

Attachment No. PC 7

Correspondence

INTENTIONALLY BLANK PAGE

**Mr. & Mrs. Benjamin Jack
23 Aries Ct
Newport Beach, CA 92663**

January 2, 2018

Chairman Koetting & Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As residents of Newport Beach living on Balboa Island, we want to offer you our full support for the project coming before you known as Koll Center Residences. We have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Our family frequents the airport area for numerous leisure and business activities, including several events at the Pacific Club. We appreciate the fact that Koll Center was developed and remains a vibrant mixed use area. The area has many uses, including hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

We are hopeful you will approve this project as we truly believe it will be a positive addition to our city.

Sincerely,



Benjamin and Lisa Jack

CC: Mayor Marshall Duffield & Members of the Newport Beach City Council

Bob McFarland
17 Beachcomber Drive
Corona del Mar, CA 92625

January 4, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences
4400 Von Karman- Koll Center

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert S. McFarland".

Bob McFarland

CC: Mayor Duffield & Members of the Newport Beach City Council

Chris Shiota
240 Nice Ln #104
Newport Beach, CA 92663

January 2nd, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences
4400 Von Karman- Koll Center

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Shiota", with a stylized flourish at the end.

Chris Shiota

CC: Mayor Duffield & Members of the Newport Beach City Council



January 2, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a business owner, I want to offer you my full support for the project coming before you known as Koll Center Residences. The project is located in close proximity to our office. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,
Developers Research

Laura Oldham, Principal

CC: Mayor Duffield & Members of the Newport Beach City Council

Debbi Pack
1972 Vista Caudal,
Newport Beach, Ca 92660

December 29, 2017

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge your support for the Koll Center Residences project.

I am a voter and homeowner and I am much vested in the future of Newport Beach. I am supportive of the mixed use project which contains 260 luxury condominiums, retail commercial and a one acre city park. I have reviewed the plans and believe the project is very well designed, meets all the city criteria, and is in conformance with the General Plan.

I've believe it is time to be supportive of projects that meet our stated goals as a community as encompassed in our 2006 General Plan. On other recently proposed projects in the city, I've heard opponents raise the issue of non-compliance with the General Plan. We now have a great project that meets all the goals of the General Plan that deserves your support and ultimate approval.

I am hopeful you will agree.

Sincerely,

A handwritten signature in black ink, appearing to read 'Debbi Pack', written in a cursive style.

Debbi Pack

CC: Mayor Duffield & Members of the Newport Beach City Council

Eric J. Cernich
1230 Sand Key
Corona del Mar, CA 92625

January 8, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences 4400 Von Karman- Koll Center

Dear Chairman Koetting:

I am writing you to urge your support for the Koll Center Residences project.

I am a 5th Generation Orange County resident and I have lived in Newport Beach for over 29 years. During that time period, I've lived in Newport Heights, the Westcliff area, Beacon Bay and currently reside in Harbor View Hills South. I am a voter and homeowner and I am very vested in future of Newport Beach.

I am supportive of the mixed use project which contains 260 luxury condominiums, retail commercial and a one acre city park. I have reviewed the plans and believe the project is very well designed, meets all the city criteria, and is in conformance with the General Plan.

I've believe it is time to be supportive of projects that meet our stated goals as a community as encompassed in our 2006 General Plan. On other recently proposed projects in the city, I've heard opponents raise the issue of non-compliance with the General Plan. We now have another great project that meets all the goals of the General Plan that deserves your support and ultimate approval.

I am hopeful this project will move forward.

Regards,



Eric J. Cernich

CC: Mayor Duffield & Members of the Newport Beach City Council

Ung, Rosalinh

From: Ramirez, Brittany
Sent: Tuesday, January 02, 2018 11:31 AM
To: Ung, Rosalinh
Subject: FW: Support for Koll Center project



BRITTANY RAMIREZ
Community Development Department
Administrative Specialist to the Community Development Director
bramirez@newportbeachca.gov
949-644-3232

From: Devin Doyle [mailto:devin@responsefiresupply.com]
Sent: Tuesday, January 02, 2018 11:31 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>; Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Cc: dailypilot@latimes.com
Subject: Support for Koll Center project

January 2, 2018

Mayor Duffield & Members of the Newport Beach City Council

Chairman Koetting and Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Dear City Council and Planning Commission:

I have been a Newport Beach resident off and on for decades and have been a full time resident on Balboa Island for more than five years. I support the Koll Center Residences project that fits within the current Newport Beach General Plan and believe it will be a positive addition to our city.

While I don't support all development, We need additional housing in the City of Newport Beach and this is the perfect location. We already have wide enough streets and infrastructure in this area and it will not increase traffic in the busier sections of town. I also support this plan because it replaces existing uses such as a parking lots and a semiconductor building so it should help to make this project trip neutral. I do not foresee any major impacts to the current neighborhoods of Newport Beach and this is where the General Plan directs new housing.

Thank you for your service and leadership for our community and I hope you will support this project.

Sincerely,

Devin Doyle

300 South Bay Front

Balboa Island, CA 92662

949-424-4053

CC: Daily Pilot

Sent from my iPad

Ung, Rosalinh

From: Ramirez, Brittany
Sent: Thursday, January 04, 2018 6:40 PM
To: Ung, Rosalinh
Subject: Fwd: Public Comments: Koll Center Residences Project

Brittany

Begin forwarded message:

From: Jasmine Moini <jasminemoini@gmail.com>
Date: January 4, 2018 at 6:34:36 PM PST
To: <bramirez@newportbeachca.gov>, <info@spon-newportbeach.org>
Subject: Public Comments: Koll Center Residences Project

Please stop trying to turn this town into Los Angeles. You are not listening to the voices of the people who voted you into office. Why are you giving the green light to these monstrous development projects? Some people are saying you are being "paid off" by the developers. What logical reason is there to okay these mega projects?

Ung, Rosalinh

From: Ramirez, Brittany
Sent: Thursday, January 04, 2018 9:17 AM
To: Ung, Rosalinh
Subject: FW: Public Comments: Koll Center Residences Project



BRITTANY RAMIREZ
Community Development Department
Administrative Specialist to the Community Development Director
bramirez@newportbeachca.gov
949-644-3232

From: Jramstedt [mailto:jramstedt@aol.com]
Sent: Thursday, January 04, 2018 9:13 AM
To: Ramirez, Brittany <bramirez@newportbeachca.gov>; info@spon-newportbeach.org
Subject: Public Comments: Koll Center Residences Project

Reject this plan. Haven't you heard? The residents of Newport Beach do not want high density condo developments permanently blemishing the character and charm of our community just to line the pockets of developers. Just say NO!

Joan Ramstedt, PCC, CLC
Professional Coach, Facilitator, "Spark Generator"
(949) 644-2480
<http://www.JoanRamstedtCoaching.com>
<http://www.Linkedin.com/in/JoanRamstedt>

Ung, Rosalinh

From: Ramirez, Brittany
Sent: Tuesday, January 02, 2018 9:14 AM
To: Ung, Rosalinh
Subject: FW: Support for Koll Center Residences in Airpeort Area



BRITTANY RAMIREZ
Community Development Department
Administrative Specialist to the Community Development Director
bramirez@newportbeachca.gov
949-644-3232

From: KL Dufour [mailto:kldufour44@gmail.com]
Sent: Friday, December 29, 2017 5:23 PM
To: Avery, Brad <bavery@newportbeachca.gov>; Dixon, Diane <ddixon@newportbeachca.gov>; Duffield, Duffy <dduffield@newportbeachca.gov>; Herdman, Jeff <jherdman@newportbeachca.gov>; Kiff, Dave <DKiff@newportbeachca.gov>; Muldoon, Kevin <kmuldoon@newportbeachca.gov>; O'Neill, William <woneill@newportbeachca.gov>; Peotter, Scott <speotter@newportbeachca.gov>; Rieff, Kim <KRieff@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Campbell, James <JCampbell@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Kleiman, Lauren <kleiman@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Ramirez, Brittany <bramirez@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; dailypilot@latimes.com
Subject: Fwd: Support for Koll Center Residences in Airpeort Area

December 29, 2017

Mayor Duffield & Members of the Newport Beach City Council
Chairman Koetting and Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Dear City Council and Planning Commission:

I have been a Newport Beach resident and business owner for more than forty-five years. I support the Koll Center Residences project that fits within the current Newport Beach General Plan and believe it will be a positive addition to our city.

We need additional housing in the City of Newport Beach and this is the perfect location. We already have wide enough streets and infrastructure in this area and it will not increase traffic in the busier sections of town. I also support this plan because it replaces existing uses such as a parking lots and a semiconductor building so it should help to make this project trip neutral. I do not foresee any major impacts to the current neighborhoods of Newport Beach and this is where the General Plan directs new housing.

Thank you for your service on the Planning Commission and I hope you will support this project.

Sincerely,

Kenneth L. Dufour
971 Sandcastle
Corona del Mar, CA 92625

CC: Daily Pilot

Ung, Rosalinh

From: Ramirez, Brittany
Sent: Thursday, January 04, 2018 9:03 AM
To: Ung, Rosalinh
Subject: FW: Public Comments: Koll Center Residences Project



BRITTANY RAMIREZ
Community Development Department
Administrative Specialist to the Community Development Director
bramirez@newportbeachca.gov
949-644-3232

From: Rollin Daniel [mailto:rkdanielmd2@gmail.com]
Sent: Thursday, January 04, 2018 8:56 AM
To: Ramirez, Brittany <bramirez@newportbeachca.gov>; info@spon-newportbeach.org
Subject: Public Comments: Koll Center Residences Project

Dear Sir,

I am writing to express our opposition to the Koll Residences Project in particular and the need for a General Plan Update. We can not continue to have piece meal development in Newport Beach and need to implement a new general plan.

Sincerely,
Rollin K. Daniel
3607 Seabreeze Lane
Corona del Mar, CA

Ung, Rosalinh

From: Ramirez, Brittany
Sent: Tuesday, January 02, 2018 9:14 AM
To: Ung, Rosalinh
Subject: FW: Koll Residences Project



BRITTANY RAMIREZ
Community Development Department
Administrative Specialist to the Community Development Director
bramirez@newportbeachca.gov
949-644-3232

From: Thomas Damiani [mailto:trdamiani@gmail.com]
Sent: Tuesday, January 02, 2018 8:47 AM
To: Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Campbell, James <JCampbell@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Ramirez, Brittany <bramirez@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>
Subject: Koll Residences Project

To: Newport Beach Planning Commissioners
From: Thomas R. Damiani
Subject: The Koll Residences Project

The following Letter to the Editor was submitted to the Daily Pilot in response to the earlier Daily Pilot Letter to the Editor "Newport Beach must protect against tendency to overdevelop" by Susan Skinner, December 11, 2017.

I believe the Koll Residences project will be a positive addition to Newport Beach and urge the Planning Commission to approve it, especially since it conforms to the current General Plan.

Thank you for your consideration.

Thomas R. Damiani

In a December 11 Letter to the Editor, Susan Skinner attempts to frame approval of the Koll Residences project as a referendum involving the Newport Beach City Council and Newport Beach residents, stating "The City Council will have a choice: stand with developers or stand with the residents. But it cannot do both." She also states "This culture of permissive development emanates from the City Council and permeates the city's actions." While these are clearly the writer's personal opinions, they fail to acknowledge several facts important to an objective narrative.

First, the Koll Residences project is in full compliance with the current Newport Beach General Plan which was developed over a two year period with opportunities for significant resident input, after which it was approved by a majority of Newport Beach voters.

Second, the project scope and building heights for the Koll Residences are compatible with those in the airport area where it is located. Skinner infers that rejection of the Museum House project proposed for the Newport Center area set a precedent which applies to the Koll Residences. The General Plan requirements for Fashion Island differ from those applicable to the airport area where the Koll Residences are located, thus Skinners inference is invalid.

Third, the Koll Residences project fits the "removal and replacement" category to ensure they do not generate traffic that overloads the existing road network. This requirement ensures that any new building must replace existing development, such as manufacturing or office buildings, to limit any new car trips to acceptable levels. Professional traffic studies indicate that the current road system can accommodate the proposed Koll Residences project.

Fourth, the Koll Residences project contains numerous amenities of value to the community, such as a one-acre public park, public plazas, paseos, and sports courts on what is now a private parking lot.

As a long-time resident of Newport Beach I am interested in keeping the city fresh and vibrant through prudent, responsible redevelopment to meet the evolving needs of the city. The current General Plan was written and approved to provide responsible planning guidance and the Koll Residences project complies with the General Plan. Even though some residents have the opinion that the project should be rejected, doing so would be tantamount to moving the goal posts late in the game and should not be allowed.

I urge the City Council to approve this project.

Thomas R. Damiani
Newport Beach

--
Tom Damiani
Newport Beach, CA 92660
949-548-1971 (Office)
949-233-1721 (Mobile)

Ung, Rosalinh

From: Ramirez, Brittany
Sent: Thursday, January 04, 2018 3:45 PM
To: Ung, Rosalinh
Subject: FW: Public Comments: Koll Center Residences Project

BRITTANY RAMIREZ

Community Development Department

Administrative Specialist to the Community Development Director bramirez@newportbeachca.gov
949-644-3232

-----Original Message-----

From: charlene murphy [<mailto:murphy.charlene@gmail.com>]

Sent: Thursday, January 04, 2018 3:44 PM

To: Ramirez, Brittany <bramirez@newportbeachca.gov>; SPON <info@spon-newportbeach.org>

Subject: Public Comments: Koll Center Residences Project

We are opposed to the Koll Center Project - a high rise condo complex that is totally out of character for our Newport Beach community. The negative impacts of this mega-project will be felt throughout the community affecting traffic, density and aesthetics. It is very sad that developers are so aggressively targeting our beautiful city with these mega projects.

Ung, Rosalinh

From: Ramirez, Brittany
Sent: Tuesday, January 02, 2018 9:14 AM
To: Ung, Rosalinh
Subject: FW: Koll Residences Project



BRITTANY RAMIREZ
Community Development Department
Administrative Specialist to the Community Development Director
bramirez@newportbeachca.gov
949-644-3232

From: Thomas Damiani [mailto:trdamiani@gmail.com]
Sent: Tuesday, January 02, 2018 8:47 AM
To: Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Campbell, James <JCampbell@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Ramirez, Brittany <bramirez@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>
Subject: Koll Residences Project

To: Newport Beach Planning Commissioners
From: Thomas R. Damiani
Subject: The Koll Residences Project

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Thomas R. Damiani

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Fourth, the Koll Residences project contains numerous amenities of value to the community, such as a one-acre public park, public plazas, paseos, and sports courts on what is now a private parking lot.

As a long-time resident of Newport Beach I am interested in keeping the city fresh and vibrant through prudent, responsible redevelopment to meet the evolving needs of the city. The current General Plan was written and approved to provide responsible planning guidance and the Koll Residences project complies with the General Plan. Even though some residents have the opinion that the project should be rejected, doing so would be tantamount to moving the goal posts late in the game and should not be allowed.

I urge the City Council to approve this project.

Thomas R. Damiani
Newport Beach

--

Tom Damiani
Newport Beach, CA 92660
949-548-1971 (Office)
949-233-1721 (Mobile)

Greg Sullivan
1900 Beryl Lane
Newport Beach, CA 92660

December 30, 2017

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences
4400 Von Karman- Koll Center

Dear Chairman Koetting:

As a lifelong resident of Newport Beach, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city. The housing crisis in our city has become critical and projects like these are the best opportunity to address this problem in a built-out city.

Frequenting the airport area for numerous business and social activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project. This will help complete the mixed use village the city has always envisioned, making the area more walkable and hopefully reducing the need to get in ones car to go to work, out to eat, entertainment, etc.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,



Greg Sullivan

CC: Mayor Duffield & Members of the Newport Beach City Council

John H. Arens
403 Carlotta
Newport Beach, CA
92660

January 7, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,

A handwritten signature in dark ink, appearing to read "John H. Arens", written in a cursive style.

John H. Arens

CC: Mayor Duffield & Members of the Newport Beach City Council

January 8, 2018

City of Newport Beach
ATTN: Rosalinh Ung
100 Civic Center Drive
Newport Beach, CA 92660

RE: Supplemental Comments on the Draft Environmental Impact Report for the Koll Center Residences (SCH No. 2017011002)

Dear Ms. Ung:

This letter provides supplemental comments to Olen's original letter on the Draft Environmental Impact Report (DEIR) for the proposed Koll Center Residences (KCR) (PA2015-024) dated November 10, 2017 as allowed under the California Environmental Quality Act (CEQA). We ask that these comments be submitted into the record, as required by law, and responded to within the Response to Comments.

We continue to believe that the City's environmental review of the project is inadequate and should address ours and others' concern through a recirculated DEIR.

As detailed below, we believe that this project:

- Is fundamentally incompatible with surrounding land uses including the airport and nearby businesses;
- Is inconsistent with adopted land use plans, including the Airport Environs Land Use Plan for John Wayne Airport; and,
- Is inadequate in its review of the University of California, Irvine (UCI) Long Range Development Plan and the City's own Anomaly and Statistical Area requirements.

DEIR Fails to Address Land Use Compatibility

The proposed project requires a text amendment to PC-15 to allow residences on the project site. PC-15 was created in 1972 and rather than look at internally consistent approach, it has instead been amended 33 separate times. When created, it mirrored the private Conditions, Covenants and Restrictions that property owners observe in the recorded title records. These piecemeal

amendments to the City documents have not been incorporated into the original 1972 text, and therefore the City has not addressed the internal inconsistencies to this planning document.

Further, this proposed amendment has several external inconsistencies with other agency policies. Also, to our knowledge, the cumulative effects of these amendments have not been considered through an environmental review process under CEQA. Introducing dwelling units would fundamentally change the nature of the project area, including the relationships between existing uses, circulation, services, and parking—to name a few. The Koll Center area should be considered from a comprehensive planning perspective that ensures consistency with City goals and policies. We suggest that the City update the Koll Center Newport Plan and carefully consider the environmental impacts of such a change to the Plan before proceeding any further.

Additionally, considering the pending development of up to 1,244 units at nearby Uptown Newport Village, we encourage the City to adopt a more balanced approach to providing housing in this area and consider Newport Place as a potential site, rather than the Koll Center Newport area which lacks amenities to support such development.

Proposal Conflicts with Applicable Land Use Plans, Policies, and Regulations

The Koll Center Residence project is inconsistent with the following General Plan Goals and Policies:

- LU 1.4 (Growth Management) It is not a well-planned community and instead appears to be a “rights” grab for the remaining additive units.
- LU 1.6 (Public Views) It blocks several views from neighboring offices.
- LU 2.8 (Adequate Infrastructure) The project must demonstrate that it is adequately served by public services including schools and services for seniors and youth.
- LU 3.2 (Growth and Change) The project does not retain, nor complement, the existing commercial and industrial district, as evidenced by request for zone change / Planned Community text amendment.
- LU 3.8 (Project Entitlement Review with Airport Land Use Commission) The project proposes up to 200-foot buildings, higher than existing buildings in the area, which are likely to conflict with airport uses.
- LU 4.2 (Prohibition of New Residential Subdivisions) According to this policy, the project would require a General Plan Amendment since it would result in additional dwelling units and a tentative tract map is being filed.
- LU 4.3 (Transfer of Development Rights) This project must demonstrate that it meets the requirements for transfer of development rights. The DEIR does not address this impact, especially in light of the changing nature of land use.

- LU 5.3 (Mixed-Use Districts and Neighborhoods) The project does not propose a highly livable design with vital places for socialization. Three thousand square feet of retail in such a large project hardly creates a livable walkable area.
- LU 6.15.3 (Airport Compatibility) Similar to LU 3.8, with the excessive building height, there is likely to conflict with airport uses and requires review by the Airport Land Use Commission.
- LU 6.15.6 (Size of Residential Villages) This policy allows the development of mixed-use residential villages, each containing a minimum of 10 acres and centered on a neighborhood park and other amenities. In order to meet the 10 acre minimum, project drawings include existing buildings and surface parking areas that are not part of the project as well as a parking lot and a parking structure intended to serve existing office uses. It is a stretch to consider all of these elements part of a “residential village” and it should be clearly demonstrated that this project meets the 10 acre minimum as intended by this policy.
- LU 6.15.10 (Regulatory Plans) and LU 6.15.11 (Conceptual Development Plan Area)
The project does not demonstrate the compatible and cohesive integration of new housing, parking structures, open spaces, recreational amenities, pedestrian and vehicular linkages, and other improvements with existing nonresidential structures and uses. It is unclear how proposed pedestrian connections are proposed over private easements and other private property. The total gross area of the project is 631,012 square feet (SF). Only 3,000 SF is retail, which is **less than half a percent** of the total gross area, while 182,009 SF is parking—nearly 30% of the total gross area.
- LU 6.15.12 (Development Agreement) A property owner (other than applicant or Koll) within the planning area of the Koll Center Newport should be part of the development agreement committee. The negotiation of public benefits should include public input not just a committee of officials put into office by project proponents.
- LU 6.15.14 (Location) Gates in the project would limit access to amenities considered to be public parks.

Draft EIR Inadequacies

The DEIR does not consider the UCI Long Range Development Plan, which envisions residential units that should be included in the analysis for this project—as was the case for the Uptown Newport Village project.


The project site is located in Anomaly Location 2 of Statistical Area L4. The DEIR does not state whether the project would exceed or by how much the development limit of Anomaly Location 2.

The foregoing clearly demonstrates that the proposed project will be (1) fundamentally inconsistent with the General Plan (which is in need of a comprehensive update already), and will obstruct its implementation and the attainment of its goals, objectives, and policies, and (2)

result in new significant environmental impacts that must be analyzed. The General Plan and Specific Plan inconsistencies, in and of themselves, mandate denial of the project. (*Spring Valley Lake Association v. City of Victorville* (2016) 248 Cal.App.4th 91, 100 [a project is inconsistent with a general plan if it would obstruct its attainment of the plan's policies and objectives]). Any failure to abide by the clear mandates of state law in consideration and/or approval of the project would subject the City to extreme litigation risks.

Thank you for addressing these matters prior to any further discussions.

Sincerely,



Julie A. Ault
General Counsel

Jeff Rowerdink
636 Via Lido Soud
Newport Beach, CA 92663

January 5th, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences
4400 Von Karman- Koll Center

Dear Chairman Koetting:

As a resident of Newport Beach living on Lido Island, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,



Jeff Rowerdink

CC: Mayor Duffield & Members of the Newport Beach City Council

Joe Leon
811 Gardenia Way
Corona Del Mar, CA 92625

January 5th, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences
4400 Von Karman- Koll Center

Dear Chairman Koetting:

I am writing you to urge your support for the Koll Center Residences project.

I have lived in Orange County for over 50 years. During that time period, I've lived in Newport Beach, and currently reside in Corona Del Mar. I am a voter and homeowner and I am very vested in future of Newport Beach.

I am supportive of the mixed use project which contains 260 luxury condominiums, retail commercial and a one acre city park. I have reviewed the plans and believe the project is very well designed, meets all the city criteria, and is in conformance with the General Plan.

I've believe it is time to be supportive of projects that meet our stated goals as a community as encompassed in our 2006 General Plan. On other recently proposed projects in the city, I've heard opponents raise the issue of non-compliance with the General Plan. We now have a great project that meets all the goals of the General Plan that deserves your support and ultimate approval.

I am hopeful you will agree.

Sincerely,

A handwritten signature in black ink that reads "Joseph A. Leon". The signature is written in a cursive, flowing style.

Joe Leon

CC: Mayor Duffield & Members of the Newport Beach City Council

*Mr. John M. Santry
400 Carlotta
Newport Beach, CA 92660*

December 27, 2017

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman - Koll Center**

Dear Chairman Koetting:

I am a Newport Beach resident and reside in the Eastbluff area. Please note my full support for the Koll Center Residences project coming before the Planning Commission in the next month. I have reviewed the plans being presented by the applicant, Shopoff Realty Investments, and believe this general plan-compliant, mixed-use project consisting of 260 luxury condominiums, 3,000 square feet of retail space, and a 1 plus acre park will be a positive addition to our city.

I frequent the airport area for a number of business activities, including events and conferences at the Pacific Club, and I appreciate the fact that the Koll Center was developed as, and remains, a vibrant horizontal mixed-use area. The area has many uses, including two hotels, a number of restaurants, a variety of offices, and residential. Adding the additional residential units of the Koll Center Residences adjacent to the Uptown Newport mixed-use project will add more vibrancy and complete the mixed-use village the city has always envisioned for this area.

Additionally, the Koll Center Residences will provide much needed housing in the form of elevator-accessed, single-floor living in the security of three, multi-story buildings. This will provide housing opportunities for Newport Beach senior citizens that desire to remain in Newport Beach, but wish to move from their existing high maintenance, two-story, detached homes using the property tax basis transfer provisions allowed in Proposition 60. For more details, please familiarize yourself with the program as outlined at the county's website <http://www.ocgov.com/gov/assessor/programs/55plus>.

The City of Newport Beach elected and appointed officials should fully support the prospect of providing approval to this project and the building typology. It allows the developer and builder to place density where it can be accommodated in Newport Beach, within the Airport Area, which is why the 2006 General Plan update allowing this type of development was approved by our citizens over a competing ballot measure.

Approving this project will provide new housing, which will be first-time housing for some and move down housing for other citizens, and will provide for housing stock turnover and result in additional residential property tax revenues for the City of Newport Beach. In a time of increasing municipal operational costs and unfunded pension liabilities, it is prudent to provide the city with opportunities for additional property tax revenues as other sources, such as retail sales tax revenues, continue to decline or see minimal annual increases.

I am hopeful you and your colleagues will approve this project as I truly believe it will be a positive and necessary addition to our city.

Sincerely,



John M. Santry

CC: Mayor Duffield & Members of the Newport Beach City Council

JAMES TURCO

2 January 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a resident of Newport Beach living in the Belcourt neighborhood, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Turco', with a stylized flourish extending from the end.

James Turco

CC: Mayor Duffield & Members of the Newport Beach City Council

Larry Mandell
2 Colonial Drive
Newport Beach, CA 92662

1/05/2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a resident of Newport Beach living in the neighborhood One Ford Road for the past 14 years, I want to offer you my full support for the project coming before you known as Koll Center Residences. I understand the project being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,

Larry Mandell

CC: Mayor Duffield & Members of the Newport Beach City Council

Mary Ann King
7 Monaco
Newport Beach, CA 92660

January 3, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences
4400 Von Karman - Koll Center

Dear Chairman Koetting:

I am a Newport Beach resident and reside in the community of Harbor Ridge. Please note my full support for the Koll Center Residences project coming before the Planning Commission in the next month. I have reviewed the plans being presented by the applicant, Shopoff Realty Investments, and believe this general plan-compliant, mixed-use project consisting of 260 luxury condominiums, 3,000 square feet of retail space, and a 1 plus acre park will be a positive addition to our city.

I frequent the airport area for a number of business activities, including events and conferences at the Pacific Club, and I appreciate the fact that the Koll Center was developed as, and remains, a vibrant horizontal mixed-use area. The area has many uses, including two hotels, a number of restaurants, a variety of offices, and residential. Adding the additional residential units of the Koll Center Residences adjacent to the Uptown Newport mixed-use project will add more vibrancy and complete the mixed-use village the city has always envisioned for this area.

Additionally, the Koll Center Residences will provide much needed housing in the form of elevator-accessed, single-floor living in the security of three, multi-story buildings. This will provide housing opportunities for Newport Beach senior citizens that desire to remain in Newport Beach, but wish to move from their existing high maintenance, two-story, detached homes using the property tax basis transfer provisions allowed in Proposition 60. For more details, please familiarize yourself with the program as outlined at the county's website <http://www.ocgov.com/gov/assessor/programs/55plus>.

The City of Newport Beach elected and appointed officials should fully support the prospect of providing approval to this project and the building typology. It allows the developer and builder to place density where it can be accommodated in Newport Beach, within the Airport Area, which

is why the 2006 General Plan update allowing this type of development was approved by our citizens over a competing ballot measure.

Approving this project will provide new housing, which will be first-time housing for some and move down housing for other citizens, and will provide for housing stock turnover and result in additional residential property tax revenues for the City of Newport Beach. In a time of increasing municipal operational costs and unfunded pension liabilities, it is prudent to provide the city with opportunities for additional property tax revenues as other sources, such as retail sales tax revenues, continue to decline or see minimal annual increases.

I am hopeful you and your colleagues will approve this project as I truly believe it will be a positive and necessary addition to our city.

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann King". The signature is written in dark ink and is positioned above the printed name.

Mary Ann King

CC: Mayor Duffield & Members of the Newport Beach City Council

Daniel W McDonough
518 Bolsa Avenue
Newport Beach, CA 92663

January 3, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences
4400 Von Karman- Koll Center

Dear Chairman Koetting:

As a resident of Newport Beach living in the Newport Heights neighborhood, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,

Daniel W McDonough

CC: Mayor Duffield & Members of the Newport Beach City Council

Margaret Cheng Turco

2 January 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman- Koll Center**

Dear Chairman Koetting:

As a resident of Newport Beach living in the Belcourt neighborhood, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,


Margaret Cheng Turco

CC: Mayor Duffield & Members of the Newport Beach City Council

January 5th, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman- Koll Center**

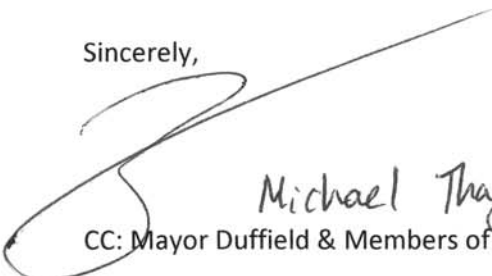
Dear Chairman Koetting,

I have been a resident of Newport Beach for a majority of my life and fully support the condominium project that has been proposed by Shopoff Realty Investments. I believe the Koll Center Residences will add value to the area and give our high-class community an alternative to traditional single-family housing. Being a young prospective home owner, I would be very intrigued by this condominium/mixed-use opportunity.

I believe the project will enhance this area of Newport Beach/Irvine and will attract young professionals and residents that have the same desire for luxurious living as I do. Myself and my peers do not necessarily desire single-family housing and would much prefer a luxury condominium setting. This mixed-use project will attract more professional talent to the area and expand the diversity of business in Orange County.

I genuinely believe this development will be a positive addition to our city.

Sincerely,



Michael Thagard

CC: Mayor Duffield & Members of the Newport Beach City Council

Michele Baron McCormack
323 East Bayfront
Balboa Island, California 92662
949-933-0449 michelebmccormack@gmail.com

January 1, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Dear Chair and Planning Commission:

I have been a Newport Beach resident for decades and have a family house on Balboa Island. I support the Koll Center Residences project that fits within the current Newport Beach General Plan and will be a positive addition to our city.

I support this plan because of the location in the airport area and it replaces current uses such as a parking lots and a semiconductor building. I do not foresee any major impacts to the current neighborhoods of Newport Beach and this is where the General Plan directs new housing.

My family and I encourage the City of Newport Beach to support this project. It creates housing in the airport area, which is where the 2006 General Plan directs most of the new housing to be built in the future.

Thank you for your service and I hope you will support this project.

Sincerely,

Michele McCormack

CC: Mayor Duffield & Members of the Newport Beach City Council

Steven M. Murow
2454 Norse Ave.
Costa Mesa, CA 92627

January 4, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences
4400 Von Karman- Koll Center

Dear Chairman Koetting:

I am writing you to urge you and your colleagues to support the Koll Center Residences project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven M. Murow", written in a cursive style.

Steven M. Murow

CC: Mayor Duffield & Members of the Newport Beach City Council

Tom Dallape
2523 Vista Drive
Newport Beach, CA 92660

1/3/18

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RECEIVED BY
COMMUNITY
DEVELOPMENT

JAN 05 2018

CITY OF
NEWPORT BEACH

RE: Support for Koll Center Residences
4400 Von Karman- Koll Center

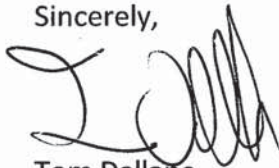
Dear Chairman Koetting:

As a resident of Newport Beach living in the Bay Shores neighborhood, I want to offer you my full support for the project coming before you known as Koll Center Residences. I have reviewed the plans as being presented by the applicant, Shopoff Realty Investments, and believe a mixed use project consisting of 260 luxury condominiums, retail commercial, and a 1.17 acre park will be a positive addition to our city.

Frequenting the airport area for numerous business activities, including a number of events at the Pacific Club, I appreciate the fact that Koll Center was developed, and remains, a vibrant mixed use area. The area has many uses, including two hotels, restaurants, and offices. Additionally, the Koll Center Residences is proposed to be adjacent to the Uptown mixed use project, which will complete the mixed use village the city has always envisioned for this area.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,



Tom Dallape

CC: Mayor Duffield & Members of the Newport Beach City Council

January 10, 2018

Dear Mayor Duffield, City Council and Planning Commission:

I have lived in Newport Beach for the past ten years and chose to move back here to give my children a better public school education while being able to live in one of the most beautiful communities.

What drove us to move here after my divorce was Newport Beach's charm comes from the preservation of the villages of Newport Beach. Our favorite thing to do is walk around Balboa Island and appreciate the quaint charm of our "neighborhoods". We see something different and special on every walk. I work near the Airport Area (on Quail) and equally appreciate this urban and more industrial area. The additional hotels provide needed rooms for travelers. Because of the recent housing projects moving near the airport, I support the Koll Canter Residences being built there, rather than in our picturesque beach side areas.

While I do not want to see a lot of new traffic, I do want to see additional housing be added to the housing stock in Newport Beach. This project builds homes in the airport area and I think this is the best place for Newport Beach to grow. Thank you.

Sincerely,

Lisa Fogarty

440 Vista Suerte

Newport Beach, CA 92660

Kenneth L. Dufour

January 10, 2018

Dear Mayor Duffield, City Council and Planning Commission:

I first came to Newport Beach for business in the early 1960's. I loved going to Sid's Blue Beet, listening to Jose Feliciano and feeding his dog beer. As soon as I could move my life and business from St. Paul, Minnesota to Newport Beach, I did. I raised my family in Corona del Mar and still live here today. I've seen numerous changes. Most, of which, were for the better. Sure there's more traffic, but there's also great retail, restaurants, our great harbor and tourism. That's because this is an amazingly beautiful and fun community. Newport Beach attracts people from all over.

The City of Newport Beach has managed to grow in a well established and structured manner, by following the guidelines of the City's General Plan. I appreciate that the original character of Newport Beach still thrives today.

The current General Plan directs the City to build new housing in the Airport Area. The Koll Center Residences fits the guidelines for development exactly because it follows the General Plan. While I do not want to see a lot of growth and new traffic, I realize that we need some growth. This project builds homes in the Airport Area and I think this is the best place for Newport Beach to grow.

I also like the fact that other land uses will be exchanged for the new development. This proposal replaces several surface parking lots, creates a new parking structure and three new buildings with new housing.

I would like to encourage you to follow the General Plan, maintain the character of Newport Beach and vote to move the Koll Center Residences forward.

Thank you to all for your support of the General Plan and this Koll Residences Project.

Respectfully,

Ken Dufour
Corona del Mar

cc: Daily Pilot

**Mackey O'Donnell
409 Cabrillo Terrace
Corona del Mar, CA 92625**

January 7, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

**RE: Support for Koll Center Residences
4400 Von Karman- Koll Center**


Dear Chairman Koetting:

As a resident of Newport Beach living in the Corona Highlands neighborhood, I want to go on record as supporting the project coming before you known as Koll Center Residences. I reviewed the plans presented by the applicant, Shopoff Realty Investments, and believe a mixed-use project consisting of 260 luxury condominiums, retail commercial and a 1.17-acre park will be a positive addition to our city.

Koll Center Residences is a great project that meets all the goals of the General Plan and deserves your support and approval. It is time to be supportive of projects that meet our stated goals as a community as shown in our 2006 General Plan.

I am hopeful you will approve this project as I truly believe it will be a positive addition to our city.

Sincerely,



Mackey O'Donnell

CC: Mayor Duffield & Members of the Newport Beach City Council

RECEIVED BY
COMMUNITY
DEVELOPMENT

JAN 09 2018

CITY OF
NEWPORT BEACH

Paul R. Evans
Box 456
Newport Beach, CA 92662

January 5, 2018

Chairman Koetting
& Members of the Newport Beach Planning Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: Support for Koll Center Residences
4400 Von Karman - Koll Center

Dear Chairman Koetting:

I am a resident of Balboa Island and have resided in Newport Beach since 1972. Please note my support for the Koll Center Residences project coming before the Planning Commission in the next month. I have reviewed the plans being presented by the applicant, Shopoff Realty Investments, and believe this mixed-use project consisting of over 200 residential condominiums, along with retail space, and park of over an acre, will be a positive addition to our city.

When Don Koll developed the Koll Center, the intent was, and remains to be, a vibrant mixed-use area. It currently includes hotels, restaurants, offices, and residences. Adding the additional units of the Koll Center Residences adjacent to the Uptown Newport mixed-use project will add more vibrancy and complete what the city has envisioned for this area.

Additionally, the Koll Center Residences will provide much needed housing in the form of elevator-accessed, single-floor living in the security of three, multi-story buildings. This will provide housing opportunities for Newport Beach senior citizens that desire to remain in Newport Beach, but wish to move from their existing high maintenance, two-story, detached homes using the property tax basis transfer provisions allowed in Proposition 60. As a senior citizen, I appreciate that accommodations for locals who are moving into retirement are included in the planning of proposed project.

Approving and supporting this plan will allow the developer to place density where it can be accommodated in Newport Beach, within the Airport Area, which is why the 2006 General Plan update allowing this type of development was previously approved.

Further, this project will provide new housing resulting in additional property tax revenues for the City. In a time of increasing municipal costs, it seems prudent to take advantage of rational opportunities for additional property tax revenues.

I am hopeful you and your colleagues will approve this project as I truly believe it will be a positive addition to Newport Beach.

Sincerely,


Paul Evans

CC: Mayor Duffield & Members of the Newport Beach City Council