

## **Attachment 2c**

Comments to the Planning Commission and City Council

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**Subject:**

FW: 2050 General Plan Comments

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**From:** Elizabeth Wahler <[elizabeth@ladylux.com](mailto:elizabeth@ladylux.com)>

**Sent:** November 17, 2025 4:59 PM

**To:** CDD <[CDD@newportbeachca.gov](mailto:CDD@newportbeachca.gov)>

**Subject:** 2050 General Plan Comments

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Here are my public comments on the 2050 Vision for Newport Beach:

1. Implementation and Funding: The General Plan outlines an ambitious vision for the future of Newport Beach, but it is less clear on how the plan will be implemented and funded. How will the city prioritize the many goals and policies in the plan? What new funding sources will be needed to implement the plan, and how will the city secure these funds?
2. Balancing Competing Goals: The plan includes a number of competing goals, such as preserving neighborhood character while also providing for new housing. How will the city balance these competing goals in practice? What specific mechanisms will be used to resolve conflicts between different goals? How is going to be done to keep density medium?
3. Measurable Targets: Many of the goals in the plan are aspirational and lack specific, measurable targets. For example, the Natural Resources Element calls for reducing water consumption, but it does not set a specific target for per capita water use. How will the city measure its progress in achieving the goals of the plan without more specific targets?
4. Community Engagement: The city has made a commendable effort to engage the community in the development of the General Plan. However, how will the city continue to engage the community in the implementation of the plan? What mechanisms will be used to ensure that the community has a voice in the ongoing decision-making process?

Thank you,  
Elizabeth  
(949) 463-8242

Sent from Gmail Mobile

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**Subject:** FW: CNB 2050 General Plan

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**From:** Shana Conzelman <[sconzelman@gmail.com](mailto:sconzelman@gmail.com)>

**Sent:** November 17, 2025 7:59 PM

**To:** CDD <[CDD@newportbeachca.gov](mailto:CDD@newportbeachca.gov)>

**Subject:** CNB 2050 General Plan

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Newport Beach Planning Commission

100 Civic Center Drive

Newport Beach, CA 92660

Dear Chair and Members of the Planning Commission,

I am writing as a Lido Isle waterfront homeowner regarding the Draft 2050 General Plan. Lido Isle is one of Newport Beach's most historic and distinctive waterfront neighborhoods, and it plays a significantly outsized role in the City's fiscal stability. The high assessed values of homes on Lido Isle mean our neighborhood contributes a substantial share of the City's annual property-tax revenue — revenue that directly supports police, fire, harbor patrol, dredging, coastal protection, infrastructure maintenance, and many of the services that sustain Newport Beach's quality of life.

Because of this contribution and because Lido Isle serves as a defining part of the character of Newport Harbor, I respectfully request that the Planning Commission ensure the Final 2050 General Plan includes clearer, stronger protections for established waterfront residential neighborhoods.

Specifically:

**1. Strengthen protections for coastal neighborhood character.**

Policies such as HBB-3 and related Land Use goals should explicitly ensure that new development, harbor improvements, and public-access expansions are compatible in scale and design with existing Lido Isle residential patterns.

## **2. Reinforce visual and view corridor protections.**

HBB-4 should more clearly protect waterfront view corridors and require that public projects — docks, walkways, access points, or harbor structures — be designed to complement nearby residential properties, not diminish them.

## **3. Require neighborhood-specific coastal hazard planning.**

Lido Isle faces unique risks from bayfront flooding, sea-level rise, and storm surge. Safety Element goals (S-1 to S-3) should be supported by specific implementation measures to address long-term flood defenses and bayfront infrastructure for Lido Isle and similar neighborhoods.

## **4. Clarify obligations for harbor maintenance that supports private docks.**

HBB-6 and HBB-7 should emphasize the City's commitment to maintaining deep-water channels, harbor water quality, and shoreline protection — essential to the safety and functionality of Lido Isle's homes and docks.

## **5. Require compatibility of public access improvements near residential waterfronts.**

Public access policies in HBB-10 and HBB-11 should ensure that new harbor amenities near Lido Isle are thoughtfully integrated to protect privacy, reduce noise spillover, maintain parking viability, and preserve the neighborhood's established residential character.

Lido Isle is not just a picturesque community — it is an economic cornerstone of Newport Beach. Strengthening these protections will preserve the integrity of our coastal neighborhoods while supporting the City's long-term planning and fiscal health.

Thank you for your consideration and for the careful work you are doing on the General Plan update. I respectfully ask that the Final 2050 General Plan incorporate the protections outlined above.

Sincerely,

Shana Conzelman

Lido Isle Resident & Homeowner

Sent from my iPhone

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