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**Subject:** FW: Hearing May 30th, 2024 8am re: 401 Avocado ave

**Importance:** High

**From:** Donna Kendall <[donnakendall@gmail.com](mailto:donnakendall@gmail.com)>

**Sent:** May 29, 2024 11:36 AM

**To:** Schank, Deborah <[DSchank@newportbeachca.gov](mailto:DSchank@newportbeachca.gov)>; [Tthai@newportbeachca.gov](mailto:Tthai@newportbeachca.gov)

**Cc:** moshe katan <[mkatan1@mac.com](mailto:mkatan1@mac.com)>; Thai, Tonee <[tthai@newportbeachca.gov](mailto:tthai@newportbeachca.gov)>

**Subject:** Hearing May 30th, 2024 8am re: 401 Avocado ave

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Dear Madam/Sir

In the last four years we have been living in a commercial construction zone. Every morning at about 6:30 am the cars of the workers arrive on Avocado Ave taking over all the parking spaces they normally stay there until 4 pm. 5-6 days a week we have a constant barrage of loaded trucks, cement trucks, dust clouds, noise and endless interferences to our daily lives without any consideration. They sometimes block access to the street, often drive opposite traffic without a flag man or any security to handle the situation. On street sweeping days the parking situation is much worse. When they leave around 4 pm daily, including many Saturdays and some national holidays, they often leave trash from their lunches or whatever they decide to throw out of their cars, on the streets. During those 8 hours one cannot open a window in his house because of the noise and the dust and debris associated with a commercial size project in the middle of a small village that was Corona Del Mar. One can not load groceries safely or do any normal activities during those hours. Extending this project again ( it was already extended once in March of 2023) without limits and constraints is complete disregard to our quality of lives.

Best regards,

Donna Kendall

420 Avocado Ave

Corona Del Mar CA 92625

May 28, 2024

CITY OF NEWPORT BEACH  
100 Civic Center Drive  
Community Development Department Permit Center  
Bay C – 1<sup>st</sup> Floor  
Newport Beach, CA 92660

RE: Permit No.: X2019 – 2581  
Location: 401 Avocado Drive  
Zone: R-1  
Applicant: Jake Winkle

To Whom It May Concern:

I am writing as a concerned neighbor in reference to the ongoing construction and now request for an extension of the above referenced permit for the Single-Family Residence located at 401 Avocado Drive in Corona Del Mar. We live adjacent to the site and have been directly impacted by the construction of this compound from Day One.

My husband and I are not, nor ever have been, against new development. We own other real estate in California and Idaho, residential as well as commercial. We understand the importance of investing in properties and adding value where you can, however, it has always been done with prudence and with an understanding of taking into consideration the neighborhood and general locale where we were building. We are both completely disappointed and disturbed that the City of Newport Beach would allow a property that resembles a residential 'fortress or compound' be constructed in such a beautiful, seasoned coastal neighborhood such as this one. The angular design of this development and subsequent landscaping appears to be influenced by something out of a desert or community far inland rather than a coastal environment. We have had multiple guests at our home ask us if it is a hotel rather than a single-family residence. It's rather embarrassing to explain that in the midst of our coastal beauty, we are being forced to embrace a design that is incongruous with our neighborhood.

The construction teams required to build this enormous building have been protected with little planning or staging alternatives other than tying up the residential community with excessive parking, semi-truck deliveries during rush hour time frames, and an overall disregard for the full-time residents who have lived here for decades. We aren't upset with the workers who are trying to earn an honest living. Our frustration and anger are directed at the Developers of the site and the City of Newport Beach for allowing this to be constructed at all without appropriate planning for staging areas, reviews of the plans to make sure it blends with our environment and is even close to our neighborhood design style. We don't want this to be a cookie cutter environment, but we also don't enjoy it looking like we now have a huge commercial building at the end of our street.

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Regardless, we realize the construction must be completed. Below please find a list of what we have encountered to date over the last three years, followed by what we feel are reasonable conditions for approval of the extension:

CONDITIONS TO DATE:

- Ongoing street parking issues on Avocado Avenue, Waterfront and Pacific Drive of no less than 30-45 cars/trucks on a daily basis
- Delivery trucks parked in front of our driveway at 417 Avocado impeding our ingress/egress
- Ongoing construction noise six days a week, plus some work on Sundays. (Imagine cement trucks beeping on Saturday morning as they're pouring concrete, lined up down the street; jackhammers and compactors working for hours which closing your windows does not drown out; cleaning the sani-stations during the day while your windows are open to let in some ocean breeze; waking up in the morning to have strange men at eye level in your windows driving cranes or surveying your yard, etc. I don't need to say any more)
- My husband has lived here since 1957. In an initial meeting with Owner's representative, we requested that a small view window we had to the harbor be kept open if possible. Representative assured us they would attempt to work with us. Also, we objected to what we felt were unsightly and inappropriate pepper trees being planted along driveway right in front of ALL of our bay windows. Ultimately, nothing was considered. We requested a call with their representative and it was never returned. The attitude was for us to mind our own business. Our view is now completely gone, other than the far tip of our property, and if anything, the plantings appear to have been increased. We used to open our bedroom window to a beautiful view of the harbor and ocean beyond. Now we see construction trailers, and a view of what looks like a fortress. We've watched landscaping go in and out repeatedly. We stopped trying to discuss anything with them at all.
- There is a huge trash dumpster in the driveway that is uncovered. Imagine the amount of trash generated by the worksite and workers food trash. We have had a huge influx of pests, rodents and crows, that are invading our home. Every one of our cars has had rats in the engine compartments. Our son's car had \$9,000 worth of engine wiring damage. We put out bait stations and they are empty almost weekly. There are crows by the hundreds at this location getting in the trash. They strew garbage all over our yard. The trash either needs to be emptied more or covered.

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APPROVAL CONDITIONS:

- Completion of this project needs to be finished within six months. No longer than that. I've seen 1,000-unit apartment communities finished in 36 months. What is taking so long? We feel like Ownership continues to make modifications which adds on more time. Totally disrespectful and unacceptable.
- Trash and Waste Management Control Plan
- Dust Control Management
- Review landscaping and development sheets for compliance
- Review fencing and security plan for protecting adjacent properties. Our property is left vulnerable due to the poor design of their entrance gate. We anticipate having to invest in and construct a costly fence and security gate system to protect us from any intruders interested in gaining access to their property.

Enclosed please find photos of the previous residence, and a portion of the view we had. Also please find photos of the progress of the landscaping, loss of view, and also a photo of the current status of construction. You'll also find a copy of our son's auto invoice for the repair of his damaged wiring on his car. The other three vehicles we were able to clean out on our own and add rodent repellent.

We appreciate any consideration you will give to our recommendations and our concerns. Thank you kindly for your time.

Sincerely,



Donald and Wana Lawrenz  
208-721-3362  
949-235-9280

Cc: Joe Stapleton, Mayor Pro Tem, jstapleton@newportbeachca.gov  
Will O'Neil, City Councilperson, woneill@newportbeachca.gov















5/28/2024



# South Coast Toyota

1966 Harbor Blvd. • Costa Mesa, CA 92627

PHONE (949) 722-2000

SERVICE EXT. 3672

www.southcoasttoyota.com

E.P.A. # CAL000288088  
B.A.R. # ARD214799

**TO ALL OUR SERVICE DEPARTMENT CUSTOMERS:**

We will be charging a surcharge on all service department repair orders in which automotive fluids have been drained. In accordance with the State of California regulations concerning the dumping of hazardous waste, this charge will be imposed with reference to engine oils, transmission oils and fluids, and antifreeze. The Environmental Protection Agency has strict laws as to the disposition of these fluids to make our state a cleaner and healthier place to live and work in.

ALL CLAIMS MUST BE ACCOMPANIED BY THIS INVOICE. WARRANTY INFORMATION - FOR COMPLETE DETAILS PLEASE REFER TO BACK SIDE OF YOUR REPAIR ORDER.

| TIME | PERSON CONTACTED | PHONE# | ADV.# | REVISION |
|------|------------------|--------|-------|----------|
|      |                  |        |       |          |
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|-----------------|----------|-----------------|--------------------|--------|----------------|
| FRANCISCO CERDA | Tag 807G | License 8VRC621 | 4T3LWRFV0 MU016039 | Page 2 | Invoice C41124 |
|-----------------|----------|-----------------|--------------------|--------|----------------|

|                             |                                       |
|-----------------------------|---------------------------------------|
| TO: LAWRENZ, BENNETT ROGERS | Driver/Owner: LAWRENZ, BENNETT ROGERS |
| Dated: 05/03/24 15:53:03 FC | 21 TOYOTA RAV4 HV LE AWD 4DR SUV GRAY |

| Part Number              | PO# | Note  | Description      | Qty | LTST   | Sell   |
|--------------------------|-----|-------|------------------|-----|--------|--------|
| TOY DT000-52670-MI       |     | TIRES | OEM 225/65R17 MI | 1   | S 1.00 | 1.00   |
| Tech 717 MEJIA, RUBEN    |     |       |                  |     |        |        |
| subtotal                 |     |       |                  |     |        | 16.80  |
| PARTS                    |     |       |                  |     |        | 16.80  |
| TIRES                    |     |       |                  |     |        | 753.40 |
| LAB-MECHANICAL           |     |       |                  |     |        | 80.00  |
| TOTAL CHARGE FOR CONCERN |     |       |                  |     |        | 850.20 |

| Operation                | Tech | Amount   |
|--------------------------|------|----------|
| ALIGN                    | 717  | * 152.88 |
| subtotal                 |      |          |
| LAB-MECHANICAL           |      |          |
| TOTAL CHARGE FOR CONCERN |      |          |

| Operation                | Tech | Amount    |
|--------------------------|------|-----------|
| 0                        | 717  | S 9714.89 |
| 0                        | 717  | 0.00      |
| subtotal                 |      |           |
| PARTS                    |      |           |
| LAB-MECHANICAL           |      |           |
| TOTAL CHARGE FOR CONCERN |      |           |

| Part Number              | PO# | Note | Description        | Qty | List  | Sell    |
|--------------------------|-----|------|--------------------|-----|-------|---------|
| TOY 82125-06060          |     |      | WIRE, ENGINE, NO.5 | 1   | 99.95 | 99.95   |
| Tech 717 MEJIA, RUBEN    |     |      |                    |     |       |         |
| subtotal                 |     |      |                    |     |       | 99.95   |
| PARTS                    |     |      |                    |     |       | 99.95   |
| LAB-MECHANICAL           |     |      |                    |     |       | 9714.89 |
| TOTAL CHARGE FOR CONCERN |     |      |                    |     |       | 9814.84 |

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X I acknowledge notice and oral approval of an increase in the original estimated price.