
Subject: FW: Fwd:

From: Derek Hunt <judgedwh43@gmail.com>
Sent: July 02, 2025 10:05 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Fwd:

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----- Forwarded message -----

From: Derek Hunt <judgedwh43@gmail.com>
Date: Wed, Jul 2, 2025 at 10:03 AM
Subject:
To: <jarrergui@newportbeachca.gov>

July 2, 2025

Jerry Arregui, Assistant Planner
Newport Beach Planning Commissioner
jarrergui@newportbeachca.gov

Re: FORD ROAD PROJECT

Good Morning Mr. Arregui:

I am a resident of the Newport Beach Port Streets. I learned yesterday that you will be conducting a hearing tomorrow evening on a request to develop residential townhomes at one end of Old Ford Road adjacent to my community. I hope to attend the meeting, but since I have numerous questions that would surely exceed my 3-minute limit I thought it might be helpful to include some of the chief ones in this letter to assure that the commission is aware of concerns that I expect are more widely shared in the community.

What follows includes references to various remarks contained in your recent staff report, a copy of which I was able to get yesterday at the city hall.

- First, Figure 8 on page 16 clearly acknowledges that the proposed structure would-be 13' higher than the adjacent ATT building and 16' higher than any Harbor View home.

Moreover, Figure 9 on the following page emphasizes not only that distasteful monumentality but it also demonstrates the deleterious effect of eliminating the trees which currently soften the look from Bonita Canyon.

This excessive height would make this development the highest building within miles. Its offensive massiveness would be a conspicuous eyesore which would create an unwelcome urban look in contrast to the currently attractive and welcoming residential feeling offered by both the well-established Harbor View and Belcourt residences.) This point is emphasized even more by the dreadful appearance of Figure 10 on page 19. (I will add that traffic noise from the Bonita Canyon/MacArthur intersection would obviously diminish the commercial attractiveness of this project.

Incidentally, can you identify who prepared these various renderings?

- Second, would any portion of this project be designated as low-income housing? Will it involve a so-called "spot zone"? If so, how does the committee define the alleged wider "public interest" to support such a designation? Even if it is not an intended low income project, is it not obvious from the grotesque Figure 10 on page 19 that this structure is destined to deteriorate into a shabby urban embarrassment within a decade?

- Next, is the motive for proposing the project at this time simply to generate more income for the city? So far, has anyone demonstrated that the project would be an advantage to Harbor View residents? If so, what are those advantages? Likewise, does the city contend that there will be no increased automobile traffic (both night and day) on the affected portion of Ford Road (which has no outlet)?

- Is Newport Beach the current title holder of the underlying real estate? If so, does it intend to transfer title to the "applicant"? At what price? What do you expect to be the advertised cost per unit?

- Your summary identifies the "applicant" as Ford Road Ventures LLC. That suggests that it is an ad hoc venture created specifically for this project and no other. This leads me to ask who the members of this LLC are. Do they include any developers who have a previous track record in Orange County or Newport Beach? Can you identify any existing local projects associated with these LLC members so that we can compare what they have already put on the ground to this proposal?

- There are currently 15-20 fully-grown trees on this site. How many of them will be destroyed? If so, is that considered to be an advantage to the surrounding community?

- Next, I have attached two photographs of what appears to be what the city believes to be adequate advance "notice" about the forthcoming hearing. If you look closely – very closely – you will see that each sign is no more than knee high. I also assure you that the printing on each sign is miniscule. Does this reflect -- as I hope it does -- simple careless indifference in the instructions to the people who put out the signs; or was it intended?

- Have the owners of the ATT facility participated in developing this plan? Will ATT receive any money from the city for its participation?

- To the extent that the proposed project backs up to Bonita Canyon Dr., what will prevent pedestrian access from that street? Will the project be commercially identified on either Bonita Canyon or Macarthur Blvd.? On Ford Road?

PS. I have apparently been unable to attach the photographs. I'll try to send them by separate email.

Subject: FW: Ford Road Townhomes No. 1

From: Derek Hunt <judgedwh43@gmail.com>
Sent: July 02, 2025 10:22 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Ford Road Townhomes No. 1

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Subject: FW: Ford Road Townhomes

From: Derek Hunt <judgedwh43@gmail.com>

Sent: July 02, 2025 10:24 AM

To: Dept - City Council <CityCouncil@newportbeachca.gov>; jarrergui@newportbeachca.gov

Subject: Ford Road Townhomes

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From: [Cortland Lioi](#)
To: [Planning Commission](#)
Subject: Ford Road Townhomes | Support | Agenda Item #3
Date: July 02, 2025 10:16:20 AM

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My name is Cortland Lioi, and I am a resident of Newport Beach writing to express my full support for the Ford Road Townhomes project currently under your consideration.

I recently got married, and my wife and I have been actively searching for a place to establish our future in the City we love. Unfortunately, like many young couples, we've found it incredibly difficult to find new, attainable housing options in Newport Beach. The lack of for-sale residential development—particularly thoughtfully designed townhomes at a relatively more accessible price point—has made staying here feel more and more out of reach.

This project offers a much-needed opportunity. With 27 for-sale townhome units thoughtfully integrated into the surrounding neighborhood and designed with quality, livability, and walkability in mind, it represents exactly the kind of smart growth Newport Beach needs. The inclusion of two, three, and four-bedroom homes provides flexibility for a wide range of buyers, especially younger families and residents like us hoping to grow roots in the community.

I respectfully urge the Commission to support Agenda Item No. 3 and approve this project. It not only aligns with the City's adopted Housing Element goals, but it offers a tangible opportunity for residents like me and my wife to stay and contribute to Newport Beach's future.

Thank you for your time and thoughtful consideration.

Sincerely,
Cortland Lioi

From: [James Papazis](#)
To: [Planning Commission](#)
Subject: Ford Road Townhomes (PA2025-0049) – Agenda Item No. 3
Date: July 02, 2025 10:19:39 AM

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Newport Beach Planning Commission,

Thank you for your service to our community. My family and I have called this city home for years, and we care deeply about the future of our neighborhoods, the quality of development, and the values that guide our community decisions.

I am writing in strong support of the Ford Road Townhomes project under Agenda Item No. 3. This is a well-designed and thoughtful proposal that deserves approval—not only because of what it delivers, but also because of how it's being brought forward.

This project is being proposed by local property owners who understand our community, our values, and what it means to build something that will stand the test of time in Newport Beach. That matters. This is not a speculative or outsized development being forced into an incompatible setting—this is a great project that will enhance the surrounding areas. Equally important, the application adheres to all applicable zoning and design standards and does not request any variances. In today's environment, where so many housing proposals rely on exceptions or legal maneuvering, this project stands out as one that fully respects our City's planning process. As someone who firmly believes in private property rights, I believe that when a project meets the rules, reflects community context, and enhances its surroundings, it deserves our support.

The Ford Road Townhomes project adds value to the city—not just in terms of housing supply, but in the kind of ownership opportunities it creates for families, couples, and individuals looking to call Newport Beach home. It provides attractive, well-integrated, for-sale housing with thoughtful architecture, usable open space, and connections to existing amenities like the Bonita Canyon Sports Park and trail system. I respectfully urge the Planning Commission to approve this project and demonstrate that Newport Beach supports responsible, community-minded growth.

Thank you for your time and service.

James Papazis

From: [Brian K](#)
To: [Planning Commission](#)
Subject: July 3 Planning Commission Meeting Support Item 3
Date: July 02, 2025 10:21:28 AM

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Dear Chair and Planning Commissioners,

My name is Brian Krebs, and I am writing as a resident to express my strong support for the Ford Road Townhomes project, which appears as Agenda Item No. 3 at your upcoming meeting.

This is a thoughtful, well-designed project that represents exactly the kind of careful, community-oriented growth we should encourage in Newport Beach. From its layout and architecture to its integration with existing public amenities, it's clear that the project team has made a genuine effort to deliver something that fits—not forces—its way into the fabric of the city.

In particular, I appreciate how the design draws clear inspiration from the neighboring Port Streets neighborhoods. The style and finishes echo the character of those communities, helping the project feel familiar and respectful of its surroundings.

But what really sets this project apart is its balance—it enhances its surroundings, not just by creating new homes, but by improving the adjacent AT&T facility, integrating trail access, and including community gathering spaces such as a fire pit and picnic area. That kind of attention to the public realm and neighboring uses is rare and commendable.

In addition to the thoughtful planning and design, there's also a practical benefit: this project will contribute ongoing revenue for the City through property taxes. With 27 for-sale townhomes, each contributing to our local tax base, this is a financially beneficial project that will help support public services, schools, and infrastructure without placing significant demand on them.

Simply put, the Ford Road Townhomes proposal meets the moment. It's respectful, responsible, and responsive to the needs of both current and future residents of Newport Beach. I respectfully urge the Commission to approve the project and show that Newport Beach supports smart growth done the right way.

Thank you for your time and consideration.

--

Brian Krebs
(818) 606-9476
brian.krebs713@gmail.com

From: [Andy Keif](#)
To: [Planning Commission](#)
Subject: Ford Road Townhomes Project
Date: July 02, 2025 10:25:13 AM

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Dear Chair and Honorable Commissioners,

My name is Andy Keif, and I've had the privilege of calling Newport Beach home for nearly 30 years. In that time, I've watched this city evolve and grow, and I care deeply about how we shape its future. That's why I'm writing today in strong support of the Ford Road Townhomes project, on your agenda as Item No. 3.

This is simply a great project. It reflects the kind of thoughtful, responsible development that our city should welcome. I'm especially encouraged by the fact that this is a for-sale residential community—something we don't see enough of in Newport Beach. Projects like this create real opportunities for the next generation—for our children—to live and buy into the very community they grew up in.

What makes this proposal even more commendable is that it's being led by local developers who understands Newport Beach. That local knowledge is reflected in the quality of the design, the sensitivity to the neighborhood, and the overall care that's been taken with the proposal.

Equally important, the applicant is not asking for variances. It's refreshing to see a team come forward with a project that plays by the rules. As someone who supports property rights and fair planning, I think that kind of compliance and integrity deserves to be recognized and supported.

I urge the Planning Commission to approve the Ford Road Townhomes project. It's a well-designed, well-located, and community-minded development that will serve Newport Beach well for generations to come.

Thank you for your time and consideration.

Andy Keif

From: [Filippo Amoroso - USA](#)
To: [Planning Commission](#)
Subject: Support Ford Road Agenda Item No. 3
Date: July 02, 2025 11:11:56 AM

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Dear Newport Beach Planning Commissioners,

My family and I moved here a few years ago, and we did so for all the reasons people are drawn to this city—its natural beauty, incredible weather, strong neighborhoods, and well-run local government. We’ve come to deeply appreciate the thoughtful leadership from the City Council and the Planning Commission, particularly the City’s principled support for property rights.

That’s why I’m writing to express my full support for the Ford Road Townhomes project, listed as Agenda Item No. 3.

This is exactly the kind of project that reflects what’s best about Newport Beach—property owners who are willing to invest in the city and do things the right way. This development meets all of the city’s zoning, design, and environmental standards. It asks for no variances, no exceptions, and contributes to the community in a meaningful, lasting way.

It’s easy to say we support property rights in theory—but it’s just as important to support them in practice. When someone brings forward a project that follows the rules, improves the land, and adds quality housing to our city, we should welcome it.

This project will transform a long-vacant site into something positive—beautiful, thoughtfully designed homes that will serve future Newport Beach residents for decades. It enhances its surroundings, improves an aging facility next door, and respects the neighborhood context.

In every way, this proposal reflects responsible growth and community investment, and I respectfully urge you to approve it.

With appreciation,

Filippo Amoroso



FILIPPO AMOROSO, CPA

LTA US ADVISORS, INC.

PARTNER

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From: [Joe Orlandini](#)
To: [Planning Commission](#)
Subject: Support Agenda Item Number 3
Date: July 02, 2025 11:41:53 AM

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Dear Commissioners,

As a resident of our great city, I first want to begin by thanking you for your service on this commission. And secondly, I want to encourage you to support the Ford Road project. After reading through the staff report, I could not be more supportive of what is being proposed.

This is a high-quality, well-designed, and appropriate addition to Newport Beach. It reminds me of The Cay at Mariner Shores, the for-sale community built on Irvine Avenue a few years ago near where I live. That project also faced early skepticism from some neighbors—but today, it's widely seen as a success. I have friends and people that are in my office building that love living there. It brought in new families, added beautiful housing, and even helped increase property values in the surrounding area.

I see the Ford Road Townhomes following a similar path. The design is sharp and respectful of its surroundings. The integration of open space, trail access, and improvements to the existing AT&T facility show a commitment to community benefit—not just unit count. The fact that the project is entirely within code, asking for no variances, and offering for-sale housing in a city that badly needs more of it, speaks volumes.

Not all developments are created equal. This one stands out—for the right reasons!

Please approve this project. Newport Beach deserves good housing solutions, and this is one of them.

Thank you.

Joe Orlandini

Newport Beach Resident

From: [Mark McCormick](#)
To: [Planning Commission](#)
Subject: Planning Commission (PA2025-0049) – Agenda Item No. 3
Date: July 02, 2025 1:54:47 PM

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Dear Commissioners,

I don't typically write letters like this, but I wanted to take a moment to express my support for the Ford Road Townhomes project on your agenda.

My family and I have lived in Newport Beach for over 20 years. We love this community and care about how it continues to grow. With so much development happening across the state, I think it's more important than ever to support good projects—especially those that actually follow the rules and reflect the character of the city.

This one does exactly that!

From what I've seen, the proposal brings for-sale homes to an area that's currently underutilized and in need of improvement. It's not asking for variances, and it adds housing options that can help families looking to buy in Newport Beach. The fact that the site includes upgrades to the surrounding area, including improvements to the adjacent AT&T facility, is a huge plus.

To me, this is a thoughtful, responsible project, and one that makes sense for the location. I encourage you to support it and send a message that when a proposal checks all the right boxes, it deserves approval.

Thank you for your time and service to our city. And please support this project.

Respectfully,

Best,

Mark McCormick

From: Annie Beck <anniesbeck@gmail.com>
Sent: July 01, 2025 8:42 PM
To: Arregui, Jerry; Blom, Noah
Subject: Opposition to Ford Road Development – Plan PA2025-0056

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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,

Annie Beck
1985 Port Nelson Place
(949) 244-7921

From: Courtney Blackburn <seablackburn5@gmail.com>
Sent: July 01, 2025 9:18 PM
To: Arregui, Jerry; Blom, Noah
Subject: Opposition to Ford Road Development – Plan PA2025-0056

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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 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. Our daily commute to CdM Middle and High School is playing a major role in our concern. We already have to add 25 minutes each morning to make it to school on time.

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,

Courtney Blackburn

1814 Port Charles Place

(949)632-9002

From: pat mcclure <pat_mcclure@yahoo.com>
Sent: July 01, 2025 9:16 PM
To: Arregui, Jerry
Subject: Opposition to Ford Rd Plan

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Re: Opposition to Ford Road Development – Plan PA2025-0056

Dear Mr. Arregui and Councilman Blom,

I'm writing as a concerned homeowner on Port Durness 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. Currently it is 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). There is always a line of cars waiting to turn into or out of Ford Rd with parents taking their kids to school or picking them up. In addition, traffic studies and safety concerns should to be taken into consideration. Adding 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 is completely irresponsible on your part.

While I understand development may occur at this site, the current scale and density are not appropriate for the surrounding neighborhoods. You should take community feedback seriously and reconsider or scale back the project.

Sincerely,
Pat McClure
2300 Port Durness Pl

From: Ed Laakso <eolaakso@att.net>
Sent: July 01, 2025 7:49 PM
To: Arregui, Jerry
Subject: Plan # PA2025-0056

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Jerry, As a concerned neighbor I have to express my strong opposition to the Ford Road development plan referenced above. Traffic is already maxed out with the baseball and soccer activity each day and on weekends. Attempting to exit and enter the area during rush hours is frustrating. More housing isn't the answer. Quality of life makes our community so desirable and should be a major consideration in any planning decision.

Sincerely,

Ed Laakso

2308 Port Durness Pl

[Sent from AT&T Yahoo Mail for iPhone](#)

From: Jackie Wills <jgrabwills@gmail.com>
Sent: July 01, 2025 8:39 PM
To: Blom, Noah; Arregui, Jerry
Subject: Opposition to Ford Road Development – Plan PA2025-0056

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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,

Jackie Wills

1836 Port Kimberly Place

From: Janet Hathaway <janethathaway@hotmail.com>
Sent: July 02, 2025 6:53 AM
To: Blom, Noah; Arregui, Jerry
Cc: Stapleton, Joe; Kleiman, Lauren; Grant, Robyn; Barto, Michelle; Weber, Sara; Weigand, Erik
Subject: Opposition to Plan Number: PA2025-0056

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Dear Mr. Arregui and Councilman Blom,

I am writing to express my vehement opposition not only to the proposed development of the land at the corner of Ford Rd and MacArthur (PA2025-0056), but to the process by which this project has been surreptitiously ushered through what should have been an open and democratic process.

Were it not for the unflagging attention and oversight of city activity by some of our astute Port Streets residents, very few of us would be aware of the project that, if allowed to proceed, would significantly negatively impact life for all of us in the Port Streets and beyond. So I first would like to know why there has been no attempt to provide notice of this disastrous plan? This conspicuous lack of disclosure, combined with slating the public comment time for a Planning Commission meeting the evening of July 3rd (a time when most people are either out of town or otherwise have holiday plans), leads to the suspicion that the city council is hoping to push this project through before it comes to the attention of - and objection of - the citizens that it will affect the most. If there's even a hint of truth in this suspicion, then that's really terrible governing, and really terrible representation of the interests of your constituents, Mr. Blom.

Now, for the objections of to the proposed plan itself: a 27 unit condo project is much too much, in every way, for this parcel of land. If it were a 7 unit project, that would be reasonable. One could readily imagine this scale of project able to be incorporated into the existing landscape and existing usage without too much disruption. But 27?!?! Clearly no one who is advocating for this project lives in it anywhere near the Port Streets.

First: the impact on traffic and parking would be significant. Has there been a traffic study done on this? No?! Well then please do one. In the meantime, I invite you to jump into the existing lines of traffic exiting the Port Streets at Ford Rd/ Bonita Canyon on any weekday (but particularly when school is in session) between 7:30 & 8:30 AM. Then imagine adding another 40 or so cars to that from your proposed condo development. Then imagine all the kids trying to get to school via bicycle and all the safety concerns that these additional cars would bring. It does not take a great deal of imagining to get a sense of the objections to the proposed development based just on increased traffic alone.

Next, consider the impact on the community resources at Bonita Canyon Sports park. There's no way that the looming 27 condo unit will have enough parking for the residents. So they and their visitors will inevitably fall into the public parking for the soccer, tennis & pickleball courts. Have you visited these facilities on a weekend? It is already packed with people and cars, and 27 condos will put further strain on the infrastructure here.

Finally, please consider that a 27 condo development standing nearly 50 feet tall is not at all in keeping with the Port Streets neighborhood. It's safe to say that not a single person in our neighborhood bought a home here with the idea that there would be a condo development here. This condo project will negatively affect our property values! Safe to say, that, if put to a vote, you would find no supporters for this project from the people who live here. Shouldn't this be a main factor in your approval process? How can we be critical of Newsom and the Sacramento legislature for forcing cities like Newport Beach to comply with housing edicts, when we cannot trust you, our local government, to listen to us?

We know that there is a huge new housing project planned for the area at Fashion Island where the Big Edward movie theater currently stands. Why not add 20ish units to that project and call it a day?

We also know that the city of Newport Beach is fiscally sound and therefore does not need the tax revenue that this 27 condo project would bring to its coffers. The benefits of this project are vastly outweighed by the detriments to the community, our investments in our homes, our way of life, and our collective trust in our elected officials.

Please reconsider the 27 condos and let us keep our beloved neighborhood. Please do not allow this development to move forward.

Thank you for your time and consideration.

Sincerely,
Janet Hathaway
1982 Port Edward Circle
Newport Beach
949.933.8525

From: Katie Drown <kbdrown@gmail.com>
Sent: July 01, 2025 9:52 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 am a concerned resident/homeowner of the Port Streets neighborhood regarding the proposed development on Ford Road (Plan Number: PA2025-0056) and I strongly oppose this project.

This area on Ford Road already has parking limitations and is already heavily impacted by traffic, especially traffic to CdM High School and Our Lady Queen of Angels schools and access to the 73 freeway (this is a main point of access in and out of the Port Streets). These traffic studies and safety concerns should to be taken into consideration. Adding 27 units—which is more than the original 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 of many in our community. While I understand development may eventually occur at this site, the current scale and density are simply not appropriate for the surrounding neighborhoods. I urge you to please take community feedback seriously and reconsider or scale back the proposal. There simply is not enough space for this type of development in this location. Also, can you please provide what elementary school this development would feed to?

Thank you for your time and for representing the voices of the community that this project will significantly affect.

Sincerely,

Katie Drown
1942 Port Trinity Place
Newport Beach, CA
92660

From: Kirsten Minasian <kirsten.minasian@sbcglobal.net>
Sent: July 01, 2025 5:34 PM
To: Arregui, Jerry
Subject: Opposition to Ford Road Development – Plan PA2025-0056

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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 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,

Kirsten Minasian

1853 Port Taggart

Newport Beach

Sent from my iPhone

From: Linda Lolo <lindalolo@gmail.com>
Sent: July 01, 2025 6:32 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,

Linda Lolo & Karoon Monfared

1954 Port Trinity Place
Newport Beach, CA. 92660

From: Mike Tian <tiamike@gmail.com>
Sent: July 01, 2025 8:12 PM
To: Arregui, Jerry
Subject: Opposition to Ford Road Development – Plan PA2025-0056

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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,
Mike Tian

From: Stephanie Carter <stephaniecarter969@gmail.com>
Sent: July 02, 2025 10:23 AM
To: Arregui, Jerry; Blom, Noah
Subject: Opposition to Ford Road Development – Plan PA2025-0056

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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,

Stephanie Carter
1723 Port Abbey Pl
Newport Beach, CA 92660

Stephanie Carter
(206) 310-5033

Newport Beach Planning Dept

RE: PA2025-0049 FORD RD 27 UNITS

I have lived in Port Streets for 42 years, I can remember when there were Buffalo behind my house!

We went thru this development issue in 2019 and NOTHING has changed EXCEPT;

The area is even busier now than in 2019.

Soccer Field parking all along Ford Rd including in front of the proposed development.

E-bikes are now everywhere – this wasn't the case back in 2019. The kids do not pay attention to cars and it is a miracle that someone hasn't been hit already.

I can't understand why the City will not buy the property and incorporate it into the existing park.

The citizens of NB deserve some consideration when it comes to development in their communities. After all we pay the taxes and drive what makes NB such a special place. If I wanted to live in a congested city I could move to LA or Santa Monica.

Over the years there have been many efforts to keep NB character and obviously none have been successful. Every politician who has knocked on my door asking for my vote has promised to protect the integrity of our community and for some reason it never happens. Now would be a good time to live up to the promises.

Thank you for your consideration

Steve Robinson

1800 Port Sheffield Place

From: Susan Ordoubadian <smass56@yahoo.com>
Sent: July 01, 2025 4:55 PM
To: Arregui, Jerry
Subject: Opposition to Ford Road proposed development

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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,

Susan Massoudnia
2232 Port Carlisle Pl.
Newport Beach, Ca 92660

From: Tony Trevino <tony.trevino1@gmail.com>
Sent: July 01, 2025 9:37 PM
To: Arregui, Jerry
Subject: Concerned Port Streets Resident

[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 I'm a resident of the port streets and am writing to register my concern regarding the Ford Road development project. I'm worried about more traffic which is already bad in the mornings and evenings on that section of ford road. Additionally there are many young kids in the neighborhood and it could be a hazard to have more traffic in the area. I believe all of my neighbors are in agreement that this project is a bad idea and will make our community worse.

Thanks,

Tony Trevino
1821 Port Ashley Pl