

Biddle, Jennifer

Subject: FW: Letter for Commission Meeting

Begin forwarded message:

From: Kevin K Moriarty <kkmoriarty48@yahoo.com>

Date: January 8, 2019 at 9:21:25 PM PST

To: Carol Jacobs <cjacobs@newportbeachca.gov>

Subject: Letter for Commission Meeting

I apologize for sending this LTR so late , neighbors keep showing up at my door dropping off letters & asking if they can attend tomorrows meeting . I appreciate your patience .



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January 8, 2019

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

To Whom It May Concern:

I am a waterfront resident in the community of Bayshores, Newport Beach. Just yesterday it has come to my attention that the Harbor Resources Division is contemplating approving a significant change to the existing dockage layout in front of several east facing waterfront lots in Bayshores.

I have reviewed the layout and, in my judgement, believe that it significantly negatively impacts the adjacent Bayshores residents, as well as, potentially the entire community of Bayshores itself.

First, redesigning the existing floating docks that presently are twenty-five (25) feet from the existing seawall of the adjacent Bayshore residences and reducing this distance to approximately five (5) feet from the existing seawall is very troubling especially from a security standpoint.

The community of Bayshores has a 24-hour-7-day-a-week security guard to protect the residents from unwanted intruders. The system has been very effective, and the residents pay significant sums to enjoy this level of security. The Bayshore security guards have no control over who has access to this existing marina as opposed to the BellPort Marina, in which all visitors must pass through the Bayshore gate guard for admittance. By redesigning the existing floating dock to be within five (5) feet of the adjacent homes would allow an intruder to easily cross the 5-foot moat and enter the private property of the resident. But not only could an intruder enter the adjacent property, but realistically they would have access to all of Bayshores. This would be a serious breach in the overall security system that Bayshores currently enjoys and pays for.

Secondly, and very importantly, the redesign as proposed increases the slip length from an existing 42+ feet to 62+ feet. This will have a disastrous effect on the adjacent homeowners and will seriously, negatively impact their existing views looking east and the home values as well. Providing larger slips, by definition, accommodates larger, bulkier and taller boats which will block the first-floor views of the adjacent residents. Boats that are accommodated within 37-42-foot slips generally extend only one level above the main deck. Boats that require 62-foot slips generally extend two or more levels above the main deck thus effectively blocking the existing views from the residents.

One has to ask the question why? This request is for the Marina Operators benefit to charge more money. They can get higher fees for larger slips. But this comes at the expense of the adjacent

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Additional Material Received Correspondence - Carl McLarand
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homeowners and realistically all of Bayshores as well. The existing marina is full with a waiting list. It seems inappropriate for the Harbor Commissioners to grant this request that benefits the Marina Operators at the expense of the adjacent community.

I respectfully request that the Board reconsider this request and deny this request from the Marina Operators.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. McLarand', with a long horizontal stroke extending to the right.

Carl McLarand