

**Ramirez, Brittany**

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**From:** John Leehey <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 2:49 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

John Leehey  
jleehey@jzmkpartners.com

**Ramirez, Brittany**

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**From:** Dan Kassel <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:07 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Dan Kassel  
dan@clearwatercommunities.com  
5705 Seashore Drive, Newport Beach

**Ramirez, Brittany**

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**From:** Jeffrey Klein <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:07 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Jeffrey Klein  
jeffscottklein@gmail.com  
303 Esquina Newport Beach, CA 92660

**Ramirez, Brittany**

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**From:** Ryan Ogulnick <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:07 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Ryan Ogulnick  
ryan@vineyardsdc.com  
351 N. La Jolla Avenue

**Ramirez, Brittany**

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**From:** Steve Cassel <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:16 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Steve Cassel  
scassel1981@gmail.com

**Ramirez, Brittany**

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**From:** mbaguy99@aol.com  
**Sent:** Wednesday, January 17, 2018 3:23 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

I oppose the Koll Center project because it is too large and is not in compliance with city codes.

Herbert W. Karg 44 year resident of Newport Beach/Corona del Mar  
mbaguy99@aol.com

**Ramirez, Brittany**

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**From:** "" <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:33 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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**From:** Robert Ferrante <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Robert Ferrante  
ocglobaladvisors@gmail.com  
3324 Via Lido Newport Beach



**Ramirez, Brittany**

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**From:** Laura Oldham <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Letter of Support

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Laura Oldham  
lo@dev-res.com  
2151 Michelson Dr Ste 190

**Ramirez, Brittany**

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**From:** Matthew Clemo <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Matthew Clemo  
matthewcleo@gmail.com  
1909 Commodore Road

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**From:** Debbi Pack <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences: YES!

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Debbi Pack  
debbi.pack@icloud.com  
1972 Vista Caudal, Newport Beach, CA 92660

**Ramirez, Brittany**

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**From:** Hailey Rheinschild <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Hailey Rheinschild  
hrheinschild@gmail.com  
127 44th Street, Newport Beach, CA

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**From:** Jordan Cobb <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Jordan Cobb  
Jordangcobb@gmail.com  
880 Irvine Avenue

**Ramirez, Brittany**

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**From:** Scott Porterfield <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Scott Porterfield  
sporterfield@murowcm.com  
East Side Costa Mesa

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**From:** Jeremy Mape <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Jeremy Mape  
jeremy.mape@gmail.com  
1966 Port Ramsgate

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**From:** Ed Meserve <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Ed Meserve  
tangaro@sbcglobal.net  
1227 Highland Drive



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**From:** Jodi Estwick <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Jodi Estwick  
jodiestwick@gmail.com  
31 Calvados

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**From:** Scott Meserve <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Scott Meserve  
scottmeserve@gmail.com  
1216 Somerset Lane

**Ramirez, Brittany**

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**From:** Hiran Emadi <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Hiran Emadi

2670 Waverly Dr, Newport Bra g

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**From:** Jeff Rowerdink <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Jeff Rowerdink  
rowerpower2005@yahoo.com  
636 via lido soud Newport Beach ca 92663

**Ramirez, Brittany**

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**From:** Justin Hill <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Justin Hill  
justin.hill@cbre.com  
2919 Calle Heraldo, San Clemente CA

**Ramirez, Brittany**

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**From:** Scott Lanni <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:43 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Scott Lanni  
slanni@lanniinvestments.com  
2015 Commodore Road

**Ramirez, Brittany**

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**From:** Colleen masterson <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Letter of Support

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Colleen masterson  
ctdavidson1@gmail.com  
1830 port wheeler place Newport Beach ca 92660

**Ramirez, Brittany**

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**From:** John Abraham <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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John Abraham  
johnjabraham@yahoo.com  
900 Cercis Place



**Ramirez, Brittany**

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**From:** Richard Hamm <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Richard Hamm  
hammrichard@sbcglobal.net  
67 Old Course Drive

**Ramirez, Brittany**

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**From:** Carl Neuss <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Carl Neuss  
cneuss@pcgco.com  
26162 Hitching Rail Rd, Laguna Hills, CA

**Ramirez, Brittany**

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**From:** Sean masterson <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Koll Center Residences - Support Letter

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Sean masterson  
smasterson88132@gmail.com  
1830 port wheeler place Newport Beach ca 92660

**Ramirez, Brittany**

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**From:** Paul Grover <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Planning Commissioners  
**Subject:** Support Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Paul Grover  
pg@strategiclandadvisors.com  
40 Crooked Stick Drive

**Ramirez, Brittany**

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**From:** Lindsay Coluccio <info@kollresidences.com>  
**Sent:** Wednesday, January 17, 2018 4:05 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

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Lindsay Coluccio  
lindsaycoluccio@hotmail.com  
516 1/2 Bolsa Ave, Newport Beach, CA 92663

**Ramirez, Brittany**

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**From:** Dana Haynes <dhaynes@citivestinc.com>  
**Sent:** Wednesday, January 17, 2018 4:36 PM  
**To:** Ung, Rosalinh  
**Cc:** Adriana Fourcher; Planning Commissioners  
**Subject:** Koll Residences Project  
**Attachments:** VKCOA Letter to City of Newport Beach.pdf

Rosalinh,

Attached is a letter from our Owners Association signed by myself as President and then co-signed by many of the other owners in the building. Our letter raises concerns about the project that need to be addressed by the Applicant.

*Dana Haynes  
Citivest, Inc.  
4340 Von Karman Ave., Suite 110  
Newport Beach, CA 92660  
(949) 705-0408 (Direct Office)  
(949) 212-3237 (Cell)  
(949) 474-0330 (Fax)*

**Von Karman Corporate Owners Association**  
4340 Von Karman, Suite 110  
Newport Beach, CA 92660

January 16, 2018

Rosalinh Ung, Associate Planner  
City of Newport Beach  
Community Development Department, Planning Division  
100 Civic Center Drive  
Newport Beach, CA 92660

Re: Upcoming Study Session, Koll Center Residences Project; SCH No. 2017011002

Dear Ms. Ung:

The members of Von Karman Corporate Owners Association (VKCOA) are equity owners of the building located at 4340 Von Karman and as such have a stake in the outcome of the proposed project in the common area of KCN.

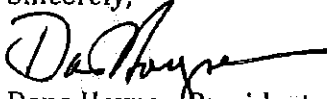
We are aware that a Study Session is to be held this Thursday and some of the Members of the VKCOA will be speaking. However, we wanted to indicate in writing our opposition to the Koll Center Residences as currently proposed. We would like to strongly urge the Planning Commission to decline the developer's proposal based upon the following significant impacts and issues. Note that our members are business owners and employers in the City of Newport Beach and also members of the Koll Owners Association in Koll Center Newport:

- Neither Koll Owners Association nor the Koll Company have provided written reassurances that the Association maintenance fees will not be increased by the proposed changes to the Association's parking lots. Any project approvals should include such protections to the existing Association Members, who are receiving none of the financial benefits of the proposed development on Association property. The Association should also be compensated for the projected maintenance costs associated with the proposed Parking Structure should this be built.
- The elimination of surface parking spaces and the remote placement of a multi-level parking structure is inconvenient, disruptive and increases liability for drivers and pedestrians in KCN.

- The Koll Company has not shared its detailed parking management plan with the owners in KCN in order to address the issues of parking shift, transportation to/from the parking structures and loss of surface parking.
- Currently the buildings within the Koll Association are provided a minimum parking allowance of 3.1 parking spaces/1,000 sf. However, more parking spaces are normally needed for office use and under the current policy the Association provides the additional spaces at no charge to each Owner on an as-available basis. Assurances need to be provided that the convenient overflow parking that is now available will be available at no additional cost during the protracted construction period and after any additional buildings are constructed in the Association's parking lot.
- Three, thirteen-story residential towers are incompatible and out of scale with the existing uses (see the attached diagram).

For these and many other significant impacts, we respectfully oppose high-rise residential towers in Koll Center Newport.

Sincerely,



Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciitinvestinc.com](mailto:dhaynes@ciitinvestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:

---

Name: \_\_\_\_\_

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)



- The Koll Company has not shared its detailed parking management plan with the owners in KCN in order to address the issues of parking shift, transportation to/from the parking structures and loss of surface parking.
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Sincerely,




Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciitivestinc.com](mailto:dhaynes@ciitivestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:



Name: Sonia Summers

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

- The Koll Company has not shared its detailed parking management plan with the owners in KCN in order to address the issues of parking shift, transportation to/from the parking structures and loss of surface parking.
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For these and many other significant impacts, we respectfully oppose high-rise residential towers in Koll Center Newport.

Sincerely,

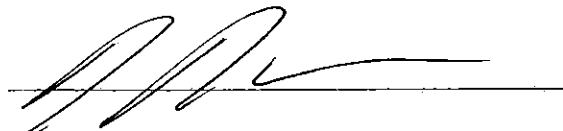


Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@citivestinc.com](mailto:dhaynes@citivestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:



Name: FRED FOURCHER

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

- The Koll Company has not shared its detailed parking management plan with the owners in KCN in order to address the issues of parking shift, transportation to/from the parking structures and loss of surface parking.
- Currently the buildings within the Koll Association are provided a minimum parking allowance of 3.1 parking spaces/1,000 sf. However, more parking spaces are normally needed for office use and under the current policy the Association provides the additional spaces at no charge to each Owner on an as-available basis. Assurances need to be provided that the convenient overflow parking that is now available will be available at no additional cost during the protracted construction period and after any additional buildings are constructed in the Association's parking lot.
- Three, thirteen-story residential towers are incompatible and out of scale with the existing uses (see the attached diagram).

For these and many other significant impacts, we respectfully oppose high-rise residential towers in Koll Center Newport.

Sincerely,



Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciitivestinc.com](mailto:dhaynes@ciitivestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:

Wealth Ocean Inc./4340 Von Karman, Suite260

Name: Steven Liang

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciitivestinc.com](mailto:dhaynes@ciitivestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:



Name: Trestle, Davis Family Trust, dated 1982, as Amended.

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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Sincerely,



Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciitinvestinc.com](mailto:dhaynes@ciitinvestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:




Name: Cameron M. Jackson

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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Sincerely,



Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@clitlivestine.com](mailto:dhaynes@clitlivestine.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:

Jinyan Lu

Name: Jinyan Lu

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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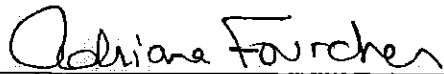


Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciitivestinc.com](mailto:dhaynes@ciitivestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:



Name: Adriana Farcher

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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Sincerely,

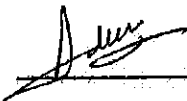


Dana Haynes, President  
Von Karman Corporate Owners Association  
[dhaynes@ciltivestinc.com](mailto:dhaynes@ciltivestinc.com)  
(949) 705-0408

Attachment: Height Comparison of Surrounding Buildings

Agreed to by:

VKCOA Members:



Name: AHSAN KHAN

cc: [planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)  
[citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)



## Ramirez, Brittany

---

**From:** Lisa Morsey <lisa.morsey@cox.net>  
**Sent:** Wednesday, January 17, 2018 5:16 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Please don't approve the Koll project. 260 more units in the area is too much.

Lisa Morsey  
4 Grenelle  
Newport Coast, CA

**Ramirez, Brittany**

---

**From:** Cheryl K. Livingston <ckinteriors@cox.net>  
**Sent:** Wednesday, January 17, 2018 5:27 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

It appears that after the Museum project was rescinded, it was only a matter of time until the City Council, the planning Department and the Developers behind this project had to try again. This time doubling and size and units. Have any of you actually seen the traffic on Jamboree, Mac Arthur and PCH at any hour of the day? It is insanity and you want to turn Newport Beach into what is happening on Jamboree all the way to the DISTRICT. It feels like a city of high rises on both sides. Is there ever going to be enough buildout? I will personally support this project never being approved or built. Sincerely Cheryl Livingston

**Ramirez, Brittany**

---

**From:** Carrie Christy <cmchristy@gmail.com>  
**Sent:** Wednesday, January 17, 2018 5:30 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Sent from my iPad

**Ramirez, Brittany**

---

**From:** Sunny Smith <sundialsunny@gmail.com>  
**Sent:** Wednesday, January 17, 2018 5:51 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

The beauty and charm of Newport Beach would be destroyed by projects like the proposed Koll Center.

There must be adherence to a master plan that maintains the nature of our community.

Please do not allow this project to be approved. It would change the city forever and destroy what we love about our community.

Sunny Smith

Sent from my iPhone

## Ramirez, Brittany

---

**From:** Michelle Andre <anglfire@pacbell.net>  
**Sent:** Wednesday, January 17, 2018 6:43 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

As long time residents of Newport Beach we absolutely do not want a large complex like the planned Koll Center Project in our city. This has always been a lovely city to live and play in until the monstrosity of the condos that were snuck in at Fashion Island right under our noses. That complex has already created daily massive traffic on Jamboree and MacArthur that makes trying to do simple shopping a nightmare. We agree with the "Line in The Sand" group that prefer to keep the neighborly atmosphere of a lovely beach side city that Newport Beach should be and not the overcrowded disgusting atmosphere of an overgrown complex. As the voice of Newport Beach residents who voted for the current administration your ears should be listening to the citizens of this city and our welfare should be your prime objective. Not the under the Table bribes that contractors are offering all of you. We citizens will be watching. You had best do the right thing for our community and not the most profitable thing for the private you. Don't let Newport Beach become another smog and crime filled Los Angeles. We all must continue to live here once the contractors take their ill gotten gains and leave us all with a mess. Don't allow another offensive overbuilt residence complex continue to wreck our community.

Mr. and Mrs. J.R. Andre  
2615 Bunya St  
Newport Beach

## Ramirez, Brittany

---

**From:** Jo Carol <jocarol@ix.netcom.com>  
**Sent:** Wednesday, January 17, 2018 7:18 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Hello ~

I try to stay current with developments proposed to my City...especially this major project, the Koll Center Residences.

I oppose it in its current size. It's 3 huge 13 story buildings. So dense, so massive, so imposing on other buildings. It also will add a large amount of traffic. There is no way this project fits into the area for which its proposed. I would turn it down.

Then I would work with us residents to update the General Plan. It seems both the Planning Commission and City Council don't recognize it after all.

Jo Carol Hunter  
4220 Park Newport #210  
Newport Beach, CA. 92660



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## Ramirez, Brittany

---

**From:** Linda Langley <slkklangley@cox.net>  
**Sent:** Wednesday, January 17, 2018 7:31 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Please do NOT approve any high rises in Newport Beach. It is so far away from the charm that Newport Beach has enjoyed. We do not want to become another generic city which is overcrowded, overpopulated, over priced, and has too much traffic. PLeASE preserve our little paradise here in Newport Beach.

Linda Langley  
Newport Beach (Harbor View Homes)

Sent from my iPhone

## Ramirez, Brittany

---

**From:** Anne Drobka <annedrobka@cox.net>  
**Sent:** Wednesday, January 17, 2018 7:47 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project - OPPOSED

- No shopping or neighborhood amenities, i.e. groceries, pharmacy, schools, parks
- Residents of these condos would clog up the roads driving to those amenities in an area already affected by heavy traffic
- Area already impacted by one high-rise dwelling after another all along Jamboree
- Visual blight – Century City, etc. look



**Ramirez, Brittany**

---

**From:** Susan Skinner <seskinner@me.com>  
**Sent:** Wednesday, January 17, 2018 8:01 PM  
**To:** Planning Commissioners  
**Subject:** The Koll Residences

Dear Planning Commissioners:

I am writing to ask you not to approve the Koll Residences as they are currently proposed.

As you know, the Koll Residences have 260 'floating' dwelling units temporarily assigned to them. If they are not built by a specified time, they will return to the floating pool of dwelling units in the airport area. These units were approved in the 2006 General Plan as part of 2200 units allowed to be built in this section of the city. I will point out that virtually no one who voted for the 2006 General Plan had an understanding that these units would be added since the ballot question for this election merely asked voters if they would like to remove traffic and density from the city.

Although these units are temporarily assigned to Koll, the decision of how they will be built is entirely up to you. You are certainly aware that this project was intended to be a residential village, but this project is anything but a residential village. The high rise, high density nature of these units makes it more of a fortress than a village, not at all in keeping with the original concept. Virtually all of the surrounding businesses see this project as a detriment rather than a benefit.

As there are virtually no amenities in this area of the city, you are creating a silo of housing units with no markets, no drug stores, no schools or other necessary commercial support endeavors. This project will be stacked mansions forming an island of residential units surrounded by a sea of commercial buildings.

You are also likely knowledgeable that Mr. Shopoff's Canyon Crest project declared bankruptcy a few years ago. Consideration might be made as to how the City of Newport Beach might deal with a bankruptcy mid construction and perhaps a review of the financial solvency of this project is also appropriate.

Finally, you are certainly cognizant of political fallout from the Museum House approval a year ago. I would like to believe that you have an ever increasing awareness of the citizen discontent with the steady stream of overdevelopment that is changing the character of our city. This body, and the City Council, needs to decide if they will adopt a paternalistic form of governance or a representative form of governance. This is an unpopular project and I project that an affirming vote for it will cost several councilpersons their seats in the November election. Our leaders, yourselves included, need to decide if you stand with the residents or stand with major developers. You cannot do both.

Thank you,

Susan Skinner

## Ramirez, Brittany

---

**From:** Dana Haynes <dhaynes@citivestinc.com>  
**Sent:** Wednesday, January 17, 2018 8:08 PM  
**To:** Ung, Rosalinh  
**Cc:** Adriana Fourcher; Planning Commissioners  
**Subject:** RE: Koll Residences Project  
**Attachments:** Height Exhibit as Attachment.pdf

Attached is the Exhibit that was referenced in the letter sent previously today.

*Dana Haynes  
Citivest, Inc.  
4340 Von Karman Ave., Suite 110  
Newport Beach, CA 92660  
(949) 705-0408 (Direct Office)  
(949) 212-3237 (Cell)  
(949) 474-0330 (Fax)*

---

**From:** Dana Haynes  
**Sent:** Wednesday, January 17, 2018 4:36 PM  
**To:** rung@newportbeachca.gov  
**Cc:** Adriana Fourcher; 'planningcommissioners@newportbeachca.gov'  
**Subject:** Koll Residences Project

Rosalinh,

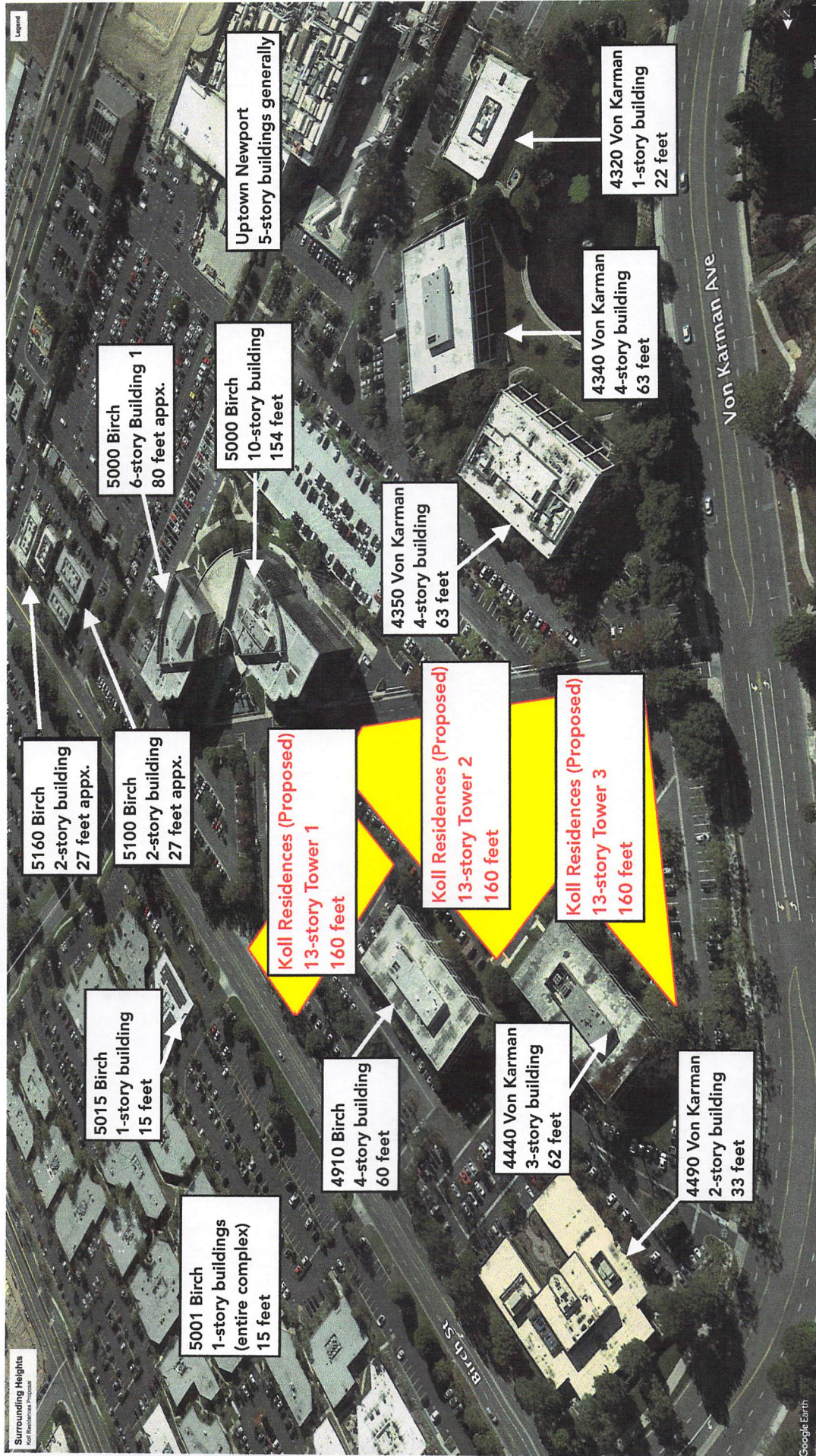
Attached is a letter from our Owners Association signed by myself as President and then co-signed by many of the other owners in the building. Our letter raises concerns about the project that need to be addressed by the Applicant.

*Dana Haynes  
Citivest, Inc.  
4340 Von Karman Ave., Suite 110  
Newport Beach, CA 92660  
(949) 705-0408 (Direct Office)  
(949) 212-3237 (Cell)  
(949) 474-0330 (Fax)*



# KOLL CENTER RESIDENCES - HEIGHT COMPARISON OF SURROUNDING BUILDINGS

IN THE IMMEDIATE PROXIMITY OF THE PROPOSED PROJECT, BUILDING HEIGHTS ARE FAR SMALLER, TYPICALLY 2-4 STORIES. ONLY A SINGLE BUILDING IS SIMILAR TO THE PROPOSED 13-STORY, 160-FOOT KOLL CENTER RESIDENCES TOWERS.





**Ramirez, Brittany**

---

**From:** GEORGE KENT <gvkent@mac.com>  
**Sent:** Wednesday, January 17, 2018 8:33 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Dear Planing Commission and our Government representatives:

Please do not allow the Koll project. Our city does not need more tax revenue and certainly not more congestion.

Sincerely,  
George and Judy Kent,  
4627 Gorham Drive  
Corona del Mar

## Ramirez, Brittany

---

**From:** Elaine Linhoff <elinhoff@sbcglobal.net>  
**Sent:** Wednesday, January 17, 2018 9:10 PM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

I oppose the Koll Towers proposal because:

the too-tall towers are out of proportion to the surrounding area

the city is deficient in affordable housing, not luxury condos

traffic is already heavy in that area and we have not even felt the impact from projects under construction

Elaine Linhoff  
Balboa

**Ramirez, Brittany**

---

**From:** Don Harvey <harveydonw@juno.com>  
**Sent:** Thursday, January 18, 2018 8:06 AM  
**To:** Ramirez, Brittany  
**Subject:** Koll Center project

Dear Ms. Ramirez–Please fwd the following to the Planning Commission in time for them to consider it for tonight's meeting–Thanks, Don and Patty Harvey

Dear Planning Commission:

We oppose the Koll Center project. We believe that Newport Beach needs an updated General Plan that accounts for both the development that has taken place in recent years and the community's vision for the city's future, and we believe all projects like this need to be considered in light of that updated plan–Don and Patty Harvey, 2039 Port Weybridge Place, Newport Beach, CA.

## Ramirez, Brittany

---

**From:** Jo Carol <jocarol@ix.netcom.com>  
**Sent:** Thursday, January 18, 2018 8:49 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments - Koll Center Residences - Comment from City Resident

Hello ~

I try to stay current with developments proposed to my City...especially this major project, the Koll Center Residences.

I oppose it in its current size. It's 3 huge 13 story buildings. So dense, so massive, so imposing on other buildings. It also will add a large amount of traffic. There is no way this project fits into the area for which its proposed. I would turn it down.

Then I would work with us residents to update the General Plan. It seems both the Planning Commission and City Council don't recognize it after all.

Jo Carol Hunter  
4220 Park Newport #210  
Newport Beach, CA. 92660



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## Ramirez, Brittany

---

**From:** Don & Doris <ddstoughton@roadrunner.com>  
**Sent:** Thursday, January 18, 2018 9:09 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

We are very much opposed to the Koll Center Residence Project!!!

As long time Corona del Mar residence (53 years) we have seen enough overgrowth in our surrounding neighborhoods. Traffic is unbearable EVERYWHERE!!

Please DO NOT allow this HUGH project to be built!!

Sincerely, Donald and Doris Stoughton 3708 Ocean Blvd., Corona del Mar,



## Ramirez, Brittany

---

**From:** Don & Doris <ddstoughton@roadrunner.com>  
**Sent:** Thursday, January 18, 2018 9:13 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

Kill Center Residence Project is certainly not necessary for Newport Beach. Just drive along Jamboree from MacArthur to 405 Freeway and see ALL of the condos and apartments being built!  
Enough high rises in the area!! Enough traffic in the area!!!  
What happened to our wonderful small town and friendliness????  
Enough is enough!!  
Please vote down this project!!!  
Donald and Doris Stoughton 3708 Ocean Blvd., Corona del Mar

**Ramirez, Brittany**

---

**From:** Charlette Marie <balboatwo@yahoo.com>  
**Sent:** Thursday, January 18, 2018 9:44 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

The City Planning Commission is supposed to be the protector of the residents. Please, with this responsibility, disapprove the scale of this proposed project.

Charlette Peterson  
God Bless the USA!

## **Ramirez, Brittany**

---

**From:** normsuker@sbcglobal.net  
**Sent:** Thursday, January 18, 2018 10:29 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

This project should be denied or delayed until after the New General Plan is approved.

Thank you,

Norman J. Suker, P.E., T.E.

## Ramirez, Brittany

---

**From:** David Harvey <dharvey@harveyllc.com>  
**Sent:** Thursday, January 18, 2018 10:30 AM  
**To:** Ramirez, Brittany  
**Cc:** Don Harvey; pamelaharvey4@aol.com  
**Subject:** RE: Koll Center project

My wife Pam and I also oppose the Koll Center Project.

I am a business owner in Newport Beach (we employ 40 FT professionals) and a long time NB resident as well.  
Regards, Dave

**David W.M. Harvey**  
**Harvey & Company LLC**  
5000 Birch Street, West Tower, Suite 9200  
Newport Beach, CA 92660  
Direct: (949) 502-7516  
Cell: (949) 887-0487  
Fax: (949) 757-0404  
[www.harveyllc.com/acquisition\\_search](http://www.harveyllc.com/acquisition_search)  
[dharvey@harveyllc.com](mailto:dharvey@harveyllc.com)



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---

**From:** Don Harvey [mailto:harveydonw@juno.com]  
**Sent:** Thursday, January 18, 2018 8:06 AM  
**To:** bramirez@newportbeachca.gov  
**Subject:** Koll Center project

Dear Ms. Ramirez--Please fwd the following to the Planning Commission in time for them to consider it for tonight's meeting--Thanks, Don and Patty Harvey

Dear Planning Commission:

We oppose the Koll Center project. We believe that Newport Beach needs an updated General Plan that accounts for both the development that has taken place in recent years and the community's vision for the city's future, and we believe all projects like this need to be considered in light of that updated plan--Don and Patty Harvey, 2039 Port Weybridge Place, Newport Beach, CA.

## Ramirez, Brittany

---

**From:** Byron de Arakal <bdearakal@ocbc.org>  
**Sent:** Thursday, January 18, 2018 10:45 AM  
**To:** Planning Commissioners  
**Cc:** Campbell, Jim  
**Subject:** OCBC Communication - Koll Center Residence (PA2015-024)  
**Attachments:** OCBC\_Letter\_Shopoff\_PA2015-024.pdf

Dear Commissioners,

Attached please find correspondence from Orange County Business Council President and CEO Lucy Dunn regarding PA2015-024 on this evening's Planning Commission agenda. Your consideration of OCBC's comments relative to the proposed project are appreciated. Also, we respectfully ask that the letter be included in the administrative record.

Sincerely,

### Byron de Arakal

Vice President of Communications  
Orange County Business Council

2 Park Plaza, Suite 100 | Irvine, CA 92614  
Tel: 949.794.7210 | [bdearakal@ocbc.org](mailto:bdearakal@ocbc.org)



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Orange County Business Council 2018

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ORANGE COUNTY  
BUSINESS COUNCIL

2 Park Plaza, Suite 100 | Irvine, CA 92614-5904 | P 949.476.2242 | F 949.476.9240 | [www.ocbc.org](http://www.ocbc.org)

Sent via Email to:  
[planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)

January 18, 2018

Commissioner Peter Koetting, Chair  
Commissioner Peter Zak, Vice Chair  
Commissioner Erik Weigand, Secretary  
Commissioner Bill Dunlap  
Commissioner Lauren Kleiman  
Commissioner Kory Kramer  
Commissioner Lee Lowrey

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Koll Center Residences (PA2015-024)**

Dear Chair Koetting, Vice Chair Zak and Commissioners,

As you may know, Orange County Business Council is a regional organization recognized as a leading, influential advocate for the Orange County business community throughout California, across the country and around the world. We work to advance Orange County's economic development and prosperity to preserve the county's widely admired quality of life.

One of OCBC's core initiatives is to be a leading advocate for the development of new housing to meet the current and future needs of Orange County's diverse workforce. OCBC regularly reviews and supports well-planned residential development proposals throughout the county and its 34 cities.

In that regard, we are aware that this evening the Newport Beach Planning Commission will be conducting a Study Session to review Shopoff Realty Investments' application for a 260-unit mixed-use development within the Koll Center Newport (PA2015-024).

It appears Koll Center Residences development plan is compatible with the Airport Area Land Use Goal LU 6.15 and Land Use Policies LU 6.15.1 and LU 6.15.5 of the voter-approved Newport Beach General Plan.

Of equal importance to the development proposal's respect for the vision Newport Beach voters conceived for the Airport Area is its contribution to the addition of badly needed workforce housing in Orange County.

Orange County, like California, is in the midst of a housing crisis. OCBC's 2015 Workforce Housing Scorecard reported that the county needs an additional 50,000 to 62,000 additional homes TODAY to meet the housing needs of the folks living and working here now.

January 18, 2018  
Page 2

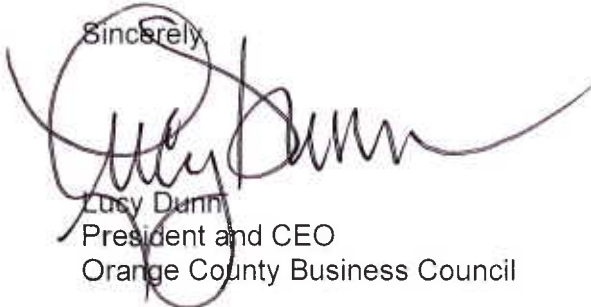
The result of Orange County's housing deficit is, as we all know, historically high and increasingly unaffordable prices that are pushing young professionals out of Orange County and, indeed, out of California. In fact, the county has the second highest rate of millennial out-migration than any other county in the United States. We're losing young, talented, highly educated professionals to places such as Austin, Charlotte and Denver.

This is a major problem for the business community. Orange County companies are at a disadvantage in recruiting young talent, because that talent simply cannot afford to live and buy or rent a home here. The follow-on danger to that out migration is the loss of companies who leave to find the workforce they need to grow their businesses.

We contend the county and its cities should support policies and projects that encourage the development of new residential communities providing a range of home choices to meet the needs of the county's workforce. In this way, we keep next-generation talent close to home, reduce the traffic impacts of long-range work commutes, retain county-based businesses, and expand the county's tax base.

To that extent, OCBC contends the Koll Center Residences development proposal is on the right track in support of the region's workforce housing goals and objectives. We look forward to sharing additional supportive comments with you during the Public Hearing process.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lucy Dunn', is written over the printed name and title. The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

Lucy Dunn  
President and CEO  
Orange County Business Council

LD:BdeA:bb

## Ramirez, Brittany

---

**From:** Lawler, Ray <Ray.Lawler@hines.com>  
**Sent:** Thursday, January 18, 2018 10:54 AM  
**To:** Planning Commissioners  
**Subject:** Letter of Support - Koll Center Residences  
**Attachments:** Ray Lawler - Letter of Support - Koll Center Residences.pdf

Chairman Koetting and Members of the Planning Commission,

Attached please find my letter of support for the Koll Center Residences. Please let me know if you have any questions.

Best,

Ray

**Ray Lawler**  
Senior Managing Director

**Hines**

4000 MacArthur Boulevard | Suite 110 | Newport Beach, CA 92660  
ray.lawler@hines.com  
P 949.313.2200

**Intelligent Real Estate Investment, Development and Management**



January 18, 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 & Members of the Planning Commission:

As a resident of Newport Beach, a former member of the Newport Beach Planning Commission, and a business executive and property owner in Koll Center Newport, I am writing in support of the Koll Center Residences. I have reviewed the plans for the project and believe it is well designed, meets all city criteria, and is in conformance with the General Plan.

I am in full support of the Koll Center Residences and look forward to seeing the development materialize.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ray Lawler', with a stylized, flowing script.

Ray Lawler

**Ramirez, Brittany**

---

**From:** Alan Carmichael <acarmichael@alerellc.com>  
**Sent:** Thursday, January 18, 2018 9:56 AM  
**To:** Ung, Rosalinh  
**Subject:** Koll Residential Development

Rosalinh:

I'm writing to support the development of the Koll Residential project near MacArthur and Jamboree. I think this development will benefit the airport areas office developments and the greater city. I work near the development (100 Bayview Circle) and live in Newport Heights. The development would help transform the airport area to "live – work" environment, which will drive more companies to the area and likely reduce traffic in the long run.

Thanks,

**Alan Carmichael**  
**430 Redlands, Newport Beach**

## Ramirez, Brittany

---

**From:** Public Comment - Koll Residences <info@protectnb.org>  
**Sent:** Wednesday, January 17, 2018 3:45 PM  
**To:** Peotter, Scott  
**Cc:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee; Ung, Rosalinh; Hillary.davis@latimes.com; lcasiano@scng.com  
**Subject:** Clarification Regarding Mr. Peotter's Email to ProtectNB.org

Mr. Peotter,

Thank you for your email regarding the Public Comments residents and interested parties have submitted regarding the Koll Residences project through the ProtectNB.org website.

A few clarifications regarding your email:

- No robots or automated emailers are associated with ProtectNB.org. As noted on the website, ProtectNB.org was developed by a coalition of more than 15 community organizations, property owners, businesses and residents due to their concern about the Koll Residences high-rise condo towers and the lack of informed public awareness surrounding the project.
- We did not anticipate such an enormous response to the Koll Residences issue since launching the website. We were hoping to obtain public comments from 30 or so Newport residents. We have received hundreds of Public Comments in strong opposition to the Koll Residences condo towers since launching the site. We have not been able to keep up with all the opposition comments and hundreds more remain to be sent to the City. Unlike the Developer's website which provides people with specific draft talking points embedded in their form to email the City, our "Contact Planning Commission and City Council" forms do not provide a draft email to send. We leave the comment form blank for the public to write comments on whatever is of interest or concern to them regarding the Koll Residences project. Strong opposition to new condo tower high-rises appears to be a central theme in a majority of the comments.
- Susan Skinner is not part of ProtectNB.org or the Coalition who developed the website. She is also not involved with providing the City with Public Comments submitted to the ProtectNB.org website. Like dozens of other residents who are voluntarily forwarding the website to interested friends and neighbors, Susan has forwarded the website address and related communications to friends and contacts. She is one of many residents who have done so.
- ProtectNB.org does not officially endorse the views of any of the Public Comments, including the Robert Wiegand email you note below. We are simply forwarding to the City the Public Comments received by ProtectNB.org regarding the Koll Residences to be included as part of the official Public Review process.
- We have included the exact Public Comments received and all the information provided to us by the individual in their Public Comments. The vast majority of public included their full names, addresses and phone numbers for the record. We have redacted only a few letters of one item of information -- their email address -- due to widespread spam abuse of emails in the public record.
- We will be focusing on submitting the remaining Public Comments received thus far to the City so that we honor the public's expectation that their comments be provided to the Planning Commission and City Council as part of the official Public Review process.

Thank you again for your email.

Webmaster  
[www.ProtectNB.org](http://www.ProtectNB.org)

On Wed, Jan 17, 2018 at 1:13 PM, Peotter, Scott <[speotter@newportbeachca.gov](mailto:speotter@newportbeachca.gov)> wrote:

I always wondered where you are supposed to sign up for such a retirement fund? Oh wait, there is no such thing...

Darn I should have researched that before I ran for election (note to Susan Skinner, the previous comment was made in sarcasm).

Of course I would respond directly to Mr Wiegand (who apparently spells his name wrong according to Planning Commissioner Erik Weigand) but, oh, I forgot, Skinner's robot website doesn't pass on constituent's emails so that we can respond directly, perhaps even correcting misconceptions that they may have from Skinner's website about properties, projects, applicant and property owners rights and responsibilities.

Not to mention what it means to be a public servant (or does Mr. Wiegand prefer to slander and "misrepresent" the truth)?

Or maybe the concept that these dwelling units, that this project represents, were approved by the voters (I know Susan Skinner didn't like the results of that election) but facts are stubborn things and the people have spoken.

Skinner has said that she is not against property rights... But I cannot remember the last time she came to the city council to express her support for a project...But maybe my memory is getting bad?

These comments from Wiegand may as well be anonymous.

This is the response that I would give to Wiegand if I actually had his email:

Thank you for your input on the Koll Project. Of course, I will give every aspect of this project due consideration if or when it comes before the city council.

You should note that the units in question for this project are part of the voter approved General Plan. The thought at the time when this was approved, was that it be traffic Neutral (in other words those trips that are associated with these units are existing trips being relocated here). Also, I remember part of the discussion was that, while the statewide housing crisis was just being realized at the time, that the state would require that Newport Beach provide its "fair share" of new housing. Many were saying that if Newport was going to provide that housing that it was best provided in the Airport Area where the impact on existing residents was minimized.

The voters have made it clear that they don't want more traffic in Newport Center.

So, whatever the form of the project, it will get a scrupulous review by staff, public, commissions and the council as appropriate and as entitled to all property owners whether they own a little condo or you are the largest landowner in

town, to make sure it conforms to the voter approved General Plan and the appropriate zoning laws. All projects must mitigate their impacts on schools, parks, roads, and transportation systems in this review process.

Again thanks for your input on this project.

NOTE to Skinner. I did NOT take a position on this particular project. I have not reviewed the specifics on the project nor have I heard all the public input (probably not even close to hearing the end of comments from Skinner's robot). I welcome the input. Although I have to admit, I would think that input from a robot site would mean more if I actually received a legitimate email address...

SCOTT PEOTTER  
NEWPORT BEACH CITY COUNCIL  
Representing the 6th District

If you want to sign up for my political newsletter please use this link: [www.tinyurl.com/peottersignup](http://www.tinyurl.com/peottersignup)

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**From:** Public Comment - Koll Residences [[info@protectnb.org](mailto:info@protectnb.org)]  
**Sent:** Wednesday, January 17, 2018 12:47 PM  
**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee  
**Cc:** Ung, Rosalinh  
**Subject:** City Council does not care about residents

City Council does not care about residents, they want more money for there retirement fund so they can sit on six figure retirements and side dealings while in / out of office.

Robert Wiegand  
19 Fecamp  
Newport Coast, CA 92657

[949-759-0773](tel:949-759-0773)

\*\*\*[iegand@gmail.com](mailto:iegand@gmail.com)

Submitted: 1/14/2018 20:47:27

## Ramirez, Brittany

---

**From:** Peotter, Scott  
**Sent:** Wednesday, January 17, 2018 4:58 PM  
**To:** Public Comment - Koll Residences  
**Cc:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee; Ung, Rosalinh; Hillary.davis@latimes.com; lcasiano@scng.com  
**Subject:** RE: Clarification Regarding Mr. Peotter's Email to ProtectNB.org

So release the emails so that we can respond to our constituents!

Yes, your site is a robot site in that it generates emails and delivers them to a broad range of recipients, even if it is at the request of a real person.

So release the full email

SCOTT PEOTTER  
NEWPORT BEACH CITY COUNCIL  
Representing the 6th District

If you want to sign up for my political newsletter please use this link: [www.tinyurl.com/peottersignup](http://www.tinyurl.com/peottersignup)

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**Sent:** Wednesday, January 17, 2018 3:44 PM  
**To:** Peotter, Scott  
**Cc:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee; Ung, Rosalinh; Hillary.davis@latimes.com; lcasiano@scng.com  
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Thank you again for your email.

Webmaster  
[www.ProtectNB.org](http://www.ProtectNB.org)

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The voters have made it clear that they don't want more traffic in Newport Center.

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SCOTT PEOTTER  
NEWPORT BEACH CITY COUNCIL  
Representing the 6th District

If you want to sign up for my political newsletter please use this link: [www.tinyurl.com/peottersignup](http://www.tinyurl.com/peottersignup)

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**From:** Public Comment - Koll Residences [[info@protectnb.org](mailto:info@protectnb.org)]

**Sent:** Wednesday, January 17, 2018 12:47 PM

**To:** Dept - City Council; Kramer, Kory; Weigand, Erik; Dunlap, Bill; Zak, Peter; Koetting, Peter; Lowrey, Lee



**Cc:** Ung, Rosalinh

**Subject:** City Council does not care about residents

City Council does not care about residents, they want more money for there retirement fund so they can sit on six figure retirements and side dealings while in / out of office.

Robert Wiegand

19 Fecamp

Newport Coast, CA 92657

[949-759-0773](tel:949-759-0773)

\*\*\*[iegand@gmail.com](mailto:iegand@gmail.com)

Submitted: 1/14/2018 20:47:27

**Ramirez, Brittany**

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**From:** normsuker@sbcglobal.net  
**Sent:** Thursday, January 18, 2018 11:03 AM  
**To:** Planning Commissioners  
**Cc:** DorothyJKraus@gmail.com  
**Subject:** Proposed Koll Center Project

I am a resident of Newport Beach and I am opposed to the subject project. This project should be denied or a decision delayed until after the New General Plan is approved by the City Council.

Norman J. Suker, P.E., T.E.

## Ramirez, Brittany

---

**From:** Robert Meyer <rmeyer@meyerprop.com>  
**Sent:** Thursday, January 18, 2018 11:15 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany;  
info@lineinthesandpac.com  
**Subject:** Public Comments: Koll Center Residences Project

Gentlemen,

Speaking for myself and several friends we want to be very clear this is not a good project for many fundamental reasons and I object.

It does not appear to comply with the master plan that I supported some time ago when it was enacted.

I await the outcome of the hearing on the 18<sup>th</sup>. If this project is allowed to go forward we are prepared to commit money to support a change of our government representatives.

I am a respectful, long time community member and Newport property owner.

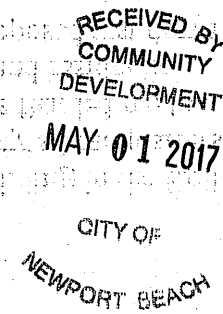
Thank you

Robert Meyer



April 25, 2017

Ms. Rosalinh Ung  
Associate Planner  
Planning Division  
City of Newport Beach  
1000 Civic Center Drive  
Newport Beach, CA 92658-8915



RE: Support of KOLL RESIDENTIAL Development – 260 Units  
4400 Van Karman Avenue- Koll Center  
Planned Community Amendment No. PD2015-001  
Site Development Review No. SD2015-001  
Tentative Tract NO. NT 2015-001

Dear Ms. Ung:

Our family recently acquired 4200 Von Karman Avenue, an office building in the Koll Center Newport. With this acquisition, it is our intend to relocate our company's headquarters to this location from Long Beach in July of this year. One of the key attractions that led me to make the purchase within Koll Center Newport was the integration of office and residential properties and the continuation of this direction by the development being proposed just down the drive aisle from our building by Shopoff.

As an owner of a mixed portfolio of assets in various markets, I find that a mixed use environment and new state of the art buildings designed by MV&E can only add to the long term value of the community and make it destination within Orange County. The applicant took time to walk me through the specifics of the plan, and I feel confident their proposed project will be an asset to the Koll Center and insure its long term viability.

I understand the city is in the process of its evaluation of the project, and that a full Environmental Impact Report will be circulated for public review, but I feel strongly that this is a good project for Newport Beach and the Koll Center. For these reasons both myself and my family are supportive of this development and look forward to its arrival.

Yours truly,

A handwritten signature in black ink that reads 'James M. Otis'.

James M. Otis, Esq.  
President & General Counsel



Public Finance and Urban Economics

5000 Birch Street, Ste. 6000 • Newport Beach, CA 92660

Phone: 949-955-1500 • Fax: 949-480-0034

March 15, 2017

Ms. Rosalinh Ung  
Associate Planner  
Planning Division  
City of Newport Beach  
1000 Civic Center Drive  
Newport Beach, CA 92658-8915

**RE: SUPPORT - KOLL RESIDENTIAL – 260 Units**  
**4400 Van Karman Avenue- Koll Center**  
**Planned Community Amendment No. PD2015-001**  
**Site Development Review No. SD2015-001**  
**Tentative Tract NO. NT 2015-001**

Dear Ms. Ung:

Our company, David Taussig & Associates, Inc. ("DTA"), has its corporate offices located in the 5000 Birch Street building located in Koll Center Newport Beach. The applicant for the proposed Koll Residential project, Shopoff Realty Investments ("Shopoff"), has reached out to our firm to develop a working relationship and to keep our company informed on the progress of their development proposal.

A member of Shopoff's project team met with us in our offices last week to review the proposed site plan in detail, including the locations of the three residential towers and a new standalone parking garage. We have given our input to Shopoff on a number of matters which were addressed by the project representative. As a result, we believe this mixed use project which includes a retail component, a one acre city park and 260 high-end residential condominium units, will be a positive addition to Koll Center and the City of Newport Beach ("City").

To be more specific, DTA is a growing firm that hires many recent college graduates, as well as young employees with just a few years of previous experience. The stories that I hear from my staff regarding finding affordable places to live are disheartening. Our starting salaries tend to fall in the \$50,000 to \$75,000 range, yet these employees often wind up sharing a bedroom with another roommate in order to live within a reasonable commute to our offices. One new employee just rented a one-bedroom apartment in Irvine for \$2,200 per month, which even if she earned \$75,000 per year would amount to approximately one-half of her take home salary. When you include the repayment of her college loans to her budget, you can see how little she is left with to cover her remaining expenses. As our salaries are competitive with those in the current employment market, I assume that this housing problem is widespread throughout the Costa Mesa, Newport Beach and Irvine areas. The answer is not to force these employees to commute in from Santa Margarita or Ladera Ranch (where many of my employees already live), but rather to build more housing close to work.

While I recognize that the proposed Koll Center residential units are unlikely to be affordable to our entry-level employees, they do represent an increase in the housing in the vicinity of our offices, and

RECEIVED BY  
COMMUNITY

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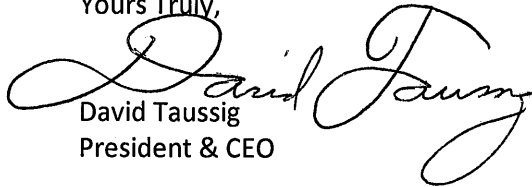
DEVELOPMENT  
CITY OF NEWPORT BEACH

Ms. Rosalinh Ung  
March 15, 2018  
Page 2

that in itself will ultimately make more homes available at the more affordably priced end of the market. With all of the additional office space now being built in both Irvine and Newport Beach between MacArthur and Jamboree Boulevards, I believe residential development needs to be encouraged, and these 260 units are a step in the right direction.

While we recognize that the City is in the process of its review of the Koll Center residential project, and that a full Environmental Impact Report will be circulated for public review, based on the plans we have reviewed to date and the overwhelming need for more housing near Koll Center, we are in support of the City's ultimate approval of this project.

Yours Truly,

  
David Taussig  
President & CEO

## Ramirez, Brittany

---

**From:** Jeanne Conwell <jkconwell@yahoo.com>  
**Sent:** Thursday, January 18, 2018 11:43 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

Please do not approve another giant building project. It is not in the best interest of the people of Newport Beach and it will be regretted for years to come, if you approve it. The last few years the building has become so massive, residential and commercial, it has taken a toll on our beautiful city. Plus there is never enough parking for any of the projects approved. It is getting to be like LA. Please stop the massive building growth!

I have lived in Corona Del Mar for 44 years.

Respectfully,

Jeanne Conwell

Sent from my iPad

## Ramirez, Brittany

---

**From:** Rodger & Julie Lowery <lowerynewport@sbcglobal.net>  
**Sent:** Thursday, January 18, 2018 11:44 AM  
**To:** planningcommission@newportbeachca.gov; Ramirez, Brittany; info@spon-newportbeach.org  
**Subject:** Public Comments: Koll Center Residences Project

I absolutely oppose the high rise development, This sort of building is going on everywhere, tearing down factories, office buildings to build high rise apartments and condos.

It's all about the money not quality of life.

Developers make big profits building, City has a bigger tax base than with business and factories.

Soon, we will all be jammed in gridlock, everyone will have a expensive "Cracker Jack" box to live in, But no where to work, except hotels and restaurants. Everyone will commuting back out to the Inland empire for a real job.

Sencerly,  
Rodger & Julie Lowery  
Newport Beach, CA



**Ramirez, Brittany**

---

**Subject:** FW: Koll - Joe Stuart

**From:** Kiff, Dave

**Sent:** Thursday, January 18, 2018 12:11 PM

**Subject:** FW: Koll Center Residences on Birch (Shopoff)

Per Joe Stuart's request below, and for the official record.

**From:** Joe Stuart [<mailto:stuartstuart44@gmail.com>]

**Sent:** Wednesday, January 17, 2018 8:02 PM

**To:** Kiff, Dave <[DKiff@newportbeachca.gov](mailto:DKiff@newportbeachca.gov)>

**Subject:** Koll Center Residences on Birch (Shopoff)

Dave, I sent the email below but it landed with technical difficulties at the city and was bounced. If you could forward it to the appropriate place, I would appreciate it. Thank you.

Joe Stuart  
Newport Beach, CA

From: Joe Stuart <[stuartstuart44@gmail.com](mailto:stuartstuart44@gmail.com)>

To: [planningcommission@newportbeachca.gov](mailto:planningcommission@newportbeachca.gov), [+bramirez@newportbeachca.gov](mailto:+bramirez@newportbeachca.gov), [+info@lineinthesandpac.com](mailto:+info@lineinthesandpac.com)

Cc:

Bcc:

Date: Wed, 17 Jan 2018 19:57:34 -0800

Subject: Public Comments: Koll Center Residences Project

Hello:

In recent years it seems like developers are proposing "mega" projects in Newport Beach. I am pro-development, but not pro-mega development. Very obviously, 25 stories of condos in Museum Tower was inappropriate (I realize they tried to call it Museum House). This project's THREE towers of condos is inappropriate. It's also a weird office building location for a sudden massive influx of home owners. We need to stop rewarding the current land owners with (potential) approvals for "mega" projects and thus massive land sale prices. Their land is already worth plenty---for normal, non-mega redevelopment. I am curious who at the city gave this developer the impression that (and thus the desire to spend huge sums of money to pursue) three giant towers of condos "might" be approved on this site. Long ago, somebody at the city gave this developer the impression they should pursue this giant project in this weird location. I don't think it should be approved. I think the city should tell developers, early in the process, that Newport Beach is pro-development, but is not interested in a sudden shift to "mega" projects. Thank you.

Regards,

Joe Stuart  
Newport Beach, CA

**Ramirez, Brittany**

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**From:** Jim Mosher <jimmosher@yahoo.com>  
**Sent:** Thursday, January 18, 2018 12:48 PM  
**To:** Planning Commissioners  
**Subject:** Comments on PC Item 6 (1/18/2018)  
**Attachments:** 2018Jan18\_PC\_AgendaItem6\_Comments\_JimMosher.pdf

Dear Commissioners and staff,

Please find attached a quick response to the City's responses to my previous comments on the project that is the subject of tonight's Planning Commission agenda Item 6.

Yours sincerely,

Jim Mosher

## January 18, 2018, Planning Commission Item 6 Comments

These comments on a Newport Beach Planning Commission [agenda](#) item are submitted by:

Jim Mosher ( [jimmosher@yahoo.com](mailto:jimmosher@yahoo.com) ), 2210 Private Road, Newport Beach 92660 (949-548-6229).

### ***Item No. 6. KOLL CENTER RESIDENCES (PA2015-024)***

I have previously commented on this project, both during the EIR Scoping and during the DEIR public review period (see [DEIR](#) pp. 2-7 and 2-8, and letter starting on [page 56](#) in Appendix A).

Among the points raised then that I do not see adequately addressed in the DEIR is the timeliness of the project with regard to the City's Regional Housing Needs Assessment allocation, which I believe is currently completely fulfilled through October 2021. As a result, my understanding is the City will receive no "credit" towards its quotas for this project. It therefore seems environmentally prudent to defer it until there *is* a new quota against which it can be used. As proposed, when new RHNA or other state requirements are imposed, this "opportunity" site will have been completely used and the City will be left scrambling for new sites, creating much more impact than necessary. I don't find this mentioned even as an environmental concern in the DEIR.

I would, however, primarily like to comment on a few of staff's more explicit new [Responses to Comments](#) (staff report attachment PC 2), in the 369 pages of which, my most recent comments are the last, Letter C-23 starting on page 3-325 (handwritten 381 and 335 of 369 in the PDF), with responses starting on page 3-329 (handwritten 385 and 339 in the PDF). [note: I call the responses "staff" responses even though they may have been written by a consultant because my understanding is they are supposed to represent the City's considered opinion.]

**Comment 1:** In what staff denotes as my Comment 1, I list a number of indisputable facts regarding delays in the release of the DEIR compared to the schedule found in the publicly posted City contract and express an admittedly speculative opinion based on that. Staff's ungrammatical response is "*The commenter's opinions are not based in fact and no not raise a CEQA issue.*"

I'm not sure what "*no not*" means, but after going to the trouble to carefully document the facts on which my speculation was based, I find the idea that my speculation is "*not based in fact*" to be insulting.

**I would suspect many other commenters who went to the considerable time and trouble it takes to research and document concerns about the DEIR, only to find themselves similarly blown off, felt similarly insulted.**

**Comment 2:** My comment was that although the General Plan contains a policy allowing transfers of development "rights," that does not explain why, as the result of such an allowable transfer, the limits in Table LU2 don't have to be simultaneously updated through a General Plan Amendment. Otherwise, the permitted development is glaringly inconsistent with the clear letter of the General Plan. Staff's response, cut and pasted at least five times into the Responses to Comments, provides no answer I can discern. The statement that "*The City tracks and updates the Anomaly tables as applicable*" (without explaining where or how it does that, or how the public is expected to know) begs the question of when an update for "Statistic Area L4" is needed.

The response also appears to provide further misinformation to the public in its claim that “*There is currently 457,076 sf of development in Anomaly Location 1.*” I believe Anomaly 1 contains that plus an up to 471 room hotel!

The promised “*attached General Plan Land Use Element Figure LU3*” does not appear to have been attached, at least not this immediate set of responses.

**Comment 3:** Staff’s non-answer provides no guidance I can find on how aesthetics are supposed to be evaluated with no simulations of the projects appearance from a variety of public vantage points.

**Comment 5:** Staff’s response that the General Plan leaves it at liberty to add neighboring properties to a proposal to help the applicant meet minimum acreage requirements is curious to me. Implementation Program 4 of the General Plan envisions “planned communities” as usually being under one ownership, and envisions much more detail for the “residential villages in the Airport Area” than I see here in staff report Attachment PC 4.

**Comment 8:** Since nothing in my comment suggested that, I find it strange staff felt a need to respond that “*The Project Applicant’s presentation on October 30, 2017 was not sponsored by the City of Newport Beach.*”

**Comment 12:** My comment was about the DEIR labeling elevations of points on buildings with a single number and saying the number is *both* “Height to Sea Level” *and* “NAVD 88,” when the two systems of measurement differ by about 2.6 feet in the vicinity of Newport Beach.

Staff’s non-answer to my comment (“*Unless otherwise stated in the EIR, references are to height to grade.*”) does not correct the problem with Figure 4.1-1. The numbers listed are either elevations expressed as heights in the (mean?) sea level system *or* in the NAVD 88 system, but they can’t be *both*. Does staff know which?

I thought the authors of EIR’s were supposed to correct the EIR’s in response to comments, not ignore them.

Looking again at Figure 4.1-1, it is further flawed by listing each of 12 building heights (and 12 building top elevations) as being a precisely exact number of feet with zero inches. The improbability of the number of inches being zero in so many cases (or that one can even define a building height to an inch) strains credulity, and strains credulity in the rest of the EIR.

**Comment 16:** My comment asked if the applicant is invited to participate in suggesting the City’s responses to the comments received. I think that is a matter of considerable public interest, and staff’s non-answer is not particularly appreciated.

**Comment 17:** With regard to my comment that a large number of errors and discrepancies discovered in a small sampling of DEIR pages suggests many other errors and discrepancies would be found in a larger sampling, staff tells me “*The City disagrees with the opinion of the commenter.*” They may have misunderstood my comment, but I would respectfully suggest that more than a mere “opinion,” the likelihood of many other errors and discrepancies is a logically sound conclusion.

Looking beyond my own comments, I would like to say I am impressed by the recent letter from Shute Mihaly & Weinberger, LLP, starting on page 41 of the 194 page "[6b Additional Materials Received Public Comments PA2015-024](#)" arguing the proposed 160-foot towers are inconsistent with the legislative intent, for this parcel, of the 2010 Airport Business Area Integrated Conceptual Development Plan. I think that research deserves very serious consideration.

Staff's response to what they deem my **Comment 14** indicates that in staff's view the ICDP "*is not a regulatory document*," yet the fulfillment of the ICDP's "vision" is being presented as a large part of the justification for, and one might even say inevitability of, this project – and, as the Shute Mihaly letter indicates the DEIR assures the public this project *is* consistent with that "approved" plan. It further says the ICDP would have to be amended to allow the project to be built elsewhere. Something that has to be amended to allow something sounds regulatory to me. (DEIR pages 1-2, 1-3, for example)

**Ramirez, Brittany**

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**From:** John Meserve <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

I am writing in SUPPORT of The Koll Center Residences, a mixed-use village proposed in the Airport Area. This project upholds our City's General Plan and will help our community prosper. Additionally, I appreciate how The Koll Center Residences is part of a broader urban village that replaces existing uses. This will neutralize issues like traffic.

Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

John Meserve  
rmeserve@hotmail.com  
1815 Buttonshell Lane, Newport Beach

**Ramirez, Brittany**

---

**From:** Greg Sullivan <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences Project

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Greg Sullivan  
greg.sullivan@cbre.com  
1900 Beryl Lane

**Ramirez, Brittany**

---

**From:** Barbara Meserve <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Barbara Meserve  
bmeserve1227@gmail.com  
1227 Highland Dr



**Ramirez, Brittany**

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**From:** Leslie Light <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Say YES to Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Newport Beach is a beautiful place, created through a history of thoughtful planning. We finally have a project that upholds our vision for the City. Please say YES to The Koll Center Residences.

Leslie Light  
leslielight@hotmail.com  
1822 Coastal Way 92627

**Ramirez, Brittany**

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**From:** Raymond Lawler <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Support for the Koll Center Residences

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Raymond Lawler  
ray.lawler@hines.com  
1934 Port Carney Pl, Newport Beach, Ca

**Ramirez, Brittany**

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**From:** Jeff Clark <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** Support The Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Jeff Clark  
jcinoc@gmail.com  
1212 Essex Ln

**Ramirez, Brittany**

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**From:** Gareth Estwick <info@kollresidences.com>  
**Sent:** Thursday, January 18, 2018 1:08 PM  
**To:** Planning Commissioners  
**Subject:** I support the Koll Center Residences

Dear Honorable Mayor, City Council Members and Planning Commissioners:

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Gareth Estwick  
garethestwick@hotmail.com  
31 Calvados

## Ramirez, Brittany

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**Subject:** FW: Koll - Orange County Business Council Letter of Support  
**Attachments:** OCBC\_Letter\_Shopoff\_PA2015-024.pdf

**From:** Coralee Newman [<mailto:cora@govsol.com>]  
**Sent:** Thursday, January 18, 2018 1:16 PM  
**To:** Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>; Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Cc:** Katie Newman <[katie@govsol.com](mailto:katie@govsol.com)>  
**Subject:** Orange County Business Council Letter of Support

Dear Mayor Duffield and Members of the Newport Beach City Council:

Please find attached a letter of Support for the Koll Center Residences project from the Orange County Business Council.

Sincerely,

Coralee Newman  
Government Relations Consultant  
To Shopoff Realty Investments



Coralee S. Newman

**Government Solutions, Inc.**

881 Dover Drive, Suite 390  
Newport Beach, CA 92663

tel: (949) 717-7944

cell: (949) 244-4242

[cora@govsol.com](mailto:cora@govsol.com)



ORANGE COUNTY  
BUSINESS COUNCIL

2 Park Plaza, Suite 100 | Irvine, CA 92614-5904 | P 949.476.2242 | F 949.476.9240 | [www.ocbc.org](http://www.ocbc.org)

Sent via Email to:  
[planningcommissioners@newportbeachca.gov](mailto:planningcommissioners@newportbeachca.gov)

January 18, 2018

Commissioner Peter Koetting, Chair  
Commissioner Peter Zak, Vice Chair  
Commissioner Erik Weigand, Secretary  
Commissioner Bill Dunlap  
Commissioner Lauren Kleiman  
Commissioner Kory Kramer  
Commissioner Lee Lowrey

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

**RE: Koll Center Residences (PA2015-024)**

Dear Chair Koetting, Vice Chair Zak and Commissioners,

As you may know, Orange County Business Council is a regional organization recognized as a leading, influential advocate for the Orange County business community throughout California, across the country and around the world. We work to advance Orange County's economic development and prosperity to preserve the county's widely admired quality of life.

One of OCBC's core initiatives is to be a leading advocate for the development of new housing to meet the current and future needs of Orange County's diverse workforce. OCBC regularly reviews and supports well-planned residential development proposals throughout the county and its 34 cities.

In that regard, we are aware that this evening the Newport Beach Planning Commission will be conducting a Study Session to review Shopoff Realty Investments' application for a 260-unit mixed-use development within the Koll Center Newport (PA2015-024).

It appears Koll Center Residences development plan is compatible with the Airport Area Land Use Goal LU 6.15 and Land Use Policies LU 6.15.1 and LU 6.15.5 of the voter-approved Newport Beach General Plan.

Of equal importance to the development proposal's respect for the vision Newport Beach voters conceived for the Airport Area is its contribution to the addition of badly needed workforce housing in Orange County.

Orange County, like California, is in the midst of a housing crisis. OCBC's 2015 Workforce Housing Scorecard reported that the county needs an additional 50,000 to 62,000 additional homes TODAY to meet the housing needs of the folks living and working here now.

January 18, 2018  
Page 2

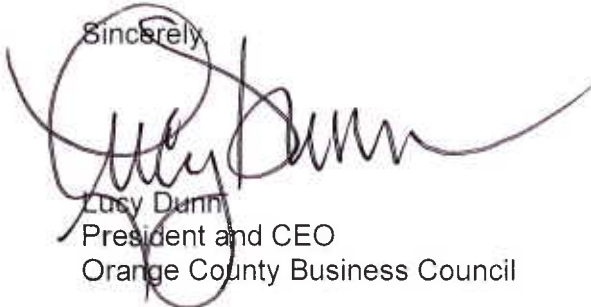
The result of Orange County's housing deficit is, as we all know, historically high and increasingly unaffordable prices that are pushing young professionals out of Orange County and, indeed, out of California. In fact, the county has the second highest rate of millennial out-migration than any other county in the United States. We're losing young, talented, highly educated professionals to places such as Austin, Charlotte and Denver.

This is a major problem for the business community. Orange County companies are at a disadvantage in recruiting young talent, because that talent simply cannot afford to live and buy or rent a home here. The follow-on danger to that out migration is the loss of companies who leave to find the workforce they need to grow their businesses.

We contend the county and its cities should support policies and projects that encourage the development of new residential communities providing a range of home choices to meet the needs of the county's workforce. In this way, we keep next-generation talent close to home, reduce the traffic impacts of long-range work commutes, retain county-based businesses, and expand the county's tax base.

To that extent, OCBC contends the Koll Center Residences development proposal is on the right track in support of the region's workforce housing goals and objectives. We look forward to sharing additional supportive comments with you during the Public Hearing process.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lucy Dunn', is written over the typed name and title. The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

Lucy Dunn  
President and CEO  
Orange County Business Council

LD:BdeA:bb

## **Ramirez, Brittany**

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**From:** Adam Wood <awood@biaoc.com>  
**Sent:** Thursday, January 18, 2018 3:04 PM  
**To:** Ramirez, Brittany  
**Subject:** BIA/OC Letter of Support  
**Attachments:** BIAOC Item 6 Support - Koll Residences.pdf

Please see the attached letter for distribution prior to tonight's study session on the Koll Center.

Thank you for your help on this matter.

-Adam

## **Adam S. Wood**

Director of Government Affairs  
Building Industry Association | Orange County Chapter (BIA/OC)  
24 Executive Park, Ste 100  
Irvine, CA 92614  
(949) 553-9500 ext. 860  
(949) 777-3860 Direct  
[AWood@biaoc.com](mailto:AWood@biaoc.com)





# Building Industry Association of Southern California, Inc.

## ORANGE COUNTY CHAPTER

January 18, 2018

Chairman Peter Koetting  
Newport Beach Planning Commission  
100 Civic Center Drive,  
Newport Beach, CA 92660

**Re: Item #6 – Koll Center Residences**

Dear Chair and Commissioners:

On behalf of our membership, **I write to support the Koll Center Residences.**

The Building Industry Association of Southern California, Orange County Chapter (BIA/OC) is a non-profit trade association of over 1,100 member companies employing over 100,000 people affiliated with the home building industry. Our mission is to champion housing as the foundation of vibrant and sustainable communities.

After careful review, the Koll Center Residences achieve the foundations of our mission and garners our support. As you are aware, the project is a mixed-use village that aligns with the City's General Plan. The Center will add 260 luxury condominiums, a 1-acre park, shopping and new structured parking. All of this in an effort to be a responsible community partner via vibrant new housing opportunity.

This exciting development is located in the Airport Area and will therefore have little influence on existing neighborhoods. The Airport Area has been identified as a growing region of Orange County and Newport Beach has the unique opportunity to place their stamp on this growing corner of the region.

For these reasons, I hope you will join in supporting the Koll Residences as they are an important and innovative addition to the Orange County landscape.

Thank you for your thoughtful consideration and dedication to solutions that facilitate housing.

Respectfully,

Steven C. LaMotte  
Chapter Executive Officer

PRESIDENT  
MIKE GARTLAN  
KB HOME

VICE PRESIDENT  
RICK WOOD  
TRI POINTE HOMES

TREASURER/ SECRETARY  
SUNTI KUMJIM  
MBK HOMES

IMMEDIATE PAST PRESIDENT  
PHIL BODEM  
MERITAGE HOMES

TRADE CONTRACTOR V.P.  
ALAN BOUDREAU  
BOUDREAU PIPELINE  
CORPORATION

ASSOCIATE VICE PRESIDENT  
MARK HIMMELSTEIN  
NEWMAYER & DILLION, LLP

MEMBER-AT-LARGE  
PETER VANEK  
FOREMOST COMPANIES

MEMBER-AT-LARGE  
SEAN MATSLER  
MANATT, PHELPS & PHILLIPS, LLP

EXECUTIVE OFFICER  
STEVE LA MOTTE

24 Executive Park, Suite 100  
Irvine, California 92614  
949.553.9500 | biaoc.com

## Ramirez, Brittany

---

**Subject:** FW: BIA SUPPORT - Koll Residences  
**Attachments:** BIAOC Item 6 Support - Koll Residences.pdf

**From:** Coralee Newman [<mailto:cora@govsol.com>]  
**Sent:** Thursday, January 18, 2018 3:04 PM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** BIA SUPPORT - Koll Residences

Jan. 18<sup>th</sup>, 2018

Dear Ms. Ung:

Please accept this letter of support we just received from the Building Industry Association.

Thank You.

Coralee Newman



Coralee S. Newman

**Government Solutions, Inc.**  
881 Dover Drive, Suite 390  
Newport Beach, CA 92663

tel: (949) 717-7944

cell: (949) 244-4242

[cora@govsol.com](mailto:cora@govsol.com)



# Building Industry Association of Southern California, Inc.

## ORANGE COUNTY CHAPTER

January 18, 2018

Chairman Peter Koetting  
Newport Beach Planning Commission  
100 Civic Center Drive,  
Newport Beach, CA 92660

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Chapter Executive Officer

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