

**From:** Maurice Mandel II <mmandel2@aol.com>  
**Sent:** March 03, 2026 10:17 PM  
**To:** Planning Commission  
**Subject:** Regal Towers and NBPD

Dear Council members and Michelle Barto in particular:

As a resident of Newport since the 1970's, I have watched a lot of development without comment but the replacement of the Regal Cinemas with high density luxury towers is really obscene. The Planning commission should nix this proposal and reserve this for an entertainment space, which is needed in the Center. The negative effect on traffic in the area, with many elderly drivers (like myself) using the medical buildings across the street poses new risks to life and safety.

As for relocating the NBPD to the people's park between civic center and MacArthur, I am completely against this as a boondoggle. \$160million? It did not cost that to build Fashion Island. I was there. The right thing to do is relocate the fire station and expand NBPD into that lot. Country folk have this old saying: "If it ain't broke, don't fix it." Too bad city council's fail to comprehend this wisdom, or follow it. \$160million from a bedroom community? Even the most expensive bedrooms. The relocation of the NBPD will create huge traffic problems and access problems at MacArthur. The current site is well located for vehicles to get out via Jamboree in all directions, or via San Miguel to the hills, or via 73 to the Coast. I was in the library on

Monday and saw many people walking through that garden. Have visited it and its many varied and iconic sculptures over the years with my daughter, who is only 17 now. We recall the matchstick, and the big rabbit, swirling butterflies and much more. I was always a lovely walk and we need that kind of open space. Plus, if you put in the Regal towers (to make a developer into a new billionaire) they would like to have a nice park to access by foot, it is only a block away.

These two things are tied together, and neither are good for the people of Newport.

Thank you in anticipation of your cooperation on this matter.

Counsel: Pursuant to California Code of Civil Procedure § 1010.6, we request that all represented parties serve documents electronically.

*Sincerely,*

*MMII*

Maurice Mandel II

PO Box 411

Newport Beach, CA 92662

USA

1949-874-2002 mobile

**From:** mariah <mariahpaez@hotmail.com>  
**Sent:** March 04, 2026 7:56 AM  
**To:** Planning Commission  
**Subject:** Luxury Tower Proposal -Old Movie Site

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Why would this movie site not be the perfect spot for the new PD site? Can we buy it? It's a highly visible site ; PD at it would set a strong message to everyone.

I remember that NB mayor Williams O'Neill, I believe it is, said that he was attending all the court hearings to represent New Zealand tourist Patricia McKay's family. This would be an excellent next step to cement the values and reputation of the city.

Please slow these plans down so we can properly review them the RIGHT way and make sure that it will marry well with our beautiful Newport Beach community. It's not just about space or availability. It's about the tone that we are trying to create and our legacy.

There isn't a lot of space here, as well, and the priority should be confirming that all rules are being followed in order to maintain the openness and views. Environmental impact studies must be implemented without bias and offered to the community for review. There is no rush for anyone but the developers and their lenders, so Let's do this right.

We can turn any negative into a positive, at least at this point.

Thank you  
Mariah Paez  
(714)414-7788

Sent from my iPhone

**From:** Elizabeth Hansburg P4H <[elizabeth@peopleforhousing.org](mailto:elizabeth@peopleforhousing.org)>  
**Sent:** March 04, 2026 12:10 PM  
**To:** Westmoreland, Liz <[LWestmoreland@newportbeachca.gov](mailto:LWestmoreland@newportbeachca.gov)>  
**Subject:** Support Letter -- Condos @ 300 Newport Center Dr.

Dear Ms. Westmoreland,

Please find attached our support letter for the addition of new condos at 300 Newport Center Drive. We support reusing this previously developed land as a way to add additional housing stock, which is essential to maintaining the community's vitality. Could you please relay this letter to the Planning Commission?

Thank you very much,

--

**Elizabeth Hansburg**  
Co-Founder & Director  
714-872-1418





Fighting for a future of abundant housing in Orange County.  
peopleforhousing.org

Planning Commission - March 5, 2026  
Item No. 2b Additional Materials Received  
300 Newport Center Drive Condominiums (PA2025-0102)

Planning Commission  
City of Newport Beach  
100 Civic Center Dr.  
Newport Beach, CA 92660

March 4, 2026

**RE: Support for new condos by Related at 300 Newport Center Drive**

Dear Chairman Harris and Planning Commission Members,

People for Housing OC was founded in 2017 with a mission to advocate for more home building in Orange County to end the chronic housing shortage. Housing is an essential component of every community and having a vibrant community depends upon having a sufficient housing supply. Every new housing unit added to a community's housing inventory helps to make room for current and future residents, to expand our local economy, and maintain a jobs-housing balance.

Our advocacy is for all types of housing at all income levels in our county. Newport Beach, like cities across the County, is required to comply with the state's Regional Housing Needs Assessment (RHNA) obligations to build several thousand more units within the city by 2030.

Related California's proposed residential project at 300 Newport Center Drive represents the type of strategic infill development that aligns with both local planning objectives and state housing requirements. This proposal would deliver up to 150 new condominiums in two towers on a 4.2-acre site in an established mixed-use district in the heart of Newport Beach, where office, retail, hospitality and other multi-family residential already exists and thrives.

To achieve the state's critical housing goals, cities need to think differently and more imaginatively to attract and build projects that increasingly are denser and more vertical and produce more housing on smaller footprints. This is a departure from the tract home developments that for fifty

years were the standard housing option to meet demand from a rapidly expanding workforce to relocate and settle in Orange County.

Related California is one of the largest developers of mixed-use, mixed-income and affordable housing in the state. They have a long-standing track record of delivering complex projects in urban centers, including transformative projects in Orange County that strengthen the local tax base and enhance quality of life.

In addition to delivering needed housing, 300 Newport Center Drive will generate significant community benefits, including nearly \$14 million in impact and parkland fees to support public safety facilities, water and sewer infrastructure and parks and open space improvements citywide.

This is the type of project that needs to move forward because it is both a meaningful reinvestment into the community and its advances broader housing goals.

I urge you to determine that the project, as proposed, is consistent with the City's adopted plans, zoning regulations and environmental policies.

Thank you for your consideration,

Elizabeth Hansburg

Cofounder & Director



Fighting for a future of abundant housing in Orange County.  
[peopleforhousing.org](http://peopleforhousing.org)

**From:** Natalie Rose <rosenatalie01@yahoo.com>  
**Sent:** March 04, 2026 4:22 PM  
**To:** Planning Commission  
**Subject:** Save Big Edwards!!!

Good afternoon,

I wanted to share my thoughts regarding the possibility of Big Edwards being replaced with luxury towers. I grew up going to this theater, and it truly feels like a classic Newport staple. Even though I now live in Los Angeles and have an AMC A-List membership because there are so many locations there, I still make a point to see movies at Big Edwards whenever I come home. It's nostalgic and deeply familiar to me.

So many places that felt like home during my childhood have already been replaced with something "nicer," and it would genuinely break my heart to see this theater go too. Big Edwards represents more than just a movie theater, it's part of the community and so many people's memories.

Thank you for your time and consideration,

Natalie Rose

**From:** Anne Ima <anneima@yahoo.com>  
**Sent:** March 04, 2026 4:42 PM  
**To:** Planning Commission  
**Subject:** No More Luxury Condos/Save Big Newport

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To Planning Commission:

Big Newport Theater is an iconic part of our city and has been for decades. Generations have gone to this theater for so long. Our city does not need more luxury condos, it needs affordable housing....but even affordable housing should not be where Big Newport is.

Please reconsider. Big Newport is a part of the City of Newport's history...it is so special and important to so many. It is also a critical and vibrant participant in the Newport Beach Film Festival. It would be a terrible shame if it went away.

Thank you for your consideration.

Anne Ima, Newport Beach  
Sent from my iPad

## March 5, 2026, Planning Commission Item 2 Comments

These comments on a Newport Beach Planning Commission [agenda](#) item are submitted by:

Jim Mosher ( [jimmosher@yahoo.com](mailto:jimmosher@yahoo.com) ), 2210 Private Road, Newport Beach 92660 (949-548-6229).

### ***Item No. 2. 300 NEWPORT CENTER DRIVE CONDOMINIUMS (PA2025-0102)***

This strikes me as the kind of application for a major change to the previously-designated land use for which the public, in normal times, would, quite reasonably, have expected a need for clear and deliberate action, not just by the Planning Commission, but by the City Council, including certification of an EIR, and most likely a Greenlight vote (because, prior to the implementation of the the 6th Cycle Housing Element, essentially everything the General Plan allowed in Newport Center had already been built).

The staff report acknowledges the subject parcels are not identified as housing opportunity sites in the certified 6th Cycle Housing Element. To the best of my knowledge they are still not designated for housing in the General Plan (see separate comment on agenda Item 5), although the Land Use Element contains a vague policy that housing can be added to additional sites through zoning. Three of the four parcels appear to have been added, without any direction from the Council, to the Housing Element Implementation EIR, few may have noticed when the Council added “housing overlays” to the zoning for a great many properties in 2024, all four parcels were included (the public being focused on whether they would have a voice in the larger action through a Greenlight vote).

According to the City’s case log, the preliminary application for this project followed promptly on November 4, 2024.

Then last year, the Council voted to increase the height limit from 32 feet to 270 feet, but the vote was hidden among increases for many other properties, supposedly necessary to make the state-required development possible. But my understanding is that what the City needs to meet its state mandated quotas is not more luxury housing, but rather affordable, workforce housing. As I understand it, a proposal for affordable housing could have obtained a waiver to increase the height. Which made granting the height increase counterproductive to meeting the goal: with the pre-approved increase there was no longer any incentive to build affordable, workforce units.

Through these little noticed, largely hidden actions, the Council has made it possible for the Planning Commission to approve, and may even now require it to approve, this application without the Council itself, save on appeal, having to consider the merits of the application and its impacts on the community, separately, if ever.

I think this is wrong.

As to the lack of any specific consideration of the environmental impacts of increasing the height limit for these properties from 32 to 2700 feet, the City might want to consider the recently-published California Appeals Court opinion in *SAVE OUR ACCESS v. City of San Diego*, [115 Cal. App. 5th, 388](#).

**From:** Craig Ima <craigima@yahoo.com>  
**Sent:** March 04, 2026 5:06 PM  
**To:** Planning Commission  
**Subject:** Big Newport

[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 Planning Commission,

I'd like to state my concern about the Big Newport Theatre and surrounding area being replaced by condos. Our city needs to maintain its charm and not develop into a sterile luxury paradise that has lost a lot of its character. I oppose the plan to build these high rises. I understand that investors want to make money but perhaps there are some alternatives in upgrading the space and keeping some of the amenities.

Thank you,

Craig Ima