA 92660



**From:** Christy La Barthe <clabarth@cox.net>  
**Sent:** August 24, 2025 11:30 AM  
**To:** City Clerk's Office  
**Subject:** Fw: 1650 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.

----- Forwarded Message -----

**From:** Christy La Barthe <clabarth@cox.net>  
**To:** citycouncil@newportbeachca.gov <citycouncil@newportbeachca.gov>  
**Sent:** Sunday, August 24, 2025 at 10:18:55 AM PDT  
**Subject:** 1650 Ford Road

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. Traffic is **ALREADY** congested exiting the Port Streets at certain times of day and this will make it even worse. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Respectfully,  
Christy La Barthe  
1951 Port Albans PI

**From:** Shannon West <slwestdo@gmail.com>  
**Sent:** August 24, 2025 11:27 AM  
**To:** Dept - City Council; City Clerk's Office  
**Subject:** Re: Ford Road Projects

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development. I understand the state of California demands housing and the city of Newport Beach is unable to fight back. But there should be a better way to do that on this parcel of land than building a towering building so out of character for the neighborhood.

Sincerely,

Shannon West

1918 Port Cardiff

**From:** Justin Zev <Justin@thezevs.com>  
**Sent:** August 24, 2025 11:24 AM  
**To:** City Clerk's Office  
**Subject:** 1650 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 Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Justin Zev  
1935 Port Locksleigh Pl  
Newport Beach CA 92660

**From:** Derek Hunt <judgedwh43@gmail.com>  
**Sent:** August 24, 2025 11:17 AM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 Ford Road Construction 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.

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

**From:** Derek Hunt <judgedwh43@gmail.com>  
**Date:** Sun, Aug 24, 2025 at 11:14 AM  
**Subject:** Fwd: 1650 Ford Road Construction Project  
**To:** <cityclerk@newportbeachca.gov>

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

**From:** Derek Hunt <judgedwh43@gmail.com>  
**Date:** Sat, Aug 23, 2025 at 7:03 PM  
**Subject:** 1650 Ford Road Construction Project  
**To:** <citycouncil@newportbeachca.gov>

Ladies and Gentlemen

My family and I live in the Port Streets within 150 yards of the proposed 1650 Ford Road Project which you are evidently prepared to vote upon at your next meeting. I oppose the project and hope to speak against it at your forthcoming conclave on August 26.

They tell me that I will have only two minutes to speak and that you will refuse to take questions from the floor.

Well, I do intend to speak . . . and even if it is true that you have chosen not to entertain pertinent questions by your constituents, I would like to take this opportunity to put before you in writing a list of considerations I have. I will try to frame them as questions. I hope you will venture to answer them from the dais without further prompting.

- Which of you have personally visited the site of this proposed development within the past month? (By “visit,” I mean got out of your car and walked around the area.)
  - For those who have done so, can you describe the number, location, dimensions, and font size of the “notice” signs announcing to the community that the imminent erection of the project is an issue up for disposal at your meeting?
- Have you undertaken to give like notice to the residents of Belcourt about the imminence of this development?
- Why does the architectural rendering of the development (i.e. the drawing prepared by the developer, of course) fail to illustrate how the intersection of Bonita Canyon, Old Ford Road, and Macarthur Blvd. would look after this construction has been completed?
- What existing structure can you identify within a 1½ mile radius— other than perhaps a church steeple or two – which is as high or higher in feet than this proposed building?
- Which of you – if any -- live in any of the neighborhoods affected by this construction, meaning Harbor View, Belcourt, Buffalo Hills, or Big Canyon Townhomes?
- Are any of the principals in the LLC which is driving this project California residents? Newport residents?
- What assurance can you give that, if this building is erected, the property on either side (including the ATT building) will not be the subject of future development to the continuing detriment of our current community?
- Halfway up the hill from Buffalo Rd. to Bonita Canyon, there is a sign on the boulevard divider saying, “Welcome to Newport Beach.” Do you believe that erecting this 4-story building at the crest of that hill assures travelers that they are now entering Newport Beach, a welcome and desirable non-urban residential community for families?
- Finally, if you vote in favor of this project, would you expect any resident of our neighborhood to look favorably on your continued involvement in Newport Beach affairs?

Very truly yours,

D.W. Hunt

**From:** Derek Hunt <judgedwh43@gmail.com>  
**Sent:** August 24, 2025 11:15 AM  
**To:** City Clerk's Office  
**Subject:** Fwd: 1650 Ford Road Construction Project

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

**From:** Derek Hunt <judgedwh43@gmail.com>  
**Date:** Sat, Aug 23, 2025 at 7:03 PM  
**Subject:** 1650 Ford Road Construction Project  
**To:** <citycouncil@newportbeachca.gov>

Ladies and Gentlemen

My family and I live in the Port Streets within 150 yards of the proposed 1650 Ford Road Project which you are evidently prepared to vote upon at your next meeting. I oppose the project and hope to speak against it at your forthcoming conclave on August 26.

They tell me that I will have only two minutes to speak and that you will refuse to take questions from the floor.

Well, I do intend to speak . . . and even if it is true that you have chosen not to entertain pertinent questions by your constituents, I would like to take this opportunity to put before you in writing a list of considerations I have. I will try to frame them as questions. I hope you will venture to answer them from the dais without further prompting.

- Which of you have personally visited the site of this proposed development within the past month? (By “visit,” I mean got out of your car and walked around the area.)
  - For those who have done so, can you describe the number, location, dimensions, and font size of the “notice” signs announcing to the community that the imminent erection of the project is an issue up for disposal at your meeting?
- Have you undertaken to give like notice to the residents of Belcourt about the imminence of this development?

- Why does the architectural rendering of the development (i.e. the drawing prepared by the developer, of course) fail to illustrate how the intersection of Bonita Canyon, Old Ford Road, and Macarthur Blvd. would look after this construction has been completed?
- What existing structure can you identify within a 1½ mile radius— other than perhaps a church steeple or two – which is as high or higher in feet than this proposed building?
- Which of you – if any -- live in any of the neighborhoods affected by this construction, meaning Harbor View, Belcourt, Buffalo Hills, or Big Canyon Townhomes?
- Are any of the principals in the LLC which is driving this project California residents? Newport residents?
- What assurance can you give that, if this building is erected, the property on either side (including the ATT building) will not be the subject of future development to the continuing detriment of our current community?
- Halfway up the hill from Buffalo Rd. to Bonita Canyon, there is a sign on the boulevard divider saying, “Welcome to Newport Beach.” Do you believe that erecting this 4-story building at the crest of that hill assures travelers that they are now entering Newport Beach, a welcome and desirable non-urban residential community for families?
- Finally, if you vote in favor of this project, would you expect any resident of our neighborhood to look favorably on your continued involvement in Newport Beach affairs?

Very truly yours,

D.W. Hunt



**From:** Craig Gordon <craigagordon4@gmail.com>  
**Sent:** August 24, 2025 9:24 AM  
**To:** City Clerk's Office  
**Subject:** Ford Road Townhomes Appeal (PA 2025-0049)

**[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 Mayor and City Council Members,

I am writing as a concerned Newport Beach resident to strongly oppose the proposed 27-unit, four-story condominium project at 1650 Ford Road.

This project poses serious concerns for our community:

- **Height & Scale:** At 48 feet tall and on elevated ground, the project is out of character with the surrounding two-story residential neighborhoods and will visually dominate the Bonita Canyon/MacArthur intersection. This parcel is 5-10 ft above the street grade. Compare this to the neighboring apartments that are 10-15 ft below street grade. This development will tower over one of the most beautiful intersections in the city. **I strongly urge you to personally visit this location prior to the hearing to see this for yourself. If this project is built as proposed, I believe you will consider it incompatible with the existing neighborhood character and scale.**
- **Loss of Open Space:** The development removes valuable buffer land adjacent to Bonita Canyon Sports Park, which is heavily used by families, children, and athletes. This development violates four of the City's own objective design standards- the baseline rules meant to protect neighborhood compatibility.
- **Parking Strain:** Park users already face parking shortages. This project will further limit access for soccer families, tennis, and pickleball players.
- **Health & Safety Questions:** The project fails to adequately address EMF and RF concerns related to the adjacent AT&T substation and cell tower.

The project prioritizes developer profit over community well-being, property values, and neighborhood integrity. I respectfully request that you reject or significantly modify this proposal to protect the character, safety and livability of Newport Beach.

Thank you for your attention and service to our community.

Sincerely,

Craig Gordon

1845 Port Ashley Place

Newport Beach, CA 92660

**From:** Karol Hatch <karolhatch@gmail.com>  
**Sent:** August 23, 2025 10:55 PM  
**To:** City Clerk's Office  
**Subject:** Health & Safety Concerns – Oppose Housing at 1650 Ford Road (Adjacent to AT&T building-Cell Tower/Base Stations)

**[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 and Council Members,

I am writing to express serious concern about the proposed housing development at 1650 Ford Road, directly adjacent to the AT&T telecommunications facility — originally built by Pacific Bell (PacBell) over 50 years ago, as a central office/relay hub.

This facility is not a benign utility. It functions as a telecom relay hub housing:

- Copper and fiber optic cabling
- Telecom switching equipment
- Multiple rooftop cell base stations
- A monopole cell tower (needs to be moved-yet location still undisclosed)

This is not a single antenna, but a layered system of copper, fiber, switching equipment, rooftop cell panels, and a cell tower — creating one of the city's densest EMF sources. "Hazardous Materials" signs are posted all around the building and on all doors.

Placing families in housing directly next to this facility, without a full health impact evaluation, poses serious planning and public safety concerns. The FCC hasn't updated their standards since 1996, (well before advanced technology) making their minimum setback guidelines outdated and antiquated.

#### What the Experts Say about EMF Risk

Dr. Kent Chamberlain —(One of the leading experts on EMF), Professor Emeritus of Electrical Engineering and Chair of the New Hampshire Commission on 5G Health & Environmental Impacts (2020) — recommended a 500-meter (1,640-foot) setback between homes and cell facilities due to cumulative exposure risks.

The BioInitiative Report (updated 2020), a review of 1,800+ peer-reviewed studies, links long-term EMF exposure to:

- Cognitive impairment
- Hormonal disruption
- Increased cancer risk
- Neurological impacts on children

The International Journal of Environmental Research and Public Health (2022) confirms that non-ionizing radiation can affect biological systems, even at levels below FCC thresholds.

If this project is approved:

- Families would live within a few hundred feet of one of Newport Beach's most concentrated telecom hubs.
- Newport Beach would be disregarding multiple studies from reputable health agencies.
- The City could face future liability for knowingly permitting housing in a high-intensity telecom exposure zone without requiring a study.

Doing a quick search, I found many examples of cities with EMF Setback Requirements (see below), not to mention the cities that opposed and limited cell towers/ base stations next to their neighborhoods, parks and schools-(too many to cite here).

Newport Beach would not be alone in taking precautionary steps. Other municipalities have acted also:

Los Altos, CA — Adopted a 1,500-foot setback between cell towers, 500 feet from schools, **prohibits installation of small cells on public utility easements in residential neighborhoods** .

Petaluma, CA — Requires a 1,500-foot buffer from residences and schools for small cell facilities.

Walnut City, CA—Requires 1,500-foot setback for wireless facilities from schools, parks, and residential zones.

Mill Valley & Fairfax, CA—Both cities require 1,500-foot separation between small-cell facilities and enforces a 500-foot setback for multi-family residences and 500 feet from schools.

Burlington, MA — Setbacks of 750 feet from schools and childcare facilities. Other communities that have passed ordinances to restrict cell antennas near homes and schools include Palo Alto, Malibu, Santa Barbara, Encinitas, and San Diego County. Internationally, India and Italy both apply stricter EMF exposure standards and setbacks than the U.S.

These few examples show that precautionary planning is not only possible, but increasingly common. Newport Beach should not lag behind.

As a concerned resident of Newport Beach for 35 years, I respectfully urge the Council to:

- Pause approval of the Ford Road housing project until a comprehensive, independent EMF study is completed.
- Consider adopting a minimum 1,640-foot setback for future projects between housing and major telecom facilities, in line with global best practices.
- Require full disclosure of all telecom infrastructure and EMF sources before approving any adjacent housing.
- Review how other telecom hubs in Newport Beach or other cities are managed relative to surrounding land use, to prevent similar conflicts.

This is not about opposing housing. It is about ensuring that new housing is safe, informed, and ethical. Once these townhomes are built, we cannot undo the potential long-term health impacts on future residents.

Newport Beach prides itself on forward-thinking planning. Approving housing next to a hardened telecom hub, now loaded with modern wireless transmitters, in addition to a towering monopole, would be a mistake we cannot afford to make.

Thank you for protecting the health and safety of Newport Beach residents.

Karol Hatch  
Port Streets homeowner

**From:** Ryan Miller <milz39@yahoo.com>  
**Sent:** August 23, 2025 6:22 AM  
**To:** City Clerk's Office  
**Subject:** Ford Rd. Development comment

**[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. My name is Ryan Miller. I am a property owner in Newport Hills aka the Port Streets.

Like many of my neighbors we have some concerns over the Ford Road condo development. With backing from Sacramento for high density projects everywhere in the state it seems like these kind of projects are inevitable in our community. I accept these projects will come up and most will make sense... but this project doesn't make a lot of sense for the majority of people already living in the area. It feels more like a way for the property owners to FINALLY find a way to cash in on a plot of land that is not very usable with the way the neighborhood and streets were designed many, many years ago. The land owners have tried before to develop and it didn't make sense to proceed ... Why are we letting them try again with no real solutions that help the thousands of people who live in the neighborhoods near by the land in question?

Aside from the numerous concerns brought through appeal my concerns is that there is no solution being presented for a major traffic increase that I have seen so

far in the information made available to citizens. That should be a non starter for our city. If the land owner and their group wants to develop they should be on the hook to improve the vehicle and foot access to this land or create alternate access that doesn't yet exist. We have roughly 800 homes in the main part of our neighborhood and 4 roadways in which to access our homes... none busier than the one off Bonita Canyon as it easily accesses the main road of Mac Arthur. The same entry and exit that will service the proposed condos. I think that the city should be very concerned with helping the 1000 property owners across 3 the Port Street community before they allow a development group to proceed. I think there is an obligation by our politicians to help preserve the space and feeling of openness that we enjoy in Orange County. This 4 story building is out of line with the surrounding space. It is forced and it is quite honestly a way for the land owner to cash out using Sacramento's initiative as a crow bar to wedge a bad idea into our neighborhood.

Thanks. I know there is a balance between state and local issues. Hoping you see our side and reject this development if there are not any revision made to address our concerns. That is the fair way to approach this development as it is it offering solutions for issues it will raise at this time.

Ryan Miller

Home owner

Sent from [cell phone](#)

**From:** Garrett, Errica  
**Sent:** August 25, 2025 9:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: "REJECT Appeal and Support Ford Road Townhomes Project"



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Mark McCormick <[markmc22@yahoo.com](mailto:markmc22@yahoo.com)>  
**Sent:** August 25, 2025 8:38 AM  
**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** "REJECT Appeal and Support Ford Road Townhomes 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.

Mayor Stapleton and Newport Beach City Councilmembers,

In July, I wrote to your Planning Commission that I do not typically write letters to the city. But now, I am writing my second letter because the project I felt moved to support was appealed by an attorney and group of residents.

I want to applaud the Planning Commission for their unanimous support for the Ford Road Townhomes project.

My family and I have lived in Newport Beach for over 20 years. Like each of you, we love this city and care about how it continues to grow. With so much development happening across the state, I think it's more important than ever to support good projects—especially those that actually follow the rules and reflect the character of the city.

This one does exactly that!

From what I've seen, the proposal brings for-sale homes to an area that's currently underutilized and in need of improvement. It's not asking for variances, and it adds housing options that can



help families looking to buy in Newport Beach. The fact that the site includes upgrades to the surrounding area, including improvements to the adjacent AT&T facility, is a huge plus.

To me, this is a thoughtful, responsible project, and one that makes sense for the location. I encourage you to support it and send a message that when a proposal checks all the right boxes, it deserves approval.

Thank you for your time and service to our city. And please REJECT the appeal and support great projects like this.

Respectfully,

Mark McCormick

**From:** Garrett, Errica  
**Sent:** August 25, 2025 9:02 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Please vote no



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Elle Fulton <elle.osgood@gmail.com>  
**Sent:** August 25, 2025 8:32 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Please vote no

**[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 Newport Beach city council members,  
I am a resident of Harbor View here in Newport Beach. I know you are probably inundated with letters similar to mine, but I know that if I don't take steps to voice my opposition, I can't complain if/when something terrible like this goes through.

I am writing to urge you to vote **No** on the proposed 27-unit, four-story housing project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will absolutely negatively one of the most gorgeous, well kept and sought after neighborhoods in our city.

I can only imagine that this area would start to look like Von Karman in Irvine. Commercial and project-like, with traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park-where families build memories with their children, classmates, friends and sports teams.

In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

I know that Newport Beach is at the mercy of Gavin Newsom and the rest of Sacramento, who have ZERO cares for our city, but this housing project at this location isn't it. Our beautiful community deserves much more thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach that you so often mention. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this terribly unnecessary and incompatible development. Please oppose this monstrosity.

Thank you, Elle Fulton

**From:** Garrett, Errica  
**Sent:** August 25, 2025 9:47 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development: (City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Karen Yue <[karenhyue@gmail.com](mailto:karenhyue@gmail.com)>  
**Sent:** August 25, 2025 9:46 AM  
**To:** City Clerk's Office <[CityClerk@newportbeachca.gov](mailto:CityClerk@newportbeachca.gov)>; Dept - City Council  
<[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** Opposed to Ford Road Townhome Development: (City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Karen Yue, Newport Beach resident and homeowner  
1943 Port Port Albans Pl, Newport Beach, CA 92660

**From:** Karen Yue <karenhyue@gmail.com>  
**Sent:** August 25, 2025 9:46 AM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development: (City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Karen Yue, Newport Beach resident and homeowner  
1943 Port Port Albans Pl, Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 10:27 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Deny Appeal of Ford Road Townhomes Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Filippo Amoroso - USA <[Filippo.Amoroso@ltausa.com](mailto:Filippo.Amoroso@ltausa.com)>  
**Sent:** August 25, 2025 10:26 AM  
**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** Deny Appeal of Ford Road Townhomes 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 Newport Beach City Council,

As a resident of our great city, I first want to begin by thanking you for your service on the City Council. And secondly, I want to encourage you to support the Ford Road project and deny the appeal.

I was one of many residents who wrote to the Planning Commission in support of this project in July. I was very pleased to see that every Commissioner saw what a great project this was and supported it.

This is a high-quality, well-designed, and appropriate addition to Newport Beach. It reminds me of The Cay at Mariner Shores, the for-sale community built on Irvine Avenue a few years ago near where I live. That project also faced early skepticism from some neighbors—but today, it's widely seen as a success. I have friends and people that are in my office building that love living there. It brought in new families, added beautiful housing, and even helped increase property values in the surrounding area.

I see the Ford Road Townhomes following a similar path. The design is sharp and respectful of its surroundings. The integration of open space, trail access, and

improvements to the existing AT&T facility show a commitment to community benefit—not just unit count. The fact that the project is entirely within code, asking for no variances, and offering for-sale housing in a city that badly needs more of it, speaks volumes.

Not all developments are created equal. This one stands out for the right reasons!

Please deny the appeal and approve this project. Newport Beach deserves good housing solutions, and this is one of them.

Thank you.

Filippo Amoroso, CPA  
Newport Beach Resident

**FILIPPO AMOROSO, CPA**  
**LTA US ADVISORS, INC.**  
**PARTNER**

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**From:** Garrett, Errica  
**Sent:** August 25, 2025 10:56 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Catherine Lowe <[clowe@thescoutguide.com](mailto:clowe@thescoutguide.com)>  
**Sent:** August 25, 2025 10:45 AM  
**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** Ford Road Townhomes 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.

Mayor Stapleton and Newport Beach City Councilmembers,

My name is Catherine Lowe, and I was born and raised right here in Newport Beach. The only time I ever left was for college at the University of Arizona. And Mayor Stapleton, I know you'll appreciate that choice!

Today, I am proud to have founded The Scout Guide in Newport Beach, a 100% woman-founded national franchise that offers an elevated advertising experience to local businesses through our printed city guides and digital channels. At its heart, our mission is about community building and showcasing the people and faces behind the local businesses that make Newport so unique.

As a lifelong resident, I know how special Newport Beach is. We are so lucky to have a collection of villages, each with its own charm and character. That character is why I want to spend my entire life here, and why I strongly support the Ford Road Townhomes project.

I believe this project respects the essence of our city. It's designed thoughtfully, it complements the surrounding neighborhoods, and it reflects the balance of growth and preservation that Newport Beach has always done so well.

For residents like me, this type of housing makes it possible to stay rooted here. In fact, I would love to live here once it is built. As you know, not everyone is looking for a large single-family home, and projects like this create high-quality options for families, young professionals, and longtime locals alike. The design is beautiful, the scale is appropriate, and the developer clearly understands what our city needs.

I hope you will reject this appeal and please support high quality projects like this. It is the kind of smart growth that gives people like me, who love and invest in this community, the chance to continue calling Newport Beach home for generations to come.

Thank you for your service and for considering this important project.

Warmly,

CATHERINE LOWE  
*EDITOR | OWNER*  
**THE SCOUT GUIDE**  
*Newport Beach, California*  
949.910.5062

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**From:** Garrett, Errica  
**Sent:** August 25, 2025 11:10 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development: (City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Janet Yue <[kaiyollcjy@gmail.com](mailto:kaiyollcjy@gmail.com)>  
**Sent:** August 25, 2025 11:08 AM  
**To:** City Clerk's Office <[CityClerk@newportbeachca.gov](mailto:CityClerk@newportbeachca.gov)>; Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** Opposed to Ford Road Townhome Development: (City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Janet Yue, Managing Member of KAIYO LLC  
427 Orchid Ave, Corona Del Mar, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 11:10 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development: (City Council Hearing Tuesday August 26th 4pm)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Janet and KK Kitahama <janetandkk@gmail.com>  
**Sent:** August 25, 2025 11:03 AM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development: (City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Keita Kitahama, Newport Beach homeowner  
24 Seabluff, Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 11:18 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Town homes Appeal (PA 2025-0049).



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Bill Long <wlongsr@gmail.com>  
**Sent:** August 25, 2025 11:15 AM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>  
**Cc:** Dept - City Council <CityCouncil@newportbeachca.gov>; Blom, Noah  
<NBlom@newportbeachca.gov>  
**Subject:** Ford Road Town homes Appeal (PA 2025-0049).

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Ford Road Townhomes Appeal (PA 2025-0049).

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

**Also please** consider the following:

**Increased Density and Height in a Single Family/Two-Story Only Area**

The proposed buildings are four stories tall and reach nearly 48 feet in height—a significant departure from the two-story character of neighboring homes. Under the **new Housing Opportunity Overlay Zone (HO-4)**, the scale raises legitimate questions about neighborhood compatibility and visual impact. FURTHERMORE, THERE ARE CURRENTLY NO STRUCTURES OVER TWO STORIES UNTIL ONE REACHES FASHION ISLAND; THIS IS A FAMILY NEIGHBORHOOD OF ONE & TWO STORY HOMES **AND SHOULD REMAIN AS SUCH.**

**Access, Safety, Traffic, and Parking Pressures**

The project adds 27 homes and 182 estimated average daily vehicle trips. Although it includes 66 on-site parking spaces, it's shared driveway with the AT&T facility and proximity to Bonita Canyon Drive and Ford Road—already busy during school, weekends and sports hours—warrants a closer look. We are calling for clear access easements, enforcement of parking covenants, and monitoring of impacts on park users and nearby intersections. We have concerns about the Bonita Canyon Park City parking lot being used for overnight parking (which is not allowed per City signage) as well as visitor parking for the townhomes. FURTHERMORE; DURING A RECENT WEEK-NIGHT SOCCER GAME(S), FORD ROAD HAD CARS PARKED ALL ALONG IT UP TO AND INCLUDING THE BONITA CANYON CITY PARKING LOT; NO ADDITIONAL SPACE AVAILABLE FOR PROPOSED TOWNHOMES AND THEIR VISITORS AND OVERFLOW PARKING REQUIREMENTS WHICH ONE KNOWS WILL OCCUR...

Thank you for your consideration.

Regards,

William D Long  
1812 Port Stirling PL  
NPB , CA 92660



**From:** Alden Yue <aldenyue@yahoo.com>  
**Sent:** August 25, 2025 11:44 AM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development: (City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Alden Yue, Newport Beach resident and homeowner  
506 Poinsettia, Corona Del Mar, CA 92625

**From:** Garrett, Errica  
**Sent:** August 25, 2025 11:44 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Lauren Countess <[Lauren@inklogic360.com](mailto:Lauren@inklogic360.com)>  
**Sent:** August 25, 2025 11:37 AM  
**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** Ford Road Townhomes 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 Mayor and Honorable Councilmembers,

My name is Lauren Countess, and my husband and I are proud Newport Beach residents raising our young children here. We love this city and feel fortunate to call it home. Because we care deeply about Newport's future, I am writing in strong support of the Ford Road Townhomes project.

Young families like ours need more opportunities to purchase homes in Newport Beach. The lack of for-sale housing is a growing challenge, and this project provides exactly the kind of thoughtfully designed, ownership-focused homes that will help families like mine stay rooted here for generations.

In addition to addressing a real housing need, this project brings several important benefits. It transforms a long-vacant lot into a beautiful neighborhood that complements nearby communities like the Port Streets. It improves the look and function of the neighboring AT&T facility through new landscaping and design enhancements. It complies fully with City standards; including parking, traffic, height, and density requirements. And in fact provides more parking than required. These are all signs of a well-planned, responsible project.

I respectfully urge you to uphold the Planning Commission's approval. This project demonstrates how Newport Beach can meet housing needs while protecting the character and charm that make our community so special.

Thank you for your service and for your commitment to ensuring Newport Beach continues to be a place where families like mine can live, grow, and thrive.

Thank you,

**Lauren Countess** | Chief Operating Officer

(310) 500-2783 | [lauren@inklogic360.com](mailto:lauren@inklogic360.com)  
17942 Sky Park Circle, Ste. F, Irvine, CA 92614

**Inklogic, Inc**  
Office Solutions That Make Sense | [www.inklogic360.com](http://www.inklogic360.com)

**From:** Garrett, Errica  
**Sent:** August 25, 2025 11:44 AM  
**To:** Dept - City Clerk  
**Subject:** FW: Vote No to 4 story Ford Rd Development



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Amy Hykes <amyhykes@hotmail.com>  
**Sent:** August 25, 2025 11:37 AM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>; Arregui, Jerry  
<JArregui@newportbeachca.gov>  
**Subject:** Vote No to 4 story Ford Rd 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.

Dear Mayor and City Council Members,

As residents of the Port Street neighborhood for the past 12 years, we are writing to urge you to **vote NO** on the proposed 27-unit, FOUR story project at 1650 Ford Road. The height and density of the proposed development are clearly out of character with the surrounding neighborhoods and would tower over nearby buildings. The proposed development feels well out of scope given the small parcel of available land. We invite you to visit the site with neighbors and see firsthand that this development simply does not fit the area.

While we support thoughtful housing solutions, Newport Beach seems to be doing fine with above moderate-income housing. It is unclear that these 27 units, also planned as above moderate-income, are critical to addressing the city's real housing targets determined by Sacramento. Let's be strategic and deliberate in approving developments that truly serve the community.

The project also raises serious concerns regarding traffic and parking. Although we've been told that the development does not require a traffic study because it is expected to generate fewer than 300 trips per day, we are concerned that 54+ cars, along with deliveries from Amazon and

other services, could easily reach or exceed that threshold especially as there is only one way in and out. Ford Road already experiences significant congestion, including heavy bike traffic by children going to and from the CDM campus, food trucks and park users (soccer and pickle ball players). It would be prudent to conduct a full traffic study before moving forward.

Parking is also a concern, particularly the impact the proposed development would have on parking at the Bonita Canyon Sports Park. The city can't rely on a HOA to police park restrictions, as this shifts the burden unfairly to taxpayers. The plan also includes eight units with tandem parking, which is inherently inconvenient and typically results in only one car being parked per space, pushing additional vehicles into visitor spots and the parking lot at the nearby Sports Park.

Furthermore, the location of townhomes directly beside the AT&T substation, multiple cell base stations and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for a 4-story residential development.

Our community deserves thoughtful, responsible planning that protects residents, families and park users, while preserving character and quality of life in Newport Beach. As our elected officials, we strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Thank you for considering taxpayers concerns first over the profits that developers hope to make.

Amy and Andrew Hykes  
1848 Port Kimberly

**From:** Garrett, Errica  
**Sent:** August 25, 2025 12:14 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes Project

Errica Garrett  
Administrative Assistant to the Mayor and City Council City Manager's Office  
Office: 949-644-3004

100 Civic Center Drive  
Newport Beach, CA 92660

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

From: Danielle Sperry <[danielle.sperry@me.com](mailto:danielle.sperry@me.com)>  
Sent: August 25, 2025 12:11 PM  
To: Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
Subject: Ford Road Townhomes 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 Mayor Stapleton and Honorable Council Members,

My name is Danielle Sperry, and I am a Newport Beach resident raising my family in the Ford Road community, just a short distance from the project site. For years, I have seen this property sit vacant, and it has long been an eyesore in an otherwise beautiful area. The proposed Ford Road Townhomes project is a thoughtful and well-designed plan that will finally put this underutilized site to good use. Instead of a vacant lot, we will have a beautifully designed community that enhances the surrounding neighborhood and complements the character of Newport Beach.

I also appreciate that the project does more than just provide new homes. It includes meaningful improvements to the neighboring AT&T facility. With new landscaping, better design, and enhanced access to the trail and park, the entire area will look and function far better for residents and visitors alike. Additionally, concerns about traffic should not be an issue. This is a modest development with only 27 units, and the impacts will be minimal compared to other potential uses for the site. This project will turn what has been a long-standing problem site into an asset for the community. I respectfully ask that you uphold the Planning Commission's approval and allow this project to move forward.

Thank you for your service and your commitment to our community.

Danielle Sperry

**From:** Garrett, Errica  
**Sent:** August 25, 2025 12:14 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Deny Appeal of Ford Road Townhomes Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Nico Sardo <nsardo10@gmail.com>  
**Sent:** August 25, 2025 12:02 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Deny Appeal of Ford Road Townhomes 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 Mayor Stapleton and Newport Beach City Council Members,

My name is Nico Sardo, and I've been a resident of Newport Beach for many years. This is my second letter I have written regarding the Ford Road project. I live on the Peninsula with my family, and like so many others in this city, we value the character, livability, and thoughtful planning that have made Newport such a special place to call home.

I wrote to the Planning Commission in July in strong support of the project and am now writing again to ask that you deny the appeal and support this beautiful project.

From what I've reviewed, this is a project that reflects the kind of responsible growth our city should stand behind. It brings much-needed for-sale housing, upgrades an underutilized property, and does so in a way that fits into the surrounding community.

I also appreciate that this is a locally driven project, brought forward by people who know and understand Newport Beach. That makes a difference. Not just in design, but in accountability, responsiveness, and overall quality.

This project adds value to our city in multiple ways. It creates homeownership opportunities, enhances the neighborhood, and contributes long-term benefits, including property tax revenue that supports city services.



I respectfully urge you to support the Ford Road Townhomes project and continue to set a high standard for well-planned, community-focused development in Newport Beach.

Thank you,  
Nico Sardo

**From:** Garrett, Errica  
**Sent:** August 25, 2025 12:28 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Mark McConnell <markmc1070@gmail.com>  
**Sent:** August 25, 2025 12:24 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Ford Road Townhomes 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 Mayor Stapleton and Honorable Councilmembers,

My name is Mark McConnell, and I am a Newport Beach resident writing in support of the Ford Road Townhomes project. Like many of my neighbors, I care deeply about the future of our city, and this project is an essential step in addressing the larger housing challenges we face.

We are all aware that California is in the midst of a housing crisis. While the Ford Road Townhomes may seem like a relatively small project, 27 homes make a real difference. Every thoughtful project like this one moves us closer to meeting our responsibilities while also keeping decision-making in Newport Beach, not Sacramento.

What I appreciate most is that this proposal does things the right way. It fully complies with city codes, and it provides for-sale housing, which our city lacks. Too many projects across California are rentals only, but Newport families and young professionals want to put down roots here. This project gives them that opportunity.

Another critical point is that this development will finally transform a vacant, underutilized site into something that enhances the neighborhood.

For all these reasons, I respectfully urge you to uphold the Planning Commission's unanimous approval and allow this project to proceed. It may be a modest project in size, but it is meaningful in impact and reflects the kind of smart, balanced growth Newport Beach needs.

Thank you for your service and for your thoughtful leadership on this issue.

With gratitude,

Mark McConnell

Newport Beach Resident

**From:** Kerrie Benvenuti <kerrieбенvenuti@gmail.com>  
**Sent:** August 25, 2025 1:00 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm

**[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 and City Council Members,

Please vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Thomas and Kerrie Benvenuti

**From:** Garrett, Errica  
**Sent:** August 25, 2025 2:32 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Objection to Ford Townhome Development (item #18 City Council meeting August 26, 2025)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Wade Womack <[wade@orangecoastla.com](mailto:wade@orangecoastla.com)>  
**Sent:** August 25, 2025 2:30 PM  
**To:** City Clerk's Office <[CityClerk@newportbeachca.gov](mailto:CityClerk@newportbeachca.gov)>; Dept - City Council  
<[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** Objection to Ford Townhome Development (item #18 City Council meeting August 26, 2025)

**[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 and City Council,  
I respectfully ask that you deny this 48ft tall, 27 unit development that is perched on a hilltop and will tower over the intersection of MacArthur and Bonita Canyon. The existing undeveloped, open space of this irregular parcel serves as a buffer and setback at this intersection which is well forested and beautiful under existing condition.. This 4 story development, in an area of 2 story homes, is not harmonious or consistent with the existing neighborhoods.

The development has several pedestrian access points dumping straight onto the existing bike path for cross-traffic safety concerns. The project in general does not have good set backs from the bike path and Bonita Canyon Drive.

Given the fact that the development does not meet objective design standards for multi-unit development and the fact that it simply doesn't fit in this area, I respectfully urge you to deny the development.

Sincerely,

Wade Womack  
1865 Port Abbey Pl

NB

**From:** Garrett, Errica  
**Sent:** August 25, 2025 1:58 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Resolution No 2025-55: Ford Road Townhomes Appeal (PA-2025-0049)



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Jerry Schmitt <jerryschmitt87@gmail.com>  
**Sent:** August 25, 2025 1:39 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council  
<CityCouncil@newportbeachca.gov>  
**Subject:** Resolution No 2025-55: Ford Road Townhomes Appeal (PA-2025-0049)

**[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.

**I am opposed to the Ford Road Townhome Project (PA 2025-0049) because it is clearly not in the “Best Interest of the Residents of Newport Beach.”**

This project may look acceptable next to apartments or condos, but at the gateway to Newport Beach, it would stand out like an *ugly sore thumb*. It is completely out of place next to established single-family homes.

### **Impact on Park and Neighbors**

The project will reduce use of the park due to residents feeling “watched” by onlookers towering 48 feet above. From the hill, you can already see into backyards through the trees—adding another 48 feet of height dramatically increases that viewing angle. The new building would loom over the park and private homes, destroying privacy and diminishing quality of life.

Even worse, once residents move in, they will almost certainly demand that the City restrict or eliminate tennis and pickleball play at the park. The project places them in direct line of sight of the courts, and the building itself would act as an *amplifier* for noise. That is unfair to current residents who rely on the park as it is today.

## **Traffic, Parking, and Safety Problems**

With 4-bedroom units, many homes will generate 4 or more vehicles—especially if rented. Parking is already at a premium in the park, particularly on soccer days and evenings. It is *laughable* that the City claims this problem will be solved through CC&Rs banning residents from parking at the park or using their garages for storage. Let's be honest—no HOA board member will survive an election if they try to enforce rules like that.

Large delivery trucks, including 18-wheel moving vans, will not have enough space to maneuver inside the complex. That means they will clog Bonita Canyon Road or park inside the City park, creating new hazards. The attached photo shows clear safety issues that will only worsen.

At a minimum, if the project were ever approved, a 6-foot wall should be required around the complex to prevent residents from using the park as overflow parking or vehicle access.

## **Zoning Mistake and Misleading Illustrations**

This parcel was mistakenly included in the Fashion Island zoning overlay. It is a small lot in a single-story neighborhood and should never have been zoned to allow 48 feet of height. This is a clear planning error, and the City should correct it before approving such an out-of-scale project.

I urge all Councilmembers to visit the site themselves before making a decision. The developer's illustrations are deceptive—they don't match the actual plans or the true surroundings. For example, they conveniently leave out the AT&T building and other nearby context.

There are also many reasons why this project does NOT meet the Newport Beach's Municipal Code, General Plan, CEQA guidelines, and relevant precedents.

## **1. Non-Compliance with Newport Beach's Objective Design Standards**

**The project fails to meet Newport Beach's Multi-Unit Objective Design Standards (MODS) in several respects**, undermining the very purpose of these standards. NBMC §20.48.185 establishes **objective design standards** as a baseline to "ensure the highest possible design quality" for multi-unit housing<sup>[5]</sup>. Projects that do not **strictly comply** with all standards must obtain a discretionary SDR and may only deviate from the standards if specific findings are made<sup>[6]</sup>. Here, the applicant in fact *requested four deviations* from the MODS, confirming the project as designed does **not** comply with the adopted objective criteria<sup>[7][8]</sup>. According to the staff report, the proposed townhomes exceed multiple design limits, including:

- **Excessive Building Length:** MODS impose a 150-foot maximum building length to avoid monolithic massing, yet two of the project's buildings span ~155 feet<sup>[9]</sup>. This violates the objective standard. Staff acknowledged the "lengthy"



façades and the need for unusual articulation to break them up<sup>[10]</sup>. Such extra mitigation would not be necessary if the project complied with the 150' limit in the first place.

- **Insufficient Modulation Depth:** All façade recesses/projections are required to be at least 2 feet deep, but some of the project's are as shallow as 6 inches – only 25% of the required depth<sup>[11][12]</sup>. This means certain walls lack the minimum articulation explicitly mandated by the code for visual interest.
- **Too Many Projections per Elevation:** To prevent a chaotic or overly fragmented appearance, the standards allow a maximum of two projections/recesses per façade. The project exceeds this limit on its largest buildings, adding numerous bump-outs and step-backs<sup>[11]</sup>. In effect the design “**overextends**” beyond the guideline, which calls into question its compatibility with the surrounding architectural context.
- **Reduced Landscape Buffering:** MODS require a 4-foot-wide **landscape/paving zone (LPZ)** with 20% landscaping alongside private driveways. The project provides only 3'-6” in many areas, necessitating a waiver of this standard<sup>[13]</sup>. By shrinking planted areas next to buildings, the design undercuts the intended **green buffer** that softens building mass and contributes to resident and pedestrian experience.

These deviations are not trivial – they go to the heart of massing, articulation, and site design standards that were **deliberately adopted as objective measures** of quality. The code's intent is that projects *meet or exceed* these benchmarks, or else be redesigned; otherwise, developers could routinely bypass the “baseline” standards<sup>[5][6]</sup>. Approving a project with four separate MODS violations suggests the design is **too intensive and out-of-scale** for the site. While the Planning Commission attempted to justify waivers by citing “compensating features”<sup>[14][9]</sup>, these findings are highly debatable. For example, claiming that an extra 5 feet of building length is acceptable because of varied rooflines does not change the fact that the building exceeds the clear numerical limit<sup>[9]</sup>. Similarly, allowing more façade projections than permitted on the theory that it “avoids plain facades” turns the standard on its head<sup>[15]</sup> – the standard already envisioned two projections as sufficient for visual interest. In short, *strict compliance* with MODS is necessary to achieve the code's purpose of compatibility and design quality; bending four rules for this project defeats that purpose. The City Council should not endorse a project that so plainly **fails to comply with the City's own objective design requirements** for multi-family development. At minimum, a redesign should be required to meet the standards rather than granting exceptions that undermine the code's integrity<sup>[6]</sup>.

## 2. Inadequate Site Development Review Findings and Evidence

Because the project could not meet the objective standards outright, it went through a **Major Site Development Review**, which requires the City to make certain findings about the project's consistency, compatibility, and quality (NBMC §20.52.080(F)). **The Planning Commission's SDR findings are not supported by substantial evidence**, especially with regard to neighborhood compatibility and scale. Newport Beach's code and General Plan set a high bar for new development in established areas – it must

*blend in appropriately* and **avoid adverse impacts on its surroundings**. The record for the Ford Road project does not satisfy these requirements:

- **Questionable “Compatibility” with Single-Family Context:** The SDR required finding that the project’s “**site arrangement and structures are harmonious with neighboring development**” and that the “**bulk, scale, and aesthetic treatment of structures**” are compatible with adjacent development and public areas[16][17]. It is hard to see how four-story townhomes looming nearly 50 feet high are compatible with one- and two-story homes only ~230 feet away across Ford Road[1][2]. The Harbor View “Port Streets” community to the south is a cohesive single-family neighborhood of **detached homes**, all limited to two stories by zoning (max 32’ height)[1]. Interjecting a 27-unit, high-density complex at the edge of this area represents a **dramatic jump in height and density**. Even the Planning Commission acknowledged a “changing scale of structures” at this interface, from single-story houses to the 35’ AT&T building to the 48’ townhomes[18][2]. Staff optimistically claimed that the wide road, street trees, and distance “provide a harmonious transition” between the 4-story project and the 2-story neighborhood[2]. But this conclusion is **subjective at best** – a few tall median trees and a 2-lane road do not fully mitigate the abrupt scale contrast. There are no step-downs in building height at the project’s southern edge, no substantial buffer beyond the standard setback, and no transition in use (the project directly abuts the park and AT&T lot, then faces single-family homes). In past Newport Beach cases, large projects have been required to taper heights or increase setbacks next to low-rise neighborhoods to ensure compatibility. Here, the Commission’s finding of compatibility rings hollow, with little evidence beyond the site’s separation distances. **General Plan Policy LU 5.6.1** explicitly calls for “*compatible development*” that is designed to respect interfaces between differing neighborhoods[19]. From a design standpoint, planting some perimeter landscaping and repainting the AT&T building (as the applicant offered)[20] does not overcome the fundamental incompatibility of putting multi-family **mid-rise structures** in a single-family environment. The City Council would be justified in finding that the project’s bulk and scale are not harmonious with the adjacent **low-density** community, contrary to required SDR findings and **General Plan Land Use Element policies**[21][19].
- **Public Views and Aesthetics:** The site is elevated and partially visible from Bonita Canyon Drive and the sports park. The SDR findings should address how the project protects or enhances public views and the visual character of the area. The staff report asserts that adding trees and architectural façade treatments will “*buffer and soften*” the project’s appearance from Bonita Canyon Drive[22]. However, no analysis was done of views from the **park itself** or the neighborhood streets to the south. Neighbors are concerned that a 4-story development will loom over what is now a green buffer by the park, eroding its open feel[23]. The Planning Commission did not present photo simulations from the park or Port Street vantage points, so it’s unclear on what evidence they concluded that visual impacts are acceptable. Past City Council decisions (e.g., height reductions for the Museum House tower in 2016) have recognized the

importance of protecting community-scale viewsheds even when a project technically meets zoning. Here, with discretionary height being granted, the Council has even greater authority to insist on view preservation. The current findings do not convincingly show that the **mass and height** of the project “will not result in undesirable or abrupt scale changes” as required by NBMC §20.30.060(C)(3)(c) for height exceptions[24].

- **Inadequate Evidence of “Highest Design Quality”:** Both the General Plan and NBMC demand quality architecture and site design. The applicant argues the project uses high-end materials and echoes the style of the Port Streets homes[25]. Yet, needing four deviations from the City’s objective design standards is evidence that the design is *not* exemplary (otherwise it would meet those baseline standards). For instance, the long, blocky 8-plex buildings required extra modulation to *imitate* “distinct units” and avoid a monolithic look[9][15] – a problem that a truly context-sensitive design might have avoided by using smaller building groupings or greater setbacks. Likewise, the lack of a full 4-foot landscape buffer along driveways was justified as creating a “more visually appealing façade”[26], but the fact remains that garages will be closer to the drive and less softened by greenery than the standard envisions. These are indications of **overbuilt design**, not superior design. The SDR finding that the project’s deviations still “meet the intent” of the standards is subjective and was disputed by many residents as lowering the bar[27][28]. Newport Beach’s built environment standards exist to ensure new developments contribute positively to community character; if a project has to be wedged into a site with multiple code exceptions, that suggests the design is **compromised**. The City Council can reasonably conclude that the Planning Commission’s evidence for design excellence was **insufficient**, and that the project in fact *undermines* the high-quality neighborhood aesthetic valued in the General Plan (Land Use Element Goal LU 6.16) and required by Policy **LU 6.16.6** (ensure new buildings adjoining residences convey a high-quality character and protect privacy)[29].

In summary, the SDR findings do not withstand close scrutiny. **Compatibility, scale transition, and design quality have not been demonstrated with credible evidence**, as required. Given these shortcomings, the Council has a sound basis to overturn the SDR approval. The project should be remanded or redesigned to truly satisfy the findings – for example, by reducing height/mass, increasing buffers, and fully complying with objective design criteria – before it could ever be found consistent with Newport Beach’s standards.

### **3. Tentative Map Issues: Lot Line Adjustment and Land Control Concerns**

The project’s **Vesting Tentative Tract Map (VTTM No. 19396)** raises red flags because it involves reconfiguring property lines with an adjacent parcel **that the developer does not currently own**. The application proposes to adjust the easterly lot line of the project site, carving off a portion of the AT&T facility’s land to incorporate into the 27-unit development and to relocate an existing cellular monopole onto the AT&T parcel[30][31]. However, this “**privately owned property not yet acquired**” by the applicant (as noted in the appeal) means the project’s feasibility rests on a speculative

land deal. Approving a tentative map under these conditions is **premature** and potentially improper for several reasons:

- **Lack of Site Control:** Typically, a subdivider must either own the property or have the owner's explicit consent to include it in a map. Here, Pacific Bell Telephone Co. (AT&T) is the listed owner of APN 458-361-02 and is presumably aware of the application[32]. But if the developer has not closed on purchasing that land, the final lot line adjustment remains uncertain. The **Subdivision Map Act** requires that no parcel be subdivided without owner authorization. If AT&T were to retract permission or negotiations fall through, the entire project layout (and its 1.16-acre site area claim) would be in jeopardy. Approving the map now, with critical acreage not secured, puts the City in a bind if ownership issues arise. In similar cases, cities have sometimes required proof of ownership or binding option agreements before map approval. **Without clear title or an executed acquisition agreement, it is arguably an error to find the site “physically suitable” for the project (a required map finding), since the applicant may not control all of the needed land.**
- **Use of Public/Quasi-Public Land:** The adjacent AT&T parcel is a utility site (with a telecom switch building and a monopole). While privately owned, its land use is not residential. The project intends to use a portion for a private access drive, parking, and to relocate the monopole. This effectively converts some of the utility land to residential accessory use. Was this land even designated in the Housing Element for residential units? The Housing Element Site Inventory identified Site ID 141 at “1650 Ford Road”[33], which might not have contemplated taking additional AT&T land. The **General Plan Land Use Element** Policy LU 6.1.4 urges that non-residential public or utility uses, if redeveloped, be planned at high quality and in context with neighbors[34]. Here, slicing off utility land could conflict with the remaining utility operations or future public uses (e.g., could that land have been used to expand the sports park?). The **public deserves transparency** on this land transfer, yet the Planning Commission glossed over it aside from noting a gate and monopole relocation[30][35]. The City Council should ensure that any lot line adjustment *truly serves the public interest* and does not impair the AT&T facility's function or preclude better use of that buffer land (such as park expansion) that the community might prefer.
- **Precedent and Legal Validity:** Approving a **vesting** tentative map grants the developer vested rights to proceed in the future under today's regulations. Locking in those rights when the map includes land the developer might **never actually own** is problematic. It could invite legal challenge that the map approval was not lawful. Moreover, the tentative map's own findings require that *“the design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access or use”*[36]. If any easements or rights of way exist on that AT&T property (for utilities, drainage, etc.), the adjustment could conflict with them. The resolution claims no public easements are on site[37][38], but a thorough title report would be needed to confirm that –

something typically done when the final map is prepared. Approving the map now effectively **puts the cart before the horse**.

In summary, there is a strong argument that the **tentative tract map is not yet justified or “ripe” for approval**. The Council could find that the map fails the required finding of physical suitability (Gov. Code §66474, subd. (c)) due to the unresolved land acquisition. Additionally, the Council should not countenance planning actions involving quasi-public utility parcels without full vetting. A prudent course would be to **delay or deny the map** until the developer demonstrates control of the property and addresses any easement or public use issues. This will protect the City from endorsing a speculative subdivision that might later unravel.

#### **4. Vesting Map Lacks Adequate Justification & Relies on Outdated Environmental Analysis**

The **Vesting Tentative Tract Map** approval also leaned on an outdated and incomplete environmental analysis, calling into question whether its **approval was justified under CEQA and the Subdivision Map Act**. The City chose to **forgo a site-specific Environmental Impact Report (EIR) or Mitigated Negative Declaration**, instead relying on a Program EIR prepared for the 6th Cycle Housing Element Implementation (SCH No. 2023060699)[4]. The Planning Commission’s resolution asserts that, under **CEQA Guidelines §15183** and PRC §21083.3, the project has no new or peculiar environmental impacts beyond those studied in the citywide Housing Element EIR[4][39]. However, this conclusion appears to be **based on speculative or stale information**, and it fails to account for important site-specific issues:

- **No Fresh Environmental Studies Conducted:** The program EIR was a high-level analysis of housing capacity and rezonings across Newport Beach; it did not include project-level investigations of every parcel. For Ford Road, there is no indication that current **biological, traffic, noise, or air quality studies** were done for this project’s impacts. Instead, the City used a consultant “Consistency Memorandum” (June 2025 by T&B Planning) to claim the project fits the program EIR envelope[40][41]. Such consistency checklists can be useful, but only if based on accurate data. Here, the memo simply assumed that because the site was identified for ~20–50 du/acre housing, all impacts would be as expected. Crucially, **the memo (and PC findings) state that the site has no sensitive habitat, no peculiar impacts, and no new significant effects[41]**. This was stated without the benefit of any **field surveys or updated technical reports**. Relying on the General Plan’s Natural Resources Element maps (as often done) is not enough – those maps are not parcel-specific at fine scale, and they can become outdated[42][43]. In fact, Newport’s own EIR for another project cautioned that absence of mapped resources does not guarantee none exist on a given site[42][44]. By using the 2022 Housing EIR and a cursory memo in 2025, the City risks **approving a map on an incomplete environmental record**. Any changes in on-site conditions since the Housing EIR (which had a 2021-22 baseline) would not be captured.

- Outdated Traffic and Safety Assumptions:** The program EIR likely analyzed traffic in a general sense for adding housing citywide. But at the project level, there are immediate traffic concerns: e.g., Ford Road is a small street serving Harbor View Elementary, the sports park, and feeding into busy Bonita Canyon Drive. The project adds an estimated 182 daily trips<sup>[45]</sup> and shares a driveway with the AT&T facility. Neighbors have raised issues of **parking overflow** into the park lot and increased congestion during school and sports events<sup>[45]</sup>. None of this was specifically evaluated in a public traffic study for the project. The City's stance is that the Housing EIR's conclusions about overall traffic sufficed, and that no thresholds are tripped at this site. However, circumstances can change – for instance, if Bonita Canyon Drive or MacArthur Blvd have different traffic volumes now than assumed, or if there are safety concerns (the appeal notes potential **EMF/RF safety issues** with moving the cell tower closer to public areas<sup>[35]</sup>, which warrants independent review). By vesting the map now, the City locks in the right to build despite these unanalyzed conditions. The **Map Act finding** that the site is physically suitable for the density<sup>[46]</sup> and that the subdivision “will not cause serious public health problems”<sup>[47]</sup> may be premature without updated analyses. A recent example in California is when a city approved a tentative map relying on older traffic data and was challenged for not disclosing a known hazardous traffic condition – the courts frowned on using out-of-date info in place of proper CEQA review. Here, **no project-specific CEQA document** was circulated at all, so the public was deprived of the chance to see or contest the environmental assumptions.
- Inconsistencies with General Plan Policies:** A vesting map must be consistent with the General Plan and any applicable specific plans (Gov. Code §66473.5). The Newport Beach General Plan Natural Resources Element contains policies requiring environmental protection (e.g., NR 10.4: site design must “*protect sensitive or rare resources against any significant disruption of habitat values*”<sup>[48]</sup>). If the project indeed impacts a sensitive resource (discussed in the next section), then approving the map now, without incorporating avoidance or mitigation, could be seen as inconsistent with those policies. Likewise, Land Use Policy **LU 4.4** encourages rezoning for housing but does not abrogate the need to consider site constraints. The **Housing Element EIR** assumed that project-specific impacts would be addressed case-by-case – it did not give carte blanche to ignore on-site issues. Therefore, the justification for the vesting map is weak: it relies on the notion that all is clear environmentally, which is not actually demonstrated. Should substantial evidence of a new impact emerge (as it has, see below), the vesting tentative map's approval would rest on a false premise.

In conclusion, the City Council should recognize that the **environmental findings underpinning the tract map are not robust**. The “no new impacts” claim is only as good as the data behind it – and here the data is lacking or outdated. CEQA Guidelines §15183 indeed allows streamlining for projects consistent with a general plan EIR, *but only if* no “**project-specific significant effects peculiar to the parcel**” are present<sup>[49]</sup>. The City's own Notice of Exemption filed for this project asserts there are none<sup>[50]</sup>, yet that finding is now in doubt. To avoid legal vulnerability, the Council can

and should *withhold or overturn* approval of the vesting map until a proper, up-to-date environmental review is completed. This ensures the subdivision is justified by current facts and compliant with all applicable plans and laws.

## 5. Improper Reliance on Housing Element EIR – Biological and CEQA Violations

Perhaps the most alarming issue is the City's **failure to conduct site-specific environmental review** despite evidence of **sensitive species and habitat on the property**. By tiering entirely off the Housing Element Program EIR, the City avoided analyzing **biological resources** at 1650 Ford Road – an oversight that contravenes the California Environmental Quality Act (CEQA) and could put the City in legal jeopardy. The Save Our Sports Park appeal notes the presence of the **Southern Tarplant** (*Centromadia parryi* ssp. *australis*) on or near the site, as well as nesting birds in the vicinity. These are not trivial observations; they trigger multiple layers of legal protection:

- **Southern Tarplant – Rare Plant Species:** Southern Tarplant is classified as a **CNPS List 1B.1 rare plant**, meaning it is considered endangered or threatened in California (though not state/federally listed, List 1B plants are treated as having significant environmental value under CEQA). If this species is present on the Ford Road parcel or its immediate surroundings, CEQA would typically require an assessment of impacts and feasible mitigation or avoidance. The Program EIR did not identify Southern Tarplant at this site – likely because no focused survey was done and the city's biological maps often highlight only major habitat areas (the site is a small fallow plot that might not have been recognized as habitat in citywide maps). **CEQA Guidelines §15183(b)(2)** requires agencies to examine whether there are “*project-specific significant effects which are peculiar to the project or its site*” even when relying on a program EIR[49]. A locally rare plant colony is exactly the kind of **peculiar, site-specific effect** that streamlining cannot ignore. Newport Beach General Plan **Policy NR 10.3** mandates a “*site-specific survey by a qualified biologist*” if development is proposed in or adjacent to an Environmental Study Area (ESA)[51]. While the site may not be a designated ESA, the spirit of that policy is to ensure important biological resources are not lost unknowingly. Furthermore, **Policy NR 10.5** says that in areas with significant or rare biological resources, uses should be limited to those dependent on those resources (or if not, development should be the minimum to avoid a “take”)[52]/[53]. By plowing ahead without a biological survey, the City failed to notice a potentially significant impact: grading and constructing 27 homes could **extirpate the Southern Tarplant population** there, a significant impact under CEQA (destruction of a locally rare plant). No mitigation (such as seed collection and relocation, or setting aside open space for it) was discussed, which is a clear gap. A court would likely find that the “*substantial new information*” of the tarplant's presence – not known during the Housing EIR – triggers the need for at least an Initial Study if not a supplemental EIR, per CEQA Guidelines §§15162 and 15183[54].
- **Nesting Birds – MBTA and Fish & Game Code:** The site's brush and trees (and adjacent park greenery) undoubtedly provide nesting habitat for migratory songbirds and possibly raptors. **Spring and summer nesting** is highly likely

given the semi-natural state of the lot currently. Under the **Migratory Bird Treaty Act (MBTA, 16 U.S.C. §§703-711)**, it is illegal to “take” (kill, harm, or disturb) migratory birds, their eggs, or active nests. Similarly, California Fish and Game Code §3503 and §3503.5 protect all birds’ nests and birds-of-prey nests. CEQA recognizes that destroying active nests or causing nest abandonment is a significant impact on biological resources, even for common species, because it violates these laws. Typically, a mitigated project in California will include a condition like: *“If construction or tree removal occurs during nesting season, pre-construction surveys shall be conducted and buffers established around active nests until fledging”*. In fact, Newport Beach has imposed such measures in other projects; for example, a biological report for a Newport development stated: **“Loss of an active nest would be a potentially significant impact. Mitigation for potential impacts to nesting birds will require compliance with the MBTA,”** and a standard condition was set that no grading occur during Feb 1–Aug 31 without a survey by a qualified biologist<sup>[55]</sup>. **No such condition appears in the Ford Road project approval** – the Planning Commission’s resolution and staff report are silent on nesting bird surveys or timing restrictions. By relying on the program EIR’s broad conclusion of no new impacts, the City skipped any discussion of this issue. This is a legal flaw: CEQA Guidelines §15183 does *not* excuse non-compliance with other laws like MBTA. A project-level review should have identified that construction during nesting season could “take” birds, and thus either committed to avoidance (no grading in nesting season) or required surveys and buffers as mitigation. **As it stands, the project violates CEQA by ignoring a straightforward impact** – removal of vegetation and increased human activity will affect birds in an area that has long been a quiet buffer next to the park. The Council should not accept a finding of “no significant biological impact” when basic survey and mitigation steps were omitted. As the Dudek environmental blog notes, CDFW is even tightening regulations to ensure CEQA addresses **all** nesting birds, not just special-status ones<sup>[56]/[57]</sup>. The City should get ahead of this by correcting the oversight now, rather than facing possible injunction later for MBTA non-compliance.

- **Consistency with Natural Resources Element:** The Newport Beach General Plan places value on **buffers and habitat corridors**. Policy NR 10.6 calls for maintaining buffers around significant biological resources<sup>[58]</sup>. Ironically, the **Ford Road parcel has served as a de facto buffer** of mature vegetation between the manicured sports park and the road/neighborhood<sup>[59]</sup>. Developing it will remove one of the area’s “few remaining natural green spaces,” as neighbors describe<sup>[59]</sup>. This raises an inconsistency with the spirit of NR 10.6 (Use of Buffers) unless carefully mitigated. Moreover, CEQA requires analyzing not just direct impacts but also **cumulative loss** of habitat. If small infill sites like this, which host native or naturalized flora/fauna, are all paved over under the Housing Element, the cumulative impact could be significant. The program EIR may not have considered that at a fine granularity, since each site was small – but collectively, loss of all these “scraps” of open land can hurt urban biodiversity. The Council should ensure that **development doesn’t come at the cost of**



**local natural resources**, per the General Plan's balance of development and conservation (Natural Resources Element Introduction)/[60]/[61].

In light of the above, it is clear the City **improperly relied** on the Housing Element EIR as a shortcut. CEQA **Guidelines §15183** explicitly states that even if density is consistent with a Plan EIR, the agency must examine if there are peculiar impacts to the site/[49]. Here, presence of Southern Tarplant and nesting birds are “peculiar” effects **unique to this site**, not analyzed in the prior EIR/[49]/[41]. The City's determination that “no such effects exist”/[62]/[41] is simply unsupported – it appears to be an assumption rather than the result of any study. This missteps on CEQA could expose the City to legal challenge (indeed, the Commission even preemptively included a finding about legal challenges and the applicant paying fees/[63]/[64], signaling awareness of this risk). The prudent course for the Council is to **remand the environmental review**: require at least a focused **Initial Study or EIR addendum** to survey biological resources on-site, evaluate any other site-specific impacts, and propose mitigation measures as needed. Only with that information can a legally defensible decision be made. Until then, approving the project would violate CEQA's mandate to avoid or mitigate significant impacts where feasible.

## **6. Incompatible Scale, Height, and Density in a Single-Family Neighborhood**

Lastly, the City Council should consider the **fundamental land use compatibility issue**: the project's **scale, height, and density are incompatible with the character of the surrounding single-family residential neighborhood**. The Ford Road site may have been rezoned under state housing mandates, but land use policy still requires new development to respect its context. Newport Beach's General Plan emphasizes protecting the unique identity of its residential neighborhoods and ensuring that infill development “**reflects the character and priorities of the community**”/[65]. There are several points to underline here:

- **Dramatic Change in Character**: The immediate area (the Port Streets/Harbor View) is uniformly low-density. Homes are typically on lots of 7,000+ sq ft, one or two stories, in a master-planned layout with greenbelts and parks. By contrast, the project packs 27 units on just over 1 acre – roughly **23.3 units/acre**/[64] – in four bulky structures reaching four stories. This is a huge leap in intensity. It's not merely adding a **duplex or fourplex** into a single-family area (which might be gentler infill); it's a full-blown townhouse complex more akin to what you'd find in a high-density district. The Land Use Element's **Single-Family Detached Neighborhoods** policy (LU 5.1.5) calls for new residential development to maintain “*compatibility with neighborhood development in density [and] scale*”/[21]. Clearly, 23 du/acre and 48-foot height are not compatible with ~5 du/acre and 25-foot typical heights of the Port Streets. Approving this project as-is would set a **precedent** that single-family zones can be upzoned to multi-family without meaningful transition – essentially dropping an apartment-scale project into a R-1 zone. This could undermine trust in the City's planning process and Housing Element, which promised that new housing would be sensitively integrated. Other California cities have faced backlash when upzoning leads to projects that “stick out” in established neighborhoods. The Council is justified in

saying: **yes to housing, but not at the expense of community character**<sup>[66]</sup>. There are alternative ways to meet RHNA goals (e.g., slightly lower height, fewer units) that would still provide housing but at a scale more consistent with the area.

- **Transition and Interface Problems:** Good planning practice dictates that when higher-density or taller development is introduced near lower-density areas, a transition is provided – such as stepping down building height, increasing setbacks, or inserting a buffer (like a road, greenbelt, or less intense land use) between them. In this case, the Bonita Canyon Sports Park and the AT&T parcel do provide a partial buffer on some sides: to the west, the park’s parking lot and fields lie between the project and the closest homes (providing a few hundred feet separation). To the south across Ford Road, as noted, there’s a road and some landscaping. But **the project’s design does not incorporate any transition on its own site**. All four buildings are the maximum 4 stories/48 feet; none are stepped down at the edges. The **setbacks vary from 6 feet to about 24 feet at the rear**<sup>[67][68]</sup> – 6 feet is extremely tight if abutting single-story homes or the park fence. The HO-4 development standards apparently did not impose a lower height adjacent to R-1 (since Council separately raised the height limit to 48 ft)<sup>[69][70]</sup>. But just because zoning allows it does not mean it’s good design. The Council could find the project inconsistent with **General Plan Policy LU 5.6.1 (Compatible Development)** which requires design ensuring compatibility “*within and as interfaces between*” neighborhoods<sup>[19]</sup>. **From the park and street level, these 4-story townhomes will dominate the visual environment**, potentially casting shadows and intruding on privacy (e.g., 4th-floor roof decks or “lanai” could look toward back yards of nearby homes). Residents in Harbor View did not expect to have multi-family units towering nearby – indeed, many likely bought homes due to the area’s single-family zoning and the park’s open space. This project alters that environment significantly. The Council should weigh whether such a change is **in the public interest or simply the interest of one developer**.
- **Safety and Infrastructure Capacity:** A neighborhood built for single-family use has certain infrastructure limits. Streets like Ford Road are narrow; parking is limited (and the park’s lot is often full during events); the school car drop-offs already cause traffic snarls. Adding 27 families – possibly 100+ new residents – in this spot raises practical compatibility issues. Will on-street parking overflow into the adjoining streets? (The project provides 2 garage spaces per unit and 13 guest spaces<sup>[71]</sup>, but if those prove insufficient or if residents use garages for storage, spillover is likely). Will the single ingress/egress shared with AT&T be safe and adequate, especially if residents try to turn left onto Ford Road near the MacArthur intersection? These are the grainy details that matter to neighbors. When incompatible density is shoehorned in, often the **quality of life for existing residents declines** – more traffic, noise, and parking conflicts. The City Council has a duty under **Map Act findings** to consider whether the subdivision’s design “**will not cause serious public health problems**”<sup>[47]</sup>. While “health problems” is a strong term, traffic hazards or parking overflow

affecting emergency access could be seen as such. At minimum, these issues warrant reconsideration of the project's scale and perhaps the imposition of conditions (e.g., enforceable **parking permit** programs or physical improvements to Ford Road) if it were to proceed.

In conclusion, approving the Ford Road Townhomes in its current form would **introduce a fundamentally incompatible development into a single-family zone**, conflicting with Newport Beach's long-standing emphasis on neighborhood character. The General Plan's Land Use Element encourages "*a diversity of uses and buildings that are mutually compatible*"<sup>[72]</sup> – but "mutual compatibility" is not achieved here, given the stark differences. Notably, the City recently went through a robust Housing Element update process; however, meeting state housing goals does not require abandoning sensible planning. The **Council is within its rights to demand a project that better fits the area** – for example, a reduced height or unit count that might still fulfill the HO-4 overlay minimum density of 20 du/acre but in a more townhome-like (2-3 story) form akin to nearby condos (e.g., One Ford Road community) rather than an out-of-place mini-apartment complex. Other California cities have modified or denied projects on similar grounds, especially when **CEQA exemptions** are used – if any objective policy is violated or a specific adverse impact to public safety is identified, the Housing Accountability Act allows denial or downsizing of a housing project. Here, the objective standards and policies are indeed at issue (as discussed above), and the Council can make a defensible finding that the project is "**incompatible with the existing neighborhood character and scale**" – a valid land use concern grounded in their General Plan. In summary, the project in its current incarnation is simply *too much, in the wrong place*. A vote to reject it would uphold the General Plan and community's vision, while still leaving room for a more appropriate housing solution on this site.

## Conclusion

For all the above reasons, the City Council should **grant the appeal and deny the Ford Road Townhomes project** (or remand it for major revisions and proper environmental review). The proposal violates Newport Beach's **objective design standards** without adequate justification, and the Planning Commission's SDR findings do not hold up when tested against evidence and City policies. The project's Vesting Tentative Map was approved on a flawed premise of CEQA exemption, ignoring **site-specific environmental impacts** to sensitive biological resources (Southern Tarplant and migratory birds) in contravention of CEQA, the **Migratory Bird Treaty Act**, and **Fish & Game Code** protections<sup>[55]</sup>. Furthermore, the development's **height, density, and mass** are incongruous with the single-family neighborhood it borders, threatening the character, open space buffer, and possibly the safety/comfort of the community<sup>[73][21]</sup>. The Newport Beach General Plan – including the **Land Use Element and Natural Resources Element** – provides ample policy support for the Council to require a more compatible and environmentally conscious approach on this site<sup>[19][48]</sup>. As community advocates have stated, Newport Beach welcomes housing, **but done in a thoughtful way** that "complements community use" and "respects the scale and aesthetics of surrounding neighborhoods"<sup>[74]</sup>. This project, as approved, fails that test.

By upholding the appeal, the City Council will demonstrate its commitment to **responsible planning and adherence to its own standards and policies**. This action would not be a rejection of housing per se, but a call to “do it right” – to design any housing on this site in a manner that truly aligns with Newport Beach’s quality expectations, mitigates environmental impacts, and fits the neighborhood context. In doing so, the Council will be protecting the integrity of the General Plan and Municipal Code, and safeguarding the community’s trust that new development will enhance – not undermine – Newport Beach’s unique character and environment.

#### Sources Cited:

- Newport Beach Municipal Code – Multi-Unit Objective Design Standards (NBMC §20.48.185)<sup>[5][6]</sup>; Height Limit Exception findings (NBMC §20.30.060(C)(3))<sup>[24]</sup>.
- Newport Beach Planning Commission Staff Report and Resolution for PA2025-0049 (July 3, 2025)<sup>[9][11][37][41]</sup>.
- Newport Beach General Plan Land Use Element Policies LU 5.1.5, LU 5.6.1, LU 6.16.6 (re: neighborhood compatibility and design quality)<sup>[21][19][29]</sup>.
- Newport Beach General Plan Natural Resources Element Policies NR 10.3, NR 10.4, NR 10.5, NR 10.6 (re: biological resource surveys, habitat protection, and buffers)<sup>[51][48][58]</sup>.
- CEQA Guidelines §15183 and PRC §21083.3 – streamlining for projects consistent with General Plan EIR **requires** no peculiar impacts or new significant effects<sup>[49]</sup>.
- CEQA Project Consistency Memorandum Findings for Ford Road (Planning Commission Resolution No. PC2025-012)<sup>[41]</sup>.
- Biological resource analysis examples: Newport Beach “Newport Crossings” project bio memo (2018) – noting need for MBTA compliance for nesting birds<sup>[55]</sup>.
- Save Our Sports Park community letter and website – articulating neighborhood concerns about height, density, loss of buffer, traffic, and safety<sup>[73][45][35]</sup>.
- Subdivision Map Act (Gov. Code §66474) required findings: project must not cause substantial environmental damage or public health issues, and must be consistent with General Plan<sup>[37][75]</sup>. The project as approved does not meet these requirements given unmitigated environmental impacts and compatibility conflicts.

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<sup>[1] [2] [7] [8] [9] [10] [11] [12] [13] [14] [15] [18] [20] [22] [24] [26] [27] [28] [32] [67] [68] [69] [70]</sup> 25-0816 - Item No. 3 Staff Report

<https://newportbeach.legistar.com/View.ashx?M=F&ID=14335307&GUID=B5939348-F6CF-489A-8386-234C1DA1E308>

<sup>[3] [4] [30] [31] [33] [71]</sup> Newport Beach - File #: 25-0816

<https://newportbeach.legistar.com/LegislationDetail.aspx?ID=7449445&GUID=A3862148-B2F8-4F3A-B1CE-FF5D4FC902D6&Options=&Search=&FullText=1>

[5] [6]

<https://ecms.newportbeachca.gov/WEB/DocView.aspx?id=3061230&dbid=0&repo=CNB>

[16] [17] [newportbeachca.gov](https://newportbeachca.gov)

[https://www.newportbeachca.gov/pln/ZA\\_Staff\\_Action/Archive/2018/03-16-18.pdf](https://www.newportbeachca.gov/pln/ZA_Staff_Action/Archive/2018/03-16-18.pdf)

[19] [21] [29] [34] [72] Microsoft Word - Newport Beach Final GP \_2006-09-21\_.doc

[https://www.newportbeachca.gov/PLN/General\\_Plan/BK/04\\_Ch3\\_LandUse\\_web.pdf](https://www.newportbeachca.gov/PLN/General_Plan/BK/04_Ch3_LandUse_web.pdf)

[23] [35] [45] [59] [65] [66] [73] [74] Home | Sos Park

<https://www.stop1650fordroad.com/>

[25] 25-0816 - Attachment 2 - Applicant's Project Description

<https://newportbeach.legistar.com/gateway.aspx?M=F&ID=473cc874-e190-4708-9a17-b4cb3ca379c3.pdf>

[36] [37] [38] [39] [40] [41] [46] [47] [49] [54] [63] [64] [75] 25-0816 - Attachment 1 - Draft Resolution

<https://newportbeach.legistar.com/View.ashx?M=F&ID=14335308&GUID=6ED4BC41-2A95-41AD-A2C5-5EA3300911A1>

[42] [43] [44] [55] Microsoft Word - Draft Biological Resources Technical Memorandum - Newport Crossings.docx

[https://www.newportbeachca.gov/pln/CEQA\\_REVIEW/Newport%20Crossings/DEIR/Appendices/Appendix%20C\\_Biological%20Resources%20Memo.pdf](https://www.newportbeachca.gov/pln/CEQA_REVIEW/Newport%20Crossings/DEIR/Appendices/Appendix%20C_Biological%20Resources%20Memo.pdf)

[48] [51] [52] [53] [58] [60] [61] Microsoft Word - Newport Beach Final GP \_2006-09-21\_.doc

[https://www.newportbeachca.gov/PLN/General\\_Plan/11\\_Ch10\\_NaturalResources\\_web.pdf](https://www.newportbeachca.gov/PLN/General_Plan/11_Ch10_NaturalResources_web.pdf)

[50] [62] [ceqanet.lci.ca.gov](https://ceqanet.lci.ca.gov)

<https://ceqanet.lci.ca.gov/2023060699/6/Attachment/xEgq3x>

[56] CDFW Bird Nest Regulations and CEQA Analysis | Dudek Blog

<https://dudek.com/proposed-cdfw-bird-nest-regulations-carry-ceqa-analysis-implications/>

[57] New Regulations Could Expand CEQA Review of Impacts to ...

<https://www.hklaw.com/en/insights/publications/2015/08/new-regulations-could-expand-ceqa-review-of-impact>

Parking at the park is already challenged without adding the residents parking in the park and on the street. Delivery trucks add the problem will also have trouble maneuvering (specially 18 wheel moving vans) and they probably will use the park lot. It already a safety issue as kids often run across the street late for their soccer games.



Thank you for your consideration and doing with it best for the residents of Newport Beach.

Sincerely,

Jerry Schmitt

**From:** Garrett, Errica  
**Sent:** August 25, 2025 1:56 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhome Project

Errica Garrett  
Administrative Assistant to the Mayor and City Council City Manager's Office  
Office: 949-644-3004

100 Civic Center Drive  
Newport Beach, CA 92660

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

From: John wortmann <[johnwortmann@sbcglobal.net](mailto:johnwortmann@sbcglobal.net)>  
Sent: August 25, 2025 1:06 PM  
To: Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
Subject: Ford Road Townhome 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.

Mayor Stapleton and Honorable Council members,

My wife and I have been fortunate enough to live in Newport Beach for many years. We have been actively involved in our community since day one and have a deep appreciation for how special our city of Newport Beach is.

I have taken the time to review the Ford Road Townhomes project and I am strongly supportive for a multitude of reasons.

With the draconian measures taken by the State of California I appreciate how difficult it is for us to meet our obligations for additional housing without changing the unique character of our city.

This project checks all the boxes and is a win-win for Newport Beach, our residents and the developers.

To take an underutilized piece of land and turn it into beautiful homes and improve the appearance of the area to me is a unicorn project.

Not only does it comply with the city standards for everything from height, parking density and traffic thankfully it is also is being developed by well known respected developers with incredible track records in our community and that have a vested interest in our city and in the project.

My hope is that you uphold the Planning Commission's unanimous approval and move forward with this project.

Please accept my heartfelt thank you to all you for your tireless service to our community and for your leadership and most importantly "Keeping Newport Newport"

John Wortmann

Sent from my iPad



**From:** Garrett, Errica  
**Sent:** August 25, 2025 1:56 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Kerrie Benvenuti <kerrieбенvenuti@gmail.com>  
**Sent:** August 25, 2025 1:00 PM  
**To:** City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm

**[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 and City Council Members,

Please vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)

4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Thomas and Kerrie Benvenuti

**From:** Kim Turner <jkejbturner@gmail.com>  
**Sent:** August 25, 2025 2:08 PM  
**To:** City Clerk's Office  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Kim Turner

2041 Port Bristol Circle

Newport Beach, CA 92660

**From:** Wade Womack <wade@orangecoastla.com>  
**Sent:** August 25, 2025 2:30 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Objection to Ford Townhome Development (item #18 City Council meeting August 26, 2025)

**[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 and City Council,  
I respectfully ask that you deny this 48ft tall, 27 unit development that is perched on a hilltop and will tower over the intersection of MacArthur and Bonita Canyon. The existing undeveloped, open space of this irregular parcel serves as a buffer and setback at this intersection which is well forested and beautiful under existing condition.. This 4 story development, in an area of 2 story homes, is not harmonious or consistent with the existing neighborhoods.

The development has several pedestrian access points dumping straight onto the existing bike path for cross-traffic safety concerns. The project in general does not have good set backs from the bike path and Bonita Canyon Drive.

Given the fact that the development does not meet objective design standards for multi-unit development and the fact that it simply doesn't fit in this area, I respectfully urge you to deny the development.

Sincerely,

Wade Womack  
1865 Port Abbey Pl  
NB

**From:** Garrett, Errica  
**Sent:** August 25, 2025 4:03 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposition to Ford Rd Townhome Development

Errica Garrett  
Administrative Assistant to the Mayor and City Council City Manager's Office  
Office: 949-644-3004

100 Civic Center Drive  
Newport Beach, CA 92660

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

From: Jennifer Seaton <[jennifer.seaton@gmail.com](mailto:jennifer.seaton@gmail.com)>  
Sent: August 25, 2025 3:53 PM  
To: City Clerk's Office <[CityClerk@newportbeachca.gov](mailto:CityClerk@newportbeachca.gov)>; Dept - City Council  
<[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
Subject: Opposition to Ford Rd Townhome 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.

Dear Mayor and Council members,

I am writing to ask you to vote No on the proposed development at 1650 Ford Road. I am concerned that the buildings will be much higher than anything else around and will significantly increase traffic in the area. I am also worried about the set-back from Bonita Canyon Park and the bike path, which I use for running and my four kids ride their bikes on). The huge project also requires the relocation of the AT&T cell phone tower and does not identify the new location for the tower.

The project needs much more thoughtful planning. I urge you to protect our existing neighborhood and oppose this new project.

Sincerely,

Jennifer Seaton  
1900 Port Bristol Circle  
Newport Beach CA 92660



**From:** Garrett, Errica  
**Sent:** August 25, 2025 4:03 PM  
**To:** Dept - City Clerk  
**Subject:** FW: 1650 Ford Rd project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Nikki Klein <nikkiatl@att.net>  
**Sent:** August 25, 2025 3:46 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** 1650 Ford Rd 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 City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

As a former resident of the Port Streets neighborhood, I understand how this project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Sincerely,

Veronica Klein

428 Begonia Ave

Corona Del Mar CA 92625



**From:** Garrett, Errica  
**Sent:** August 25, 2025 4:03 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Opposition to 1650 Ford Road Condo Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



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**From:** Rachel Yelsey Krebs <rachel.yelsey@gmail.com>  
**Sent:** August 25, 2025 3:44 PM  
**To:** Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>  
**Cc:** Dept - City Council <CityCouncil@newportbeachca.gov>; City Clerk's Office <CityClerk@newportbeachca.gov>  
**Subject:** Opposition to 1650 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.

Dear Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected

officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Thank you,

Rachel Krebs

1857 Port Renwick Pl  
Newport Beach, CA 92660

**From:** Garrett, Errica  
**Sent:** August 25, 2025 3:22 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhomes Project



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Brian K <brian.krebs713@gmail.com>  
**Sent:** August 25, 2025 3:21 PM  
**To:** Dept - City Council <CityCouncil@newportbeachca.gov>  
**Subject:** Ford Road Townhomes 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.

Honorably, Mayor Stapleton and Newport Beach City Council,

My name is Brian Krebs, and I am a Newport Beach resident writing for the second time regarding the Ford Road Project.

My wife and I are raising our family in the city because we love our community. One of the reasons we love this community is the thoughtful leadership that approves excellent projects like what is being proposed at Ford Road.

I was shocked to learn this project was appealed, and I hope you will deny the appeal. This is a thoughtful, well-designed project that represents precisely the kind of careful, community-oriented growth we should encourage in Newport Beach. From its layout and architecture to its integration with existing public amenities, it's clear that the project team has made a genuine effort to deliver something that fits, not forces its way into the fabric of the city.

In particular, I appreciate how the design draws clear inspiration from the neighboring Port Streets neighborhoods. The style and finishes echo the character of those communities, helping the project feel familiar and respectful of its surroundings.

But what really sets this project apart is its balance—it enhances its surroundings, not just by creating new homes, but by improving the adjacent AT&T facility, integrating trail access, and including community gathering spaces. That kind of attention to the public realm and neighboring uses is rare and commendable.

In addition to the thoughtful planning and design, there's also a practical benefit: this project will contribute ongoing revenue to the City through property taxes. With 27 for-sale townhomes, each contributing to our local tax base, this is a financially beneficial project that will help support public services, schools, and infrastructure without placing significant demand on them.

Simply put, the Ford Road Townhomes proposal meets the moment. It's respectful, responsible, and responsive to the needs of both current and future Newport Beach residents. I respectfully urge the Council to support staff and the Planning Commission by rejecting the appeal and supporting this project.

Thank you for your time and consideration.

--

Brian Krebs

(818) 606-9476

[brian.krebs713@gmail.com](mailto:brian.krebs713@gmail.com)

**From:** Kimberly Ward <kimward468@gmail.com>  
**Sent:** August 25, 2025 3:32 PM  
**To:** City Clerk's Office; citycouncil@newportbeachca.gov  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **NO** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Kimberly Ward

1907 Port Bristol Cir

Newport Beach, CA 92660

818-468-9887

**From:** Sally FauntLeRoy <sallyfauntleroy@gmail.com>  
**Sent:** August 25, 2025 4:12 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposition to Ford Road Townhome 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.

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park, creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path, creating potential e-bike accidents.
4. This 48 foot tall project will require relocation of the existing AT&T cell phone tower. However, it does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Sally FauntLeRoy  
1960 Port Chelsea Place  
Newport Beach, CA

**From:** Garrett, Errica  
**Sent:** August 25, 2025 4:27 PM  
**To:** Dept - City Clerk  
**Subject:** FW: Ford Road Townhome Development - City Council Hearing - Tuesday August 26, 4:00 p.m,



**Errica Garrett**  
Administrative Assistant to the  
Mayor and City Council  
City Manager's Office  
Office: 949-644-3004  
100 Civic Center Drive  
Newport Beach, CA 92660



---

**From:** Michael J Weiland <[MICHAEL@WEILAND.LAW](mailto:MICHAEL@WEILAND.LAW)>  
**Sent:** August 25, 2025 4:26 PM  
**To:** City Clerk's Office <[CityClerk@newportbeachca.gov](mailto:CityClerk@newportbeachca.gov)>; Dept - City Council  
<[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>  
**Subject:** Ford Road Townhome Development - City Council Hearing - Tuesday August 26, 4:00 p.m,

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. Building Height. The height of the four-story buildings are grossly out of character with the surrounding neighborhoods and this development will negatively impact our community, including most severely, our Port Street neighborhood. Even a much downscaled three-story project would stand in stark contrast to the two story homes located in the adjacent Port Street and near-adjacent Bonita Canyon developments. I am not aware of any other high-rise residential project in Newport Beach being permitted this close to any existing established one-story and two-story community like Harbor View Homes, and it would seem irresponsible to permit one now.
2. Serious Bicycle Path Risks. The project would front directly on a high-use bicycle path, and it appears that the front door walkways to a number of the units could be accessed only by walking down the bicycle path. We are not fans of the current rage of large, heavy,

“e-bikes”, or more accurately, electric motorcycles, being raced at high speeds not only by teenagers, but also by young children, on our bicycle paths, streets and greenbelt lawns, surprisingly few of whom are wearing helmets. But they are there, every day, in ever increasing numbers. Allowing those units to access their front doors only by sharing the public bicycle path would unnecessarily and irresponsibly expose both the young bicyclists and the residents and their guests to constant risk of serious injury. Furthermore, the sole vehicular entry to the project necessarily crosses the bicycle path, but even after the effort by the developer reported by the planner to mitigate the risk, the project affords the bicyclists and drivers insufficient line-of-site to see each other to avoid accidents, particularly given the excessively high speeds at which the children ride their “e-bikes”. Without a major modification of both the vehicular entry to the project, and the pedestrian front door entries to the units that immediately face the park, there will almost certainly be significant bicycle-related injuries that could be avoided through more thoughtful planning.

3. Density. We understand that a planning overlay for the site adopted by the City purportedly mandates a site density of no less than 20 units per acre and purportedly provides a basis for allowing a waiver of the building height restriction otherwise applicable to the site. How that site was packaged and approved as part of the “Newport Center” overlay is troublesome. I have yet to speak with a single Port Street resident who had any idea the telephone company site was part of the mile-distant Newport Center. We further understand that some Eastbluff neighborhood residents got wind of how the proposed overlay would affect their neighborhood and were successful in limiting its impact on Eastbluff, noting that the higher building heights allowed under the overlay would be inconsistent with the adjacent Eastbluff neighborhood homes. The same is certainly true with respect to the Port Street Neighborhood. The density of the proposed project is over three times that of the adjacent Port Street neighborhood and near-adjacent Bonita Canyon neighborhood.

4. Parking. Regardless of how the parking lot for the Park is posted or the CC&R’s for the project are drafted, the reality is that many of the residents in the proposed project would use their garages for storage, workout rooms, and other purposes other than parking their cars, and would instead park on the adjacent streets and in the parking lot of the Park, which would further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.

5. AT&T Tower Relocation. The project would require the relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will visually and otherwise impact our homes. In its present location, the tower is largely shielded from public view, but will almost certainly become an eyesore when relocated, and if relocated closer to any existing homes, could pose a significant health and safety risks.. Rather than allow the developer proceed piecemeal, boiling the frog one degree at a time, that issue should be addressed and satisfactorily resolved



before giving any indication that the project, including any downscaling of the project, is given any preliminary approval.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development. Please vote no on this project.

Thank you.

Sincerely,

Michael and Denise Weiland

1847 Port Sheffield Place

Newport Beach, California 92660

**From:** Katie Drown <kbdrown@gmail.com>  
**Sent:** August 25, 2025 4:32 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

There are many valid reasons why this project is being opposed by so many in our community. I know you've heard them, and they've been voiced time and again. I urge you to truly listen to your constituents and uphold the principles of democracy by respecting the will of the people.

We voted for you with the hope and trust that you would represent our voices. While we understand the allure of short-term political gains, this decision carries long-term consequences. The last thing any leader would want is to be remembered as the mayor who turned away from the very people who placed their faith in them.

The repercussions of this choice will be felt for years to come. Please give the concerns of your community the careful consideration they deserve.

Sincerely,  
Katie Drown  
Concerned Port Street Resident

**From:** Alice Wrate <amwrate@gmail.com>  
**Sent:** August 25, 2025 4:37 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Alice Wrate  
Sent from my iPhone

**From:** Gale Friedman <galefriedman0@gmail.com>  
**Sent:** August 25, 2025 4:40 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Fwd: Feedback regarding townhome project

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To: [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

Subject: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

5. It is my understanding that the other proposed project at the site of the Newport Beach Tennis Club is a lower density and has a lower height projected. Please consider these two points when discussing this townhome project.

Sincerely,

Gale Friedman

2001 Port Provence Pl.

Newport Beach



**From:** Jennifer Mathews <jmathews1t@me.com>  
**Sent:** August 25, 2025 4:44 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development

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Subject: Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Jennifer Mathews

2071 Port Provence Pl

Newport Beach,CA 92660

**From:** John Elmajian <john@bologroup.com>  
**Sent:** August 25, 2025 4:47 PM  
**To:** City Clerk's Office  
**Subject:** OPPOSITION to 1650 Ford Road 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 Mayor Stapleton and City Council Members,

I respectfully ask you to **VOTE No** on the proposed 27-unit, a 48ft tall, four-story project (there is nothing this tall anywhere in the area of the quiet SFR community called Harbor View homes) at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods. This development is not a value add to the community...rather it will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well-used bike path. It introduces several areas of dangerous cross traffic onto the bike path (i.e. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

This project makes absolutely NO SENSE for our community. If you came to me with a two story project, I would be able to give much more consideration to the development....four stories/48 feet jammed onto the property to get as many units in as possible make NO SENSE. Our community deserves much more thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

All the best!

John C. Elmajian  
**BOLO** Group  
949.251.9221 x1107 w  
949.246.4412 c

949.263.8796 f



**From:** Marlene Dandler <Dandler@seashoreacademy.org>  
**Sent:** August 25, 2025 4:53 PM  
**To:** City Clerk's Office; Dept - City Council  
**Cc:** Andres Dandler  
**Subject:** Opposed to Ford Road Townhome 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.

Dear Mayor Stapleton and City Council Members,

I respectfully ask you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,

Andres & Marlene Dandler

1830 Port Tiffin Place

Newport Beach, CA 92660

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**Marlene Dandler**

**Founder, Seashore Academy**

Mailing address: 2618 San Miguel Drive, Unit 270, Newport Beach, CA 92660

[www.seashoreacademy.org](http://www.seashoreacademy.org)



**From:** Malee Zardo <malee.r.zardo@gmail.com>  
**Sent:** August 25, 2025 4:51 PM  
**To:** City Clerk's Office; Dept - City Council  
**Subject:** Opposed to Ford Road Townhome Development:(City Council Hearing Tuesday August 26th 4pm)

**[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 and City Council Members,

I respectfully ask you to vote No on the proposed 27-unit, four-story project at 1650 Ford Road for the following reasons:

1. The height and density of the four story buildings are out of character with the surrounding neighborhoods and this development will negatively impact our community.
2. This project will significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park creating safety concerns for children that use the park, bike path and nearby soccer fields.
3. The development has minimal set-back from Bonita Canyon Park and the well used bike path. It introduces several areas of dangerous cross traffic onto the bike path (ie. e-bike accidents)
4. This 48ft tall project will require relocation of the existing AT&T cell phone tower yet does not identify the new location of the cell phone tower and how the new location will impact our community.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods and deny this overwhelming and incompatible development.

Sincerely,  
Malee Zardo  
1807 Port Stanhope Pl.  
Newport Beach, CA 92660

**From:** Pam Shean <pam.shean@yahoo.com>  
**Sent:** August 25, 2025 4:57 PM  
**To:** City Clerk's Office  
**Subject:** NO - on proposed 27 units at 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 Mayor and City Council Members,

I am writing to respectfully urge you to vote **No** on the proposed 27-unit, four-story project at 1650 Ford Road. The height and density of the four buildings are entirely out of character with the surrounding neighborhoods and will negatively impact our community.

This project would significantly increase traffic congestion and further strain the already limited parking near Ford Road and Bonita Canyon Sports Park. In addition, locating townhomes directly beside the AT&T substation, multiple cell base stations, and a monopole tower raises serious health and safety concerns. This is not an appropriate or responsible location for residential development.

Our community deserves thoughtful planning that protects residents, families, and park users, while preserving the character and quality of life in Newport Beach. As our elected officials, I strongly urge you to prioritize the well-being of our neighborhoods over this unnecessary and incompatible development.

Thank you for your attention to this matter.

Pam Shean

1871 Port Wheeler Place, Newport Beach