

Biddle, Jennifer

Subject: FW: 2888 Bayshore Drive, Newport Marina
Attachments: Letter to Carol Jacobs re Harbor Permit Number 1502-2018.pdf; ATT00001.htm

From: John Davenport <jdavenport@davenportpartners.com>

Date: January 3, 2019 at 3:29:16 PM PST

To: <cjacobs@newportbeachca.gov>

Cc: <dduffield@newportbeachca.gov>

Subject: 2888 Bayshore Drive, Newport Marina

Carol, please see attached letter re the proposed reconfiguration of the marina at 2888 Bayshore Drive. It seems completely out of character to take away the water way/boat channel buffer between the houses and the existing docks and then place large boats directly in front of residences. When approving new houses, isn't it customary to observe current view lines for the neighboring existing houses? I regularly see story poles throughout Newport Beach and Laguna Beach. If are going to allow the big boats, which will block views, how about putting them closest to the bridge, where only a few apartments would be effected? Let the Apartment and Marina owner suffer the consequences of the lost view. This redesign of the marina seems an egregious (view) grab by the Apartment and Marina owner and insensitive to the high quality Bayshores residential neighborhood.

I am surprised that City of Newport would have allowed the plan to get this far.

Thank you,

John Davenport
(949) 631-5200

December 31, 2018

Ms. Carol Jacobs
Assistant City Manager
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Subject: Approval In Concept/Harbor Permit Number 1502-2018

Dear Ms. Jacobs:

I live at 2600 Bayshore Drive in the City of Newport Beach. My home is located within the Bayshore community and I have recently had the opportunity to see the plan approved by the City for the replacement of Newport Marina located at 2888 Bayshore Drive. This correspondence is provided as record of my support for the appeal that was filed by four of my neighbors.

I am concerned about the City's approval for the Newport Marina replacement. As I understand it, the marina will be built so close to the adjoining neighbor at 2782 Bayshore Drive that someone from the marina could easily step from the marina onto the neighbor's boat and easily gain access to the residential dock and property. In addition, the docking area for 9 very large (and tall) boats will be located 5 feet from the adjacent residences' properties creating a variety of privacy and noise issues. I am perplexed as to how this is acceptable or how this marina plan could be considered compatible with the surrounding neighborhood.

Please protect privacy and peace of mind and find that a compromise for a reasonable plan would be in the best interest of Bayshores residents and Newport Beach's harbor community.

Sincerely,


John Davenport
(949) 631-5200

cc: Harbor Commissioners
Duffy Duffield, City Council District 3