



BAYSHORES COMMUNITY ASSOCIATION

A California nonprofit mutual benefit corporation



December 28, 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:

The Bayshores Community Association ("Association") is a community association comprised of 249 residences and is collectively the immediate neighbor to the Newport Marina and Bayshore Apartments, which are privately owned. Neither the Newport Marina nor the Bayshore Apartments are part of the Bayshores Community Association. The Newport Marina and the Bayshore Apartments impact our community in that tenants use the same entrance from PCH that Bayshores residents use. The tenants then make a turn into the marina and apartments from just outside our gated entry. Additionally, the marina impacts several residences in the Bayshores community because its boat slips extend in front of their homes.

It has come to our attention that the Newport Marina was recently issued an Approval In Concept (AIC) to redevelop the marina with a plan that is substantially different from what was approved by the Harbor Commission in 2016. While we acknowledge the marina owner's right to reconstruct the marina, the City's lack of notification to the Association is troubling. We are informed that the affected property owners in Bayshores also did not receive notice and are appealing the decision to grant the Approval in Concept.

The Bayshores Community Association supports our residents appeal. Even though a small number of Bayshores homes are affected, the Association is strongly protective of its special character and privacy and it should have been informed of any development which might have an impact on our community. Any changes to the marina which impact our residents are important to the Association.

We have two primary concerns related to the new marina plan. Our first concern relates to the potential risk to security. The new plan would allow for anyone to bypass our gate by driving into the marina and walking from the last slip finger onto a private boat, and then into the backyard of one of our members.

Our second concern relates to the incompatibility of placing 80' boats in front of residences. The affected residents are rightly concerned about noise, privacy and view impacts. Bayshore Marina (which is owned by California Recreation Company) is located inside our gate and features 134 boat slips ranging from 20' to 83'. This marina is an excellent example of appropriately siting large boats. The largest boat slips are adjacent to the marina parking lot while the smaller slips are located in front of the existing residences on either side of the parking lot. There are no large boats looming immediately in front of residents' homes.



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We respectfully request that the Harbor Commission view the Bayshore Marina as a template for the redesign of the Newport Marina. Proper planning will reduce security concerns and potential complaints in the future. We respectfully request notice related to this project so that we may keep our members apprised of the progress of Newport Marina,

Sincerely,

BAYSHORES COMMUNITY ASSOCIATION

Jack Teal, President,

c: Harbor Commission
Marshal "Duffy" Duffield, City Council District 3
BHE Management Corporation