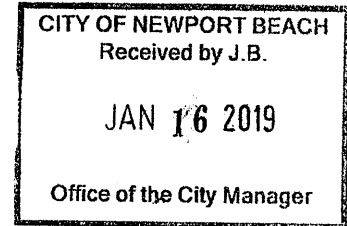


Jack M. Langson

2616 Bayshore Drive - Newport Beach, California 92663

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 2616 Bayshore Drive in the City of Newport Beach. I have seen the plan approved by the City for the replacement of Newport Marina (2888 Bayshore Drive) and believe it to be out of character in concept for Newport Harbor and in conflict with the neighboring residences. Therefore, this letter is submitted in support of the appeal to have Newport Marina reevaluated and designed conscious of balancing the goals of the commercial marina with the privacy and safety of the surrounding community.

Nothing indicates that the city took the time or the care to evaluate the environmental impact that the Newport Marina replacement plan could have on the surrounding community. The slip counts maybe similar between the existing and new marina but with very large boats come boat captains, crews, daily, maintenance, and parties. It's astonishing that with most projects of this magnitude being so heavily scrutinized, approval of this marina plan completely lacked a comprehensive evaluation.

My home is located on the harbor with Bayshore Marina fronting it. I am concerned that setting a precedent for commercial marinas to put very large boats in front of the residences will create a detrimental domino effect. Currently, Bayshore Marina has its larger boats located in front of the marina's parking area and the smaller boats in front of the residences. I would consider Bayshore Marina a good neighbor but once the precedence is set, it could easily follow suit to becoming a nuisance neighbor.

I respectfully request the City and the Harbor Commission to consider the precedent set by Approval In concept/Harbor Permit Number 1502-2018 and approve a plan that is compatible with the surrounding residential neighborhood of Newport Marina.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Jack M. Langson".

Jack M. Langson

C: Harbor Commissioners
Duffy Duffield, City Council District 3