

**Mulvey, Jennifer**

---

**Subject:** FW: NO, NO AND ABSOLUTLY NO!!!

---

**From:** J&J McKellar <[twojlmck@gmail.com](mailto:twojlmck@gmail.com)>  
**Sent:** January 20, 2023 12:17 PM  
**To:** Crager, Chelsea <[ccrager@newportbeachca.gov](mailto:ccrager@newportbeachca.gov)>  
**Subject:** NO, NO AND ABSOLUTLY NO!!!

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am totally against expanding the beauty of Bay Island. Clearly, this is a move by an affluent Bay Island home owner to increase his R. E. holdings, develop the lots into mega mansions, (based upon the lot size), flip them...only to his/her financial benefit. Just what is the benefit to the other homeowners on Bay Island???

Parking on the Peninsula is already HORRIBLE...and you know it! Add 2 more homes and all their family and guests... and you're simply making this parking situation worse and worse.

With most of the homes on the Peninsula being built on 30 x 70 ft lots in the mid 1930's, our garages are a mere 1 car garage, thus mandating ALL the homeowners to find an overnight parking spot on the already very crowded street.

Want proof? Simply ask your N.B.P.D. parking officers. ONE of the parking problems we face on the Peninsula is that nightly many of the Bay Island residents choose not park in their provided parking structure at Island and Bay. Instead they scout for a parking space as close to their pedestrian bridge over the water onto their Bay Island residence. Very lazy, VERY SELFACE...and it makes all us homeowners have to drive and drive---going further and further away... simply to find a parking spot somewhat close to our homes.

Shame on the Planning Commission for not thoroughly looking into this, more carefully, and nixing this development.

James McKellar