

Attachment No. PC 3

Public Comments

INTENTIONALLY BLANK PAGE

From: Murillo, Jaime
Sent: February 20, 2026 6:12 PM
To: Westmoreland, Liz
Subject: FW: Please don't take way regal!

Follow Up Flag: Follow up
Flag Status: Flagged

From: KYLE THEODORE <kyletheodore@cox.net>
Sent: February 20, 2026 6:10 PM
To: Planning Commission <planningcommission@newportbeachca.gov>
Subject: Please don't take way regal!

[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.

Regal is a landmark building and a wonderful part of our Newport community! We don't need 200 more door we need a fantastic movie theater!

Kyle

[Sent from Yahoo Mail for iPhone](#)

From: Murillo, Jaime
Sent: February 23, 2026 8:02 AM
To: Westmoreland, Liz
Subject: FW: Regal Cinema

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Denise Bonner <denisembonner@gmail.com>
Sent: February 22, 2026 11:39 PM
To: Planning Commission <planningcommission@newportbeachca.gov>
Subject: Regal Cinema

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So sad! Now we will only have the Lot in Newport Beach. The Port and Lido Cinema do not show recent films.

Dr. Denise Bonner
Sent from my iPhone

From: Murillo, Jaime
Sent: February 23, 2026 5:17 PM
To: Westmoreland, Liz
Subject: FW: Regal theaters property

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Pamela Smith <blasiasmith@icloud.com>
Sent: February 23, 2026 5:13 PM
To: Planning Commission <planningcommission@newportbeachca.gov>
Subject: Regal theaters property

[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 voicing my concern over approval of this project with no affordable housing units included. They are able to bypass the Green Light initiative because of our governors mandate. I believe every large multi unit project should include this mandate until our local control on building is restored.

Sent from my iPhone

From: Murillo, Jaime
Sent: February 20, 2026 3:02 PM
To: Westmoreland, Liz
Subject: FW: twin 22 story condominium buildings

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: David Rose <david@melroseind.com>
Sent: February 20, 2026 2:32 PM
To: Planning Commission <planningcommission@newportbeachca.gov>
Subject: FW: twin 22 story condominium buildings
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.

Commission members,

I strongly oppose the construction of the above proposed at the Regal Cinema location. Newport Beach is becoming more & more congested losing its character that we long time residents have enjoyed (& paid for) for a long time. In addition to the added congestion this will cause, these luxury condos will add nothing to the need for affordable housing so often cited by our elected officials. Therefore, please do not approve this project.

Rgds,
David Rose
318 Amethyst Ave
Newport Beach, CA 92662