

**From:** Nick Geoghegan <nicholasgeoghegan@gmail.com> March  
**Sent:** 02, 2026 7:13 PM  
**To:** Planning Commission  
**Subject:** Protect Big Newport!

Commissioners,

I am devastated to see the proposed demolition of the Big Newport cinema. I have been going to this theater my whole life, and have come to see it as a landmark of Newport Beach history. This is a vital community space, open to and beloved by the public. The last thing we need is 150 more expensive private condos, let alone directly at the entrance to an already congested mall.



I have attached an aerial photo of Fashion Island from 1970. Big Newport has stood proudly as a local landmark for almost 60 years. This is one of the oldest commercial buildings in the area still standing! We ought to preserve places like these before we lose them all.

Please reject any plans to demolish it, and certainly not just for some apartments.

**Nicholas Geoghegan**



March 2, 2026

Newport Beach Planning Commission  
100 Civic Center Drive  
Newport Beach, CA 92660

Re: 300 Newport Center Drive Condominiums (PA2025-0102)

Dear Chairman Harris and Newport Beach Planning Commissioners,

My name is Steve Rosanky, President and Chief Executive Officer of the Newport Beach Chamber of Commerce. On behalf of the Chamber, I'm proud to extend our full support for Related California's visionary residential project at 300 Newport Center Drive. This project aligns with the character and identity of Newport Center as one of the most prestigious business, retail, hospitality and residential destinations in Southern California.

For more than half a century, the existing theaters on the proposed site have served generations of local and regional moviegoers. We all have fond memories of seeing a movie at Big Newport. But the dramatic shift from in-person moviegoing to streaming, the insatiable demand for housing in Newport Beach and the state mandated RHNA housing requirements make this a once-in-a-lifetime opportunity to reimagine this 4.2-acre site across from Fashion Island.

The potential to make Newport Center even more appealing and pedestrian-friendly with reimagined sidewalks and landscape and more residential offers an exciting future. The 300 Newport Center Drive project aligns with the City's stated vision of a walkable, updated and more modern mixed-use village in the heart of Newport Beach.

Related California, one of the state's premier developers of mixed-use, mixed-income and affordable housing, has a proven, 36-year-history for constructing and operating best-in-class projects in greater Newport Beach and throughout Orange County.



The quality of life in Newport Beach is second to none and I believe Related is committed to helping preserve and enhance what makes our city so special.

To ensure this remarkable project moves forward, I ask the Planning Commission to find the proposal for 300 Newport Center Drive is consistent with the City's adopted plans, zoning, regulations and environmental policies.

Thank you for your consideration and continued service to our great city.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Rosanky". The signature is fluid and cursive.

Steve Rosanky  
President & Chief Executive Officer  
Newport Beach Chamber of Commerce

**City of Newport Beach**  
**100 Civic Center Drive**  
**Newport Beach, CA 92660**

**March 3, 2026**

Dear Chairman Harris and Members of the Newport Beach Planning Commission,

On behalf of the Orange County Business Council (OCBC), I write in strong support of Related California's proposed residential development at 300 Newport Center Drive.

Orange County's long-term economic competitiveness depends on its ability to produce housing at all income levels. Employers across industries consistently cite housing affordability and availability as primary challenges in attracting and retaining talent. Addressing this imbalance is essential to sustaining job growth, investment and workforce stability in the nation's sixth largest economy.

The proposal at 300 Newport Center Drive represents the type of strategic infill development that aligns with both local planning objectives and state housing requirements. Located within Newport Center a highly centralized, mixed-use district with established office, retail, dining and recreational amenities, this 4.2-acre site is well positioned to accommodate residential density in a manner that leverages existing infrastructure and reduces sprawl.

Importantly, this site was identified in the City's Amended General Plan as an "opportunity" location to support compliance with Regional Housing Needs Assessment (RHNA) obligations. Advancing this project demonstrates the City's commitment to meeting its housing targets through thoughtful land use planning rather than reactive measures.

In addition to delivering needed housing supply, the project will generate significant community benefits, including nearly \$14 million in impact fees to support public safety facilities, water and sewer infrastructure and parks and open space improvements. This is a meaningful reinvestment into the community while advancing broader housing goals.

Related California has a long-standing track record of delivering complex mixed-use and mixed-income communities throughout the state, including transformative projects in Orange County that strengthen the local tax base and enhance quality of life.

For these reasons, OCBC respectfully urges the Planning Commission to determine that the project, as proposed, is consistent with the City's adopted plans, zoning regulations and environmental policies, and to advance this important housing opportunity.

Orange County's economic vitality depends on predictable, forward-looking land use decisions that support both housing production and business competitiveness. This project advances both objectives.

Sincerely,



**Jeffrey Ball**  
President & Chief Executive Officer  
Orange County Business Council