

8/7/18

Concerning: Project File No: PA2018-117 and any further projects on the island that increase family density per lot.

Attn: Director or Zoning and Planning, City of Newport Beach  
Community Development Department  
Planning Division, 100 Civic Center Drive  
P.O. Box 1768  
Newport Beach, CA 92658-8915

My name is Thomas Horton and I've lived on Newport Island for over a couple of years now as an owner. I would like to notify the City of Newport Beach that we most likely have a grave safety concern on the Island. Since I've moved onto the already congested island, it has become extremely difficult to get around at any part of the day and any part of the year via an automobile. These are what I feel are contributing factors:

Current Fixed Logistical Challenges: There are only 90+ lots on the island, containing 90% single family homes, originally zoned for safety with only one family per lot density. This is NOT a private community with a gate that controls the influx of cars from the surrounding area. The Island is accessed only by one small bridge at one far side of the 'triangular' Island with a non-grid or uniform street layout containing tight and hairpin turns.

Points proving that the safety situation is getting worse with added density:

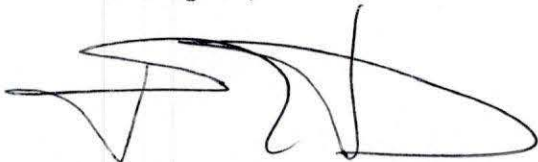
- The streets are thinner than most of the dense areas of Newport. Matter of fact, none of the streets are one-way. Many streets this thin on the greater Peninsula have been converted to one way for safety reasons. Keeping these extremely thin Island streets as two-way proves that the City has already recognized that the Island shape, single point of access, and tight turns are a challenge to safety. Fact: If one car is driving down any of these streets it is virtually impossible for opposing cars to pass each-other if there are cars parked on one side (there are always cars day and night parked along one side of every street). Again, this is not the case with the rest of the streets on the Peninsula, most of which have been made one way due to the safety concern of narrow streets. The bridge to the Island is not only a thin pinch point, it's 'ONE THIN POINT OF ENTRY AND EXIT.'
- Parking: The City has already admitted the extremely tight Island parking issue by issuing parking passes for the Island. Unfortunately, the amount of cars just for residents and their

visitors are more than the curbs can handle, causing residents and their visitors to park out beyond the curb corners. This effect is happening WITHOUT the added overflow parking that naturally occurs onto the Island from the Peninsula daily. As a result, the streets are clogged with parked cars exacerbating the issue of two cars not being able to pass each other on the two-way streets. This is causing not only a safety/access concern for normal residents, but also for emergency vehicles which in most cases cannot make a turn or access the greater part of the Island.

- Development and Zoning / Safety – There are now multiple new structures going in (it seems without a concern for safety) where single family R1 lots are being re-zoned to R2 or there is an allowance for multi-condo structures replacing what used to be only a single-family zoned consideration. I understand that the City earns fees for this permit activity and there are established relationships between certain developers, consultants, and city officials, but this seems to be the most deliberate threat to safety on the Island. More families per lot equals more cars and more congestion on an already small and dense zoned island with one point of access and tiny streets. For instance, Project: PA2018-117 Activity Number: CD2018-051 and NP2018-017 Filing Date May 9<sup>th</sup>, 2018 at 411 39<sup>th</sup> St, Newport Beach CA 92996 which I would like to formally contest based on further density created and that the City has not properly and professionally considered the enhanced safety risk of bringing more density, more parking requirements, and even tighter automobile logistic movement to an already highly dense area with less street infrastructure and traffic rules than surrounding areas of the City.

For all of the above points, I'm notifying the City of Newport Beach that I'm gravely concerned for the safety of the residents at Newport Island. Let this go on record.

Sincere Regards,

A handwritten signature in black ink, appearing to read 'Thomas Horton', with a stylized, sweeping flourish extending to the right.

Thomas Horton  
Newport Island Resident, Newport Beach  
3808 Channel Pl.  
Newport Beach, CA 92663  
(949) 307-1011

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**From:** Gary Cruz [mailto:garycruz2@icloud.com]  
**Sent:** Tuesday, August 07, 2018 2:47 PM  
**To:** Whelan, Melinda <MWhelan@newportbeachca.gov>  
**Subject:** Public Hearing on construction of a new three-story, 3,572 square foot, two unit residence on Newport Island

Planning application # PA2018-117 on Newport Island

With regards to any objections please see the following:

1-Making housing into 2 condos with 2 garages per unit will increase the already very limited street parking available for current residents and their visitors

2-Constant construction means that building contractors take up much of the already very limited parking. Construction for some builds has taken years and so have the parking affects.

3-Currently 3-4 sites are under construction. That is after several other sites were under construction for periods of multiple years. We are aware of at least two other residences that a either sold or going to be sold that will be rebuilt into more units. What about the quality of life for current residents having to endure the constant noise? Does the city care?

4-Due to lack of parking, pavements are used for cars which limits pedestrian use thus forcing people to walk in the road which is dangerous with contractors vehicles and residents being forced into very tight parking spots.

5-Pavements being used for parking cars leads to very limited use of pavements for any disabled residents or disabled visitors who need easy access.

6-Construction noise has been and is constant. Take a look at how long construction has been continually underway on Newport Island!!

7-Larger houses make for lack of privacy with roof decks allowing people to look down into other people's homes/yards or from huge windows across streets into other homes where previously palm trees and sky were the views. Residents who purchased homes years ago have continually been deprived of more light, privacy and space by this continual build. The council has neglected to take into consideration long term residents who helped make it a community where people wanted to live.

8-Larger higher homes takes away light from other residences.

9-Building has been allowed at weekends and holidays which does not allow any respite for current residents from the continual noise and obstructions caused by large buildings in the very confined space of Newport Island. Building noise starts as early as 7 am and most days goes right up to nightfall.

10-Length of time for actual building has made a once peaceful Newport Island a continual and constant construction site where the council has shown little thought for any of the current tax paying residents.

11-There has been a surge in short term rentals in Newport Beach and on Newport Island. These

rentals are a further strain on parking and general congestion on the island.

12-Rather than make condos which just amplify all of the above the council should review parking and safety of roads and pavements as a priority for current residents.

13-We currently live near a unit that was converted from a one story residential to a two story condo with variances permitted that exceed setbacks. There is little room to turn into garages and if anyone parks illegally there is no room for emergency vehicles. Alleys are a nightmare to navigate on most nights.

14-Many, if not most, residences do not use their garages to park vehicles further reducing available parking. Anyone arriving home after 8 pm has a very slim chance of finding street parking.

Gary, Gina and Delores Cruz

503 38<sup>th</sup> St

Newport Beach, CA 92663



8/7/18

Re: Project File No: PA2018-117: Location 411 39<sup>th</sup> Street

Attn: Director of Zoning and Planning, City of Newport Beach

My name is Mark Itri and I am the owner of 402 39<sup>th</sup> Street on Newport Island. I am responding to the above project and Notice of Public Hearing. Over the past several years parking and traffic on Newport Island has greatly increased so that it has become both a nuisance for residents as well as a major safety concern. In this regard, the present notice is addressing the request to place a two-unit residence/condominium on what was a single family lot. This request has been a recent trend on Newport Island and has been granted in the past which has now proven to add to the already congested traffic and parking problems on the island. Today, most alley ways and certain streets have become impassible. This is not only a nuisance (since you must reverse down the street/ to get around but always a safety issue. More specifically, first responders will find it very difficult to get through the streets and alleys due to cars blocking the streets/ alleys or sticking out past the curb. By permitting more two-unit residences/condominiums on the island, the safety issues and congestion only increases leaving the city open to possible lawsuits. In this regard, the city states that CEQA does not apply to this situation however that is an overstatement. Any further development beyond single family houses should require further study by the city to ensure the safety of residents on the island. Given the above noted safety concerns and continued congestion on the island, I oppose the development of a two-resident/condominium at 411 39<sup>th</sup> street.

Sincerely,



Mark J. Itri

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**From:** Scott McFetters [mailto:smcfetters@outlook.com]  
**Sent:** Tuesday, August 07, 2018 5:09 PM  
**To:** Whelan, Melinda <MWhelan@newportbeachca.gov>  
**Subject:** City of Newport Notice regarding 411 39th Street Project File No. PA2018-117

Melinda and City Staff,

I hope all is well. I currently live at 514 38th Street on Newport Island. I recently bought my house on Newport Island because of its location and its unique community feel. Once you cross the bridge it is a different world. A world that could become a reality to the residents of Newport Island if they don't do everything they can to protect their quality of life and existing Island environment.

Parking and security are already an issue today. I know what will happen if more people or developers start building more two-unit residents which could be sold individually. Parking, traffic and noise would ruin the current environment and community of Newport Island. The zoning on the island was done years ago when it was a sleepy but unique beach community. Now that lots and older houses are starting to turnover and sell we need to make sure that Newport Island keeps its same charm by protecting the residents from the harmful environmental impact of high density development. There is currently a similar project on 38th Street that has an ongoing open house for one of the current unsold units. There is nothing wrong with building or remodeling a house which does not impact the parking, traffic, population and noise but to have two units sold separately will not work based upon the density of Newport Island.

Here are some initial questions that need to be addressed or thought about by our city representatives and community.

How has the island been impacted by similar development to date? I think are looking at it as a community just in time.

How many more parking permits will be issued to owners or tenants?

How many people will park in front to their garages or other areas legally or not?

How many more garbage cans and trash will be out in the streets?

How many people will visit all the new owners and tenants on an hourly, daily, weekly, monthly and yearly basis?

Open houses, showings, more people, etc.. Where is everyone going to park?

How much new construction headaches will be created by people who will never be residents but will profit from the chaos?

How many people will rent those units out to 3 or 4 people per unit that all have at least one car?

How many units will take part in illegal short term rentals ( if not permitted )?

How much more noise will impact Newport Island based upon the higher density of buildings and people on the small lots?

How many more developers will do the same thing if the current zoning is at odds with what is best for the Newport Island Community?

The City of Newport already has an issue enforcing the current parking permit issue. Many violators. Next comes the ongoing nightly complaints about noise next door or down the street.

Melinda and City Staff, thank you for your time. I initially left Melinda a message this afternoon to discuss but I decided to write an email to make sure I was able to respond in a timely manner. Please feel free to email me or call me at my number below to discuss further.

Best regards,

Scott McFetters  
714-343-1657