

From: Suzanne Gee <suzgee23@yahoo.com>
Sent: Wednesday, September 12, 2018 7:31 PM
To: Zdeba, Benjamin
Subject: Kitayama Site Rezoning

Dear Ben,

As a resident at Baycrest near the Harbor Pointe senior care facility, I am strongly opposed to rezoning this site from its current CO-G (Commercial Office) purpose of use to a PI (Private Institution).

I am greatly concerned of the impact that a zoning change of this type and magnitude will have on our quiet and safe neighborhood. It has never been part of the Master Community Plan for Bayview to include a Private Institution and therefore this type of rezoning would set a precedent that is neither safe or appropriate for our beautiful and serene neighborhood.

I am greatly concerned that a 24 X 7 facility will dramatically increase traffic and noise in our tranquil neighborhood and am greatly concerned and troubled by the validity of the claims from the builder and the Environmental Impact Report that traffic will not increase as a result of a 24 X 7 business that includes employee shift changes, emergency vehicles and increased holiday traffic.

This precedent setting direct zone change from CO-G to PI would also pave the way for a variety of businesses to take over the site in the future that would greatly decrease our property values and our neighborhoods safety should the senior facility not be built, sold, or goes out of business.

Please protect the property values and safety of our quiet and safe neighborhood by denying this rezoning. I am not against redevelopment of the site for a use it was intended, I am against this precedent setting rezoning to a Private Institution.

Sincerely,

Suzanne Gee

Kirk Snyder
41 Baycrest Court
Newport Beach, CA 92660
kdsnyder@cox.net

Newport Beach Planning Commissioners
City of Newport Beach Planning Department
100 Civic Center Dr.
Newport Beach, CA 92660

Dear Planning Commissioners,

I am a homeowner at 41 Baycrest Court in Newport Beach, located in the Bayview master planned community and the current President of our HOA. I am writing to strongly voice my personal opposition to rezoning the current Kitayama site that sits at the corner of Bristol and Bayview from CO-G to PI, documented to me in an email from the City of Newport Beach Planning Department as a precedent setting direct zoning change.

There are many significant issues that I believe warrant the city to refuse this request to change the zoning for the Harbor Pointe senior and memory care facility proposed on this site, but I will focus on only one in this letter. The Bayview master plan never intended for any type of "institutional" business to be included in our quiet and safe neighborhoods here at the top of our city's beautiful upper Newport Bay Ecological Preserve. It is loud and clear that the overwhelming majority of residents would never have purchased their homes if this had been part of the original master community plan. To change the zoning in this precedent setting and radical way, is to undermine the faith that hundreds of homeowners collectively representing multi-millions of dollars of property have in our city's leaders to protect and preserve the value of their communities.

As President of our HOA, I am fortunate to know most of the homeowners and residents in our own safe and tranquil neighborhood as well as the community leaders in the neighboring Terraces and Santa Ana Heights communities. We all know that if a zoning change is permitted, it paves the way for all types of businesses fitting under the banner of a Private Institution to set up shop on that site. And of course, we also all know that the drug rehabilitation business is currently thriving, and a Newport Beach address is worth a great deal of money. Therefore, it is entirely possible that the current developers will sell the site to one of these other types of institutional businesses that would now be sanctioned to operate less than 100 feet from the doors of many hard working, tax paying and voting homeowners. Perhaps this would occur should their proposed senior and memory care business fail or perhaps they would never open their doors and sell it to a drug rehabilitation center once the rezoning occurs. Of course, this would net the developers a great deal of money based on the rezoned PI status alone.

Because this rezoning would be precedent setting, its significance goes far beyond the master community plan of Bayview and should sound a loud warning siren to every homeowner in Newport Beach. If institutional businesses are allowed in one safe, quiet and tranquil neighborhood, they

could be coming soon to their neighborhoods once this precedent is set. I am confident that as soon as the entire city knows about how destructive this type of rezoning could be to their own beautiful neighborhoods, creating a myriad of safety and crime issues, noise problems, an on-going influx of people from outside the area visiting the facility, thousands of residents will want to be heard. Let's not kid ourselves with developer propaganda—no one wants to live next to any business that is categorized as an institution.

I will end this letter by stating that based on having my ear to the ground on this issue, the majority of homeowners in our communities, myself included, welcome redevelopment on the site that fits within the existing zoning and building parameters. We are ready to work hand in hand to create a win-win project that does not require rezoning and will enhance our beautiful enclave of Newport. A radical zoning change from CO-G to PI would undermine the lives of so many wonderful residents who contribute to the city every day in so many ways.

Sincerely,

Kirk Snyder