

# **Attachment No. PC 6**

Project Correspondence

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**From:** Anne-Marie Angeloff <amangeloff@gmail.com>  
**Sent:** May 01, 2025 10:43 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Plan Number: PA2025-0056

**[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 writing as a concerned resident about the proposed development along MacArthur Blvd and Bonita Canyon Drive (1650 Ford Road) for a 27 unit residential dwelling. This project calls for 67 parking spots and the driveway will be near the cul de sac on Ford Road.

In their proposal the developer says "The vehicular access will come from the end of Ford Road that has little traffic". This is just blatantly false. This is an area that has intense bike and foot traffic as well as significant car traffic on the weekends. This is frequently used by young children not only from the adjoining neighborhoods but also from areas close by in Newport Beach. The pickleball courts are always full, the tennis courts have tons of people waiting and the fields and playgrounds are packed. This property was proposed a few years ago and shot down because of the concerns for traffic among others.

This is a tiny space and cramming SIXTY SEVEN parking spaces for 27 units is absolutely horrific. It will be messy and lower home values in our area. It will look like Irvine all over again. And it makes the area unsafe for our kids to walk or ride bikes to the park.

I am vehemently opposed to the city potentially allowing this property to be developed to squeeze so many people into a small area. This is Newport Beach and we should have higher standards.

Please let me know when the next City Council meeting is planned so that we as a neighborhood can show up to speak.

Sincerely,

Anne-Marie Angeloff

**From:** Port Street Mom <portstreetmom@gmail.com>  
**Sent:** June 19, 2025 5:40 PM  
**To:** Arregui, Jerry  
**Subject:** 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.

Hi Jerry

Thanks for taking the time yesterday to answer my questions about the proposed Ford Rd development project.

I sent out a community email with some of the information you shared. I am relieved to hear the new project will be required to use the existing ATT driveway, as creating a new one in that small area seems unsafe.

Janice Grace  
949 413 7848

**From:** jane owen <jane714owen@gmail.com>  
**Sent:** June 25, 2025 4:46 PM  
**To:** Arregui, Jerry  
**Subject:** Old Ford Road condo project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear sir,

I live in the Portstreets for 30 years. I've seen lots of changes come and go. Some productive, some not. The plans for the new condo project on Old Rd., Road I believe is not in the best interest of most people. The Pickleball courts, tennis courts, soccer fields, basketball courts, usually fill the parking lot daily with cars and people. Also as you drive down old Ford Road the baseball fields and soccer fields fill the entire street with cars that spill into the Portstreets neighborhood as well. I believe additional traffic due to the condo project plus visitors plus maintenance plus repair man plus housekeepers, etc. etc. will provide an overload of traffic on that road which is already crowded. A better use of that area would be additional sports facilities, such as a park, Pickleball courts or even an additional basketball court.

Thank you for your consideration  
Jane Owen 1715 Port Margate  
714-745-9982.

**From:** Jody Ghosland <jody@trafficgeeks.com>  
**Sent:** June 25, 2025 5:10 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Plan Number: PA2025-0056

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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## City of Newport Beach Planning Division

100 Civic Center Drive  
Newport Beach, CA 92660

**Subject: Community Feedback on Plan Number: PA2025-0056**

Dear Planning Commissioners,

I am writing to formally express my concerns regarding the proposed development identified as Plan Number: PA2025-0056, located adjacent to the AT&T building along Ford Road.

As you may recall, a similar project was proposed in 2019 and was met with considerable community feedback. The current iteration of the plan proposes a more intensive use of the site, with 27 residential units—six more than previously proposed—and a maximum building height of 47 feet, which is ten feet taller than the 2019 version.

This increase in density and height on such a compact parcel raises several concerns for those of us who live and work in the area. Chief among them are:

- **Traffic Congestion:** The influx of new residents and associated service vehicles (garbage trucks, delivery vans, ride-shares) will inevitably strain the already limited capacity of Ford Road and nearby intersections.
- **Parking Impact:** Overflow parking from the development will likely spill into public areas, further burdening residents and local businesses.
- **Scale and Compatibility:** A 47-foot-high structure is not consistent with the surrounding neighborhood's character and may set a precedent for future developments that are incompatible with our community's scale.

While I appreciate the City's commitment to housing development, I believe responsible growth must align with the infrastructure and character of the neighborhood. I respectfully urge the Planning Commission to consider these concerns seriously and request that a

revised proposal more appropriately reflect the community's feedback and the unique constraints of the site.

Thank you for your attention to this matter and for your ongoing service to our city.

Sincerely,  
**Jody Ghosland**

**From:** Jenna Orzano <jenna.orzano@gmail.com>  
**Sent:** June 25, 2025 5:28 PM  
**To:** Arregui, Jerry  
**Subject:** Opposition to Proposed Condo Development Adjacent to the Port Streets

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mr. Arregui

I am writing to express my strong opposition to the proposed condominium development adjacent to the Port Streets neighborhood.

This development poses significant concerns for our community. The additional traffic generated by new residents, delivery services (Amazon, mail), trash collection, and moving trucks would severely impact the safety and quality of life for current residents—particularly children who walk, bike, and play throughout the Port Streets. Ford Road is already under considerable strain, especially during afternoon hours due to activities at the Bonita Canyon Sports Park. Adding more residential traffic to this already congested area would be both irresponsible and hazardous.

This proposed development also threatens to erode the character and property values of the Port Streets. Introducing a high-density, multi-family unit so close to our single-family neighborhood is incompatible with the established community and will diminish real estate values. Residents purchased their homes in the Port Streets with a reasonable expectation that the surrounding area would maintain its low-density residential character.

Additionally, there are serious implications for Andersen Elementary School. Allowing new multi-family units immediate access to this school would likely lead to increased class sizes, reduced attention per student, and strain on school resources—directly impacting the quality of education our children receive.

We urge the City of Newport Beach to reject this proposed development in order to preserve the safety, infrastructure, school quality, and long-term value of our neighborhood.

Thank you for your consideration.

Sincerely,

Jenna Orzano (Port Streets resident and Andersen Elementary family)



**From:** Justin Zev <justin@visionandsound.tv>  
**Sent:** June 25, 2025 5:45 PM  
**To:** Arregui, Jerry  
**Cc:** Blom, Noah  
**Subject:** RE: Ford Rd Condo Project

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Jerry, I'm also curious about the 40ft outside radius requirement related to fire apparatus being able to safely turn around.

There are many cul de sacs in Newport where they don't allow you to park as it infringes on the turning radii and they ticket for this all the time.

How is this developer getting around this requirement. I realize that having a 2<sup>nd</sup> access on Bonita Cyn Rd would solve this issue but I assume they aren't allowed to have an access that close to McArthur so this is being overlooked.

Regards,

Justin Zev  
Vision and Sound  
Direct 310.625.8549  
[www.visionandsound.tv](http://www.visionandsound.tv)

**Los Angeles**  
2617 N. Sepulveda, Suite 200  
Manhattan Beach, CA 90266

**Orange County**  
1935 Port Locksleigh Place  
Newport Beach, CA 92660

**VISIONANDSOUND**  
CUSTOM SYSTEM INTEGRATORS

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**From:** Justin Zev  
**Sent:** Wednesday, June 25, 2025 5:11 PM  
**To:** [jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov)  
**Cc:** [nblom@newportbeachca.gov](mailto:nblom@newportbeachca.gov)  
**Subject:** Ford Rd Condo Project

Hi Jerry,

I'm a Port Streets residence who understands the need for more housing but it sure seems like adding 27 additional unit to a small piece of land is very excessive. I'm going to make the assumption that anyone buying one of these condos is not single, and in most cases, already has kids as people are most likely to purchase for the access to Andersen Elementary school. If that's the case, that means a minimum of 54 additional vehicles for husband and wife + workers, etc. and I'm not convinced that this street will support that as it's already chaos during peak hours trying to get from Ford Rd to McArthur.

I also think that driveway is dangerous as we ride our bikes along there all the time and there are many young kids who ride along that path.

If it could be accessed from McArthur or Bonita it wouldn't impact Port streets residence as much but my guess is that wasn't an option so they are trying to squeeze in access from an already very busy road and cul-de-sac.

I am also not sure what these condos will sell for but my guess is that they will be 1/5 of the average Port streets home value which is a completely different demographic and could have many conflicts with what makes Andersen such a great school.

If you wouldn't mind, please keep me up to date on how these progresses. I also think having a hearing at 6pm on July 3rd seems like it was intentionally selected so that few people will show up. That's probably one of the days of the year where people are most likely to be out of town and unable to attend.

Regards,

Justin Zev  
Vision and Sound  
Direct 310.625.8549  
[www.visionandsound.tv](http://www.visionandsound.tv)

**Los Angeles**  
2617 N. Sepulveda, Suite 200  
Manhattan Beach, CA 90266

**Orange County**  
1935 Port Locksleigh Place  
Newport Beach, CA 92660



**From:** Julie Meggers <julie@meggers.com>  
**Sent:** June 25, 2025 6:26 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

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

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Julie Meggers

1815 Port Ashley Place

Newport Beach, CA 92660

949-887-5550

**From:** Shelli Black <shelliblack@me.com>  
**Sent:** June 26, 2025 10:00 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** PLEASE VOTE NO- Ford Road Development – Plan PA2025-0056

**[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 Councilman Blom and Mr. Arregui,

I oppose the above project, as currently planned. I am out of town and unable to attend the hearing on July 3rd.

I am a homeowner in the Port Streets neighborhood and am concerned about the proposed development. Back in 2019 a similar project (with approximately 30 % less units and 30% lower in height) was denied. Why is this new project even on the table?

The Ford Road area near the development already has significant parking and traffic issues because of the community parks and athletic fields. Adding so many units will only increase those issues, and add additional safety concerns for those of us living in the Port Streets.

Development is likely to occur at this site, but the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Shelli Black

1721 Port Ashley Place

(949) 500-8523

**From:** Vita Prattes <vitaprattes@gmail.com>  
**Sent:** June 26, 2025 9:41 AM  
**To:** Arregui, Jerry; Blom, Noah  
**Cc:** Jason Prattes  
**Subject:** Ford Rd. Housing Proposal / Plan PA2025-0056

**[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.

Mr. Arregui and Councilman Blom,

I'm a new homeowner in the Port Streets. My husband and I purchased our house on 1947 Port Laurent Place in 2024 because we loved the community, specifically the open land, abundance of parks, fields and natural wilderness. We moved from neighboring city, Huntington Beach, to escape what has become a "concrete jungle" with too many cars and horrible traffic on a daily basis. As you may know, HB is cluttered with hundreds of tall skinny houses or "bowling alley" houses (as locals call them) that define the downtown area nowadays. So, I am very disheartened to learn about the proposed development on Ford Road (Plan Number: PA2025-0056) which seems to resemble this exact style and vibe. I strongly oppose this project for many reasons. There are way too many units being squeezed into a small space. But more importantly, this location is already congested with heavy traffic and poses a safety concern to pedestrians and children who frequently play and walk in this area. I fear building 27 new homes would create an even greater risk for the potential of a horrible accident. It wouldn't be a question of "if" but rather a question of "when" this would happen.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. 27 homes, 27 families/residents is simply put way too many people/cars for this small area.

Thank you for your time in hearing my concerns.

Thank you,

Vita Prattes and Jason Prattes

(714) 322-4969

1947 Port Laurent Place, Newport Beach CA 92660

Vita Prattes

Realtor® | License # 02037037

Phone: 714.322.4969

**From:** SNLIVINGST <snlivingst@aol.com>  
**Sent:** June 25, 2025 6:35 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Ford Rd condo project...Plan Number: PA2025-0056

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

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

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

NB has so little open space left it would be ashamed to lose this space for condo units which are inappropriate for this small location. It would be more appropriate for the city to purchase the land for recreational use.

Thank you for your time and for representing our interests.

Sincerely,

Stephen Livingston

**From:** Amy <amy.l.mclean@gmail.com>  
**Sent:** June 25, 2025 6:45 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** PA2025-0049 / 0056 - Public 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.

Sirs,

I would like to register my concerns over the proposed development of townhouses on Ford Road (PA2025-0049/0056). I am a resident of the nearby Port Streets neighborhood with two children.

The planned entrance to the development is proposed to be shared with the existing entrance of the AT&T building. In addition to this road being already heavily used by people visiting the community parks and athletic fields, this location crosses a bike path used by students living in the Port Streets neighbourhood to commute to CDM Middle School and CDM High School. The additional traffic generated by the new development poses a significant potential hazard to the students using the bike lane, and will only increase congestion and noise.

The plans state in the Project Description & Justification that the development has been designed to ensure it "blends seamlessly with the surrounding residential development currently located within the Port Streets" and "The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development. The open design, architecture and orientation of the project helps ensure compatibility with the existing and long-term development pattern of the Port Streets". The Port Streets community consists of over 1,000 one and two-storey single-family homes, spaced out on lots which average ~7,000 square feet. There are no townhouses in this community, much less four-storey homes. The bulk, scale and density of the planned projects is not consistent with the existing two-story single-home housing. Furthermore, to the best of my knowledge there are no plans to change the zoning of the Port Streets to allow 4-story town homes that support the statement that the new development reflects the 'long term development' of the existing community.

As a home-owner who found purchasing a home for my family a daunting prospect, I am very sympathetic to the stated goals of providing additional starter homes to Newport Beach, and don't object to the development of this particular location. However, this particular development seems ill-conceived for this particular location, given the proposed entrance, scale and density. I would also note that a prior development received strong community opposition, and that was on a smaller scale and density. I would urge the city to take community feedback seriously, and reconsider the proposal as presented.



Sincerely,  
Amy McLean  
1948 Port Claridge PL  
Newport Beach  
92660 CA

**From:** Teresa <tmanni56@gmail.com>  
**Sent:** June 25, 2025 7:21 PM  
**To:** Arregui, Jerry; nblom@newportbeach.gov  
**Subject:** Terrible 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 Mr. Arregui and Councilman Blom,

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

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

I know Mr. Blom was a chef in Costa Mesa and Newport, I grew up in Costa Mesa and have lived in Newport since 1987. I strongly feel Mr. Blom has no interest in my area, why would you cram an area with so many children around for a few small apartments. Have you even seen that area??

Sincerely

Teresa Manni

Sent from my iPad

**From:** Annie Sulentic <annesulentic@gmail.com>  
**Sent:** June 25, 2025 7:27 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

My name is Annie Sulentic. My family and I are residents of the Port Streets neighborhood and I'm writing with concerns about the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

My main concerns are parking limitations and the already heavy congestion and traffic in the area. 27 units and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

The current scale and density of the proposal are simply not appropriate for the surrounding neighborhood. What gets approved will directly impact our neighborhood — traffic, safety, parking, noise, and overall character. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Annie Sulentic

1836 Port Ashley Place

**From:** Catherine Bartz <cbartz99@gmail.com>  
**Sent:** June 25, 2025 7:36 PM  
**To:** Arregui, Jerry  
**Subject:** Proposed development on Ford Road (Plan Number: PA2025-0056)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui,

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

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration.

Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to the concern.

In addition, the current scale, style and density are not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,  
Catherine Bartz  
2233 Port Carlisle Place  
949-500-0605

**From:** Kristen Angle <kristen.edler@gmail.com>  
**Sent:** June 25, 2025 7:43 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a resident and homeowner in the Port Streets neighborhood to express my concerns about the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose the project as it's currently proposed.

This stretch of Ford Road already faces serious parking challenges and heavy traffic from park and field users. It is also a key access point in and out of our neighborhood. Adding 27 units and a 47-foot-tall building would only make these problems worse. I'm also concerned about safety and would urge that updated traffic studies be done before anything moves forward. The lack of clear ingress and egress plans—especially with the mention of using the AT&T driveway—is troubling.

I also want to flag a growing concern among many of us: if this development were to fall under the Andersen Elementary school zone, it would add another layer of pressure, as class sizes there are already increasing simply from our local neighborhood enrollment and NMUSD transfer students.

While I understand that some development may happen at this site, the current scale and density just don't fit with the character, community, and infrastructure of the surrounding neighborhood. I hope you'll work with our community to reconsider or scale back the proposal.

Thank you for your consideration and for your continued service.

Best regards,  
Kristen Angle  
2427 Port Whitby

**From:** Laurie Fitzgerald <FitzgeraldLaurie@outlook.com>  
**Sent:** June 25, 2025 7:49 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

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

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Laurie Fitzgerald-Letourneau  
1927 Port Cardiff

Sent from my iPhone

**From:** L neppell <lneppell@outlook.com>  
**Sent:** June 25, 2025 7:57 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

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

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

LA Neppell

1848 Newport Hills Dr. E.

Newport Beach, CA 92660

**From:** Nancy Gadol <nancygadol@gmail.com>  
**Sent:** June 25, 2025 8:44 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

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

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Nancy Gadol

1954 Port Seabourne Way

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



**From:** Karol Hatch <karolhatch@gmail.com>  
**Sent:** June 25, 2025 8:59 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Ford Road development 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 Mr. Arregui and Councilman Blom,

I'm writing as a concerned homeowner in the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern .

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal. We went through this in 2019, with the Hines development project and pointed out a number of issues for a big development project- for this specific area.

Thank you for your time and for representing our interests.

Sincerely,

Karol Hatch

1836 Port Ashley Place - Newport Beach 92660

Sent from my iPhone

**From:** David Verfaillie <david\_verfaillie@yahoo.com>  
**Sent:** June 25, 2025 9:05 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

[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 Councilman Blom and Mr. Arregui,

I am a homeowner on Port Abbey and and writing to express my strong disagreement with the proposed development on Ford Road (Plan Number: PA2025-0056).

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

David Verfaillie  
1621 Port Abbey Pl.  
Newport Beach, CA 92660

**From:** Polly Verfaillie <pollyverf@outlook.com>  
**Sent:** June 25, 2025 9:33 PM  
**To:** Arregui, Jerry; Blom, Noah  
**Subject:** Opposition to Ford Road Development – Plan PA2025-0056

**[EXTERNAL EMAIL] DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned resident and homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056). We live directly behind the Bonita Canyon Sports Park and would be impacted greatly if this project were to go through. I strongly oppose this project in its current form.

This area on Ford Road has parking limitations, is already heavily impacted by traffic (by those using the community parks, athletic fields, and this being a main point of access in and out of the Port Streets). In addition, traffic studies and safety concerns should to be taken into consideration. Adding 27 units—more than the 2019 proposal—and a 47-foot-tall building will only worsen congestion and strain infrastructure. The lack of clarity around ingress/egress and the proposed use of the AT&T driveway adds to my concern.

While I understand development may occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhood. I urge you to take community feedback seriously and reconsider or scale back the proposal.

Thank you for your time and for representing our interests.

Sincerely,

Polly Verfaillie

1621 Port Abbey Place, Newport Beach CA 92660

**From:** Amy Hykes <amyhykes@hotmail.com>  
**Sent:** June 25, 2025 9:47 PM  
**To:** Blom, Noah  
**Cc:** Arregui, Jerry  
**Subject:** Plan Number: PA2025-0056 Input

**[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 Councilmember Noah Blom, Planning Commission Members, and Mr. Jerry Arregui,

As residents of the Port Streets, we are writing to express strong concerns regarding the proposed development project under Plan Number: PA2025-0056. The primary issues we and our neighbors are worried about are traffic safety and overdevelopment density.

This project would significantly increase vehicular traffic in an area that is already congested, particularly at the intersections of Mesa Road & Bonita Canyon, and Mesa Road & Ford Road. During the school year, traffic regularly backs up for multiple light cycles as cars try to exit onto Bonita Canyon. The development's sole exit on Ford Road will only worsen these delays.

In the afternoons, additional traffic from soccer practices, pickleball matches, and food trucks already strains the area. Many vehicles double park along Ford Road to pick up children from sports practices, creating unsafe conditions on a street not designed to handle such volume. The proposed development would only compound these issues.

More importantly, this is a high-traffic corridor for children and teens on e-bikes and on foot, especially those attending CdM High School. The PTA recently invested in expanded bike parking due to the sharp rise in student ridership. Ford Road is a heavily trafficked route for these students, and placing the only entrance and exit of a 27-unit residential complex directly on this path significantly increases the risk of accidents. One of the reasons we chose to live in this community was the walkability and safety of these routes.

We also have major concerns about parking. The proposal includes only two parking spaces per unit, including some in tandem garages. In practice, as you know many residents in Newport Beach use garages for storage, not parking. What's more, tandem spaces are often underutilized due to the inconvenience of moving cars to access the car parked in the inner space. This will likely lead residents to park along already limited street parking on Ford Road or in the heavily used park parking lot.

The development includes only 13 guest spaces, two of which are designated for truck turnarounds, leaving just 11 true overflow spots. With 27 units, 8 of which with tandem spots, and limited enforcement mechanisms, this is not nearly sufficient. Without proactive planning and enforcement to prevent residents from using park parking, we will see significant spillover that disrupts both park access and neighborhood streets. What would the plan be for construction vehicle parking during the buildout? Will trucks occupy public park spaces or street parking that residents rely on?

It's also worth noting that the last proposal for this lot in 2019 included only 21 units with a maximum height of 37 feet. This current proposal increases the density to 27 units and the height to 47 feet. This

proposed project seems wholly out of scale with the surrounding area and inappropriate for such a small lot.

Please preserve the character, safety, and functionality of our neighborhood parks and streets. The recent addition of pickleball courts has transformed the park into a vibrant multi-generational hub where teens and seniors connect through casual sports. That's a rare and wonderful feature in our community, and one we should protect. Please don't over develop the "tiny lot" with an out of place looking three story building towering over our outdoor space while creating safety hazards and parking issues.

We urge you to reject this proposal.

Sincerely, Amy Hykes