

From: Lynn Friedman <haus2ful@gmail.com>
Sent: June 11, 2026 11:04 AM
To: Planning Commission
Subject: PROTECT THE ENC

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commissioners,

The ENC is one of the gems we have in Newport Beach. My kids and grandkids have all benefited from its camps and education & as a family/ families we have spent numerous outings to enjoy its respite from life's commitments. It is a space that is precious to our community and it requires peaceful neighbors who respect it & work with it so that it can provide the beauty and quiet that it currently gives.

The current proposal for development takes in no consideration of the needs of the current neighbor- the ENC. the ENC cannot flourish with the noise & height that will be generated with the current proposal. The builder has not been willing to negotiate on making changes so the ENC on either those categories. The height will infringe on the privacy - too tall and imposing. 2 stories is in my opinion too tall too but 3 stories destroys the ENC. 30 foot setback isn't ideal but 10' is disastrous for the ENC.

Please do NOT accept the current proposal.

It basically will destroy the ENC that is a city treasure. We can build homes anywhere but we cannot build another ENC.

VOTE NO ON THIS DEVELOPMENT IN THIS CURRENT FORM,

Sincerely,
Lynn Friedman
Sent from my iPhone

From: Dana Zimmerman <danalynnzimmerman@gmail.com>
Sent: June 11, 2026 10:23 AM
To: Planning Commission; Dept - City Council
Subject: ENC + Proposed Development

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Hi there, I'm writing in to express concern over the development proposed at the property next to the ENC.

Our family frequents the ENC as participants in the Little Naturalist classes (parent-child classes led by a naturalist), and my older son is enrolled at the ENC Preschool. I'm concerned about the height of the proposed building and the environmental and privacy impacts it will have on the center - it feels inappropriate that someone could peer down from their balcony or windows into an environment where children are playing.

I am unable to attend the community meeting on June 18, but hope that my words as a parent and member of the ENC hold some weight. Let's keep the nature center a natural place!

All me best,
Dana

Dana Zimmerman
danalynnzimmerman@gmail.com
(714) 299-4669

From: Roberta Nematzadeh <robertanematzadeh@gmail.com>
Sent: June 11, 2026 12:06 PM
To: Planning Commission
Cc: citycouncil@newportbeach.gov
Subject: proposed construction next to Environmental Nature Center

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Dear People,

I am a resident of Newport Beach who has always loved and respected nature. As our communities become more and more populated and urbanized, it becomes more and more important to have natural refuges, not only for wildlife and plants, but even more importantly, for people. Studies have shown that connecting with nature reduces stress and provides countless other mental, emotional, and physical benefits.

The Environmental Nature Center has realized this for decades and has worked hard to provide a natural refuge. Not only that, but it has been instrumental in teaching future generations to respect nature and valid ecosystems.

The three-story height of the proposed structures would create too much shade, which can impact the ecosystems, and it would eliminate privacy, and would do away with the magnificent feeling of openness when seeing the sky, that the ENC currently provides.

The borders of the proposed structures would encroach upon the ENC ecosystems and ruin the beauty of this refuge. The proposed structures might possibly cause the ENC to not be able to exist any longer because people might not want to battle traffic, find difficult, out-of-the-way parking, or have weddings or photos in a venue that is no longer beautiful.

The traffic caused by such a proposed development would increase considerably and make Newport Beach not as desirable to visit or even live in.

Please, please, reconsider approving the three story structure as proposed.

Thank you for your time and consideration.

Sincerely,
Roberta Boginis Nematzaadeh

From: amy bronkar <pineapplefloat@gmail.com>
Sent: June 11, 2026 12:13 PM
To: Planning Commission
Subject: Environmental Nature Center concerns
Attachments: ENC2.jpg

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Dear Planning Commission Members,

I am writing on behalf of the Environmental Nature Center to address a concern about proposed residential development that would negatively impact the ENC and the children who enjoy it. I have two daughters, one now in college and the other going into her senior year in NMUSD. Both of them grew up going to the ENC. We took family hikes there, played in the dirt, looked at plants and birds and butterflies, and participated in special programs. My older daughter told me not too long ago that she thought the ENC was actually a forest until she was about 9! To her, it was like going to Yosemite or Mammoth.

My concerns will not be new to you.

1. That the proposed buildings will be visible from inside the ENC, replacing the views of sky and the feeling that one is actually out in nature
2. That the proposed buildings may actually impact plant growth and habitat for birds and other animals who call this sanctuary home

It makes me sad to think future children may not have the same experience mine did- being able to have a little piece of the natural world to explore without seeing buildings. The ENC helps kids to connect with nature, care about wildlife and habitat, and understand that their actions can help create a healthier future for our planet. Please consider the impact this development will have.

Thank you,
Amy Bronkar



From: Roy Glauthier <rglauthier@aol.com>
Sent: June 11, 2026 2:44 PM
To: Planning Commission
Cc: rglauthier@aol.com; lori@encenter.org
Subject: Proposed Residential Development at 1501 E. 16th Street, Newport Beach

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To: City of Newport Beach Planning Commission and Council

From: Roy Glauthier, 336 Vista Baya, Costa Mesa CA 92627

rglauthier@aol.com

Re: Proposed Residential Development at 1501 E. 16th Street, Newport Beach

I am writing as a local resident, long-time supporter of the Environmental Nature Center and, since 2010, a docent and volunteer at the ENC facility located at 1601 E. 16th Street, directly adjacent to the proposed project site.

Since 2010, I have given tours of the ENC facility to almost 1,000 visitors from Newport Beach and other local cities as well as to visitors from around Southern California and further afield. These tours explained how the Environmental Nature Center came to be created through local fund-raising and community support as well as explaining its educational mission as a hands-on learning source, particularly with green building practices and materials.

Overwhelmingly, the response from first-time visitors to the ENC is surprise and a sense of wonder --- Surprise that an organization such as the Environmental Nature Center exists and thrives in Newport Beach and wonder that its green oasis could be created in such close proximity to the commercial and residential center of Newport Beach. For many of these visitors, the ENC has become a focus of family activities and a favored destination for out-of-town visitors.

What has allowed the Environmental Nature Center to become this beloved local institution and destination have been the low-impact and low-intensity uses in the surrounding neighborhood properties. The proposed residential development threatens the basis of the ENC and its long-term sustainability both through its educational programs and the planted environment that hosts these programs and provides a secluded nature experience to ENC visitors.

While my preference would be that the City deny this development request, if approved there must be appropriate design features to minimize the impact of the proposed residential buildings and occupancy on the ENC grounds, activities and operations. Among feature that could be required to minimize impacts are:

- Planted buffer zones along the property boundaries with the ENC to minimize visual and noise intrusions;
- Requirements for no-glare, dark-sky exterior lighting; and
- Location of balconies, patios and rooftop decks away from the ENC property line.

From: [Sara Gale](#)
To: [Planning Commission](#)
Subject: ENC deserves protection
Date: June 11, 2026 3:41:13 PM

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Hello,

My name is Sara Blanco Gale and I strongly oppose the proposed housing intended to be built directly along the border of the ENC in Newport Beach.

My concern is not that housing is being proposed on this site, but that this particular project would place three-story residential buildings immediately beside the ENC and ENC Nature Preschool, replacing views of sky and trees with a built environment that would become a permanent part of the experience for visitors, students, and families.

This is unacceptable.

I am a native of Orange County, and grew up exploring the ENC trails and have had the honor of watching it grow into the incredible community resource it is today. My daughter is only 1 and has already practiced walking along the same winding trails. She deserves to experience the ENC in all its glory - not a version oppressed by the looming shadow of our modern, over-built world. That is the very thing we go to escape for a few hours.

PLEASE don't let this incredible space be changed forever in this way. Our community and our children deserve better.

Thank you for your consideration, and all the best,
Sara Blanco Gale

From: Matt Tuten <matt.tuten@gmail.com>
Sent: June 11, 2026 9:42 PM
To: Planning Commission
Subject: Environmental Nature Center

[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.

Commissioners,

I know you have likely received several emails by now about the housing development being proposed next to the ENC and thank you for your time in hopefully reviewing them all. I am a neighbor to the ENC in Newport Heights, I joined the board of the ENC about two years ago, and my daughter currently attends the ENC preschool. This gives me unique insight into the impact of this organization on this community and the values that the ENC stands for. I am concerned that the current project as proposed will impact both the ENC and the ENC preschool materially due to its rooftop decks, overall height, and limited set back to the trails and preschool. I am sure you have seen the mock ups provided by the developer and it's clear that as proposed this will fundamentally change the entire feel of the majority of the ENC's 5 acres, including its most meaningful areas and outdoor classrooms. How that impacts the ENC for generations to come in our community is what concerns me. I fully support responsible development of additional housing in this community. I also support the future responsible development of this land next to the ENC as I recognize it is currently vacant medical office and not accretive to community development in its current form.

But I continue to be amazed at the impact the ENC has had on the community and the manner in which it does so. The ENC serves tens of thousands of young children annually by teaching all to be responsible and respectful to our environment. That is not a subject that gets a lot of focus in our society and building a foundation to partially offset the electronic connectiveness all of these kids will soon experience is an invaluable gift that is important to remember. The reason summer camps, weekly classes, the preschool enrollment, and every other opportunity the ENC provides immediately sells out is due to the magical experience provided by the ability to be able to step out of a city and into a transformative nature experience. The goal of the ENC is not about maximizing revenue from its service to the community. It is simply to provide as authentic a learning experience as possible for as many as possible.

This Newport Beach institution is a meaningful part of our city and we collectively need to ensure this development does not impede the ability of the ENC to continue serving this community for another 50 years to come as it has for the last 50. Thank you for your consideration as you work through the details here. Please see below for the stated mission of the ENC.

Our vision is to provide equitable access and inspire all to protect the natural world by serving as **our community's** leader in ecological responsibility, sustainable practices and environmental education.

Thank you for your time. See you on June 18th.

Matt Tuten

From: Rebeca Pieropan <rp362@nau.edu>
Sent: June 12, 2026 1:06 PM
To: Planning Commission; Dept - City Council
Subject: Environmental Nature Center Community Oasis

[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.

Hello and Happy Friday!

I recently learned about the proposed development near the Environmental Nature Center. From my understanding, this landscape change will significantly affect access and enjoyment of the ENC to the community. When I had lived in the area, I began volunteering there for just about a year and learned about many of the local plants and animals that space maintained. It became a healing and soothing place to unplug just a little bit outside all the muchness of Newport and surrounding cities.

While I do not have children, to think about a school available to the community that actively integrates nature as part of the curriculum sounds life changing for those little ones. To have that imprinted early on, especially in such a developed location, really can seem to make all the difference in how that human develops as an adult. We come from nature and are actively a part of it, no matter how disconnected we have become with modern day conveniences. Nature is our greatest teacher and I can't imagine that teacher becoming any more tainted than it already is from human activity.

I am writing to express my gratitude for this space in the community. Please reconsider any actions that might affect its accessibility and wholeness. Fighting for this, is a fight for the people - those people who also make up the businesses looking to earn a profit. Money can be made in so many ways in such a quick fashion, whereas nature takes years and years to return once gone. Please stand up for our inherent biology and support this safe community space.

Blessings,
Rebeca Pieropan

From: Danielle <wudanie@gmail.com>
Sent: June 12, 2026 2:11 PM
To: Planning Commission
Subject: Protecting the ENC's Unique Educational Environment Through Thoughtful Planning

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Dear Planning Committee Members,

I have lived in this neighborhood for the past six years, and during that time the Environmental Nature Center has become central to my family's life.

I began bringing my daughter to the Mini Naturalist program when she was one year old, and today she attends preschool there. Through those experiences, I have come to appreciate that the value of the ENC is not limited to its acreage or programming—it comes from the environment it creates.

The ENC succeeds because visitors feel immersed in nature. That sense of separation from surrounding development is part of the educational experience itself. Children engage differently when they feel they are entering a protected, natural space rather than standing beside visible residential buildings.

My concern with the proposed adjacent development is not opposition to housing. Housing is important. My concern is whether this particular scale and placement are compatible with the intended function of one of Newport Beach's most successful educational and community resources.

When evaluating projects, I hope the Committee considers not only physical impacts but experiential ones: visual intrusion, loss of buffering, and whether the project changes how this place functions for the thousands of children and families who visit each year.

The ENC has spent decades creating something rare—an accessible place where children can feel connected to nature. Once that experience is diminished, it cannot easily be restored.

Thank you for your consideration.

Best,
Danielle

From: Victor Nodtvedt <VictorN@cpmi.net>
Sent: June 12, 2026 4:14 PM
To: Planning Commission
Subject: Protecting the Environmental Nature Center for Future Generations

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Dear Members of the Newport Beach Planning Commission,

I am writing as a Newport Beach resident to express my strong support for preserving the Environmental Nature Center (ENC) and to respectfully urge the Planning Commission to reject any project design that would compromise this extraordinary community resource.

The ENC is not simply open land awaiting a higher use. It is one of Newport Beach's greatest treasures and a place that has served generations of families throughout Orange County. Thousands of children have learned about nature, wildlife, conservation, and environmental stewardship through its programs, camps, preschool, and outdoor classrooms.

My concern is that once the ENC's unique character is diminished, it can never truly be restored. The value of the ENC is not merely the land itself, but the peaceful natural environment that allows children to experience nature in a way that is becoming increasingly rare in Southern California.

One of the most valuable contributions of the ENC is the exceptional nature camps and educational programs it provides at an affordable cost for local families. These programs give children the opportunity to unplug from screens, explore the outdoors, learn about the natural world, and develop a lifelong appreciation for the environment. These experiences are invaluable and would be deeply missed by our community.

While housing is an important issue throughout California, not every parcel of land is interchangeable. Newport Beach has many residential developments, parks, and recreational facilities, but there is only one Environmental Nature Center. Once this unique sanctuary and educational resource is lost or significantly compromised, future generations will never have the opportunity to experience it as we have.

I respectfully urge the Planning Commission to place a high priority on preserving the ENC and protecting the educational environment, wildlife habitat, and open-space character that have made it such a beloved community asset for decades.

Thank you for your consideration and for your service to our community.

Sincerely,

Victor Nodtvedt
500 E. Oceanfront
Newport Beach, CA 92661