

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Tuesday, January 29, 2019 3:35:05 PM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH

[100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660](#) | newportbeachca.gov

From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Tuesday, January 29, 2019 3:26 PM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff <jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy <dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis <CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

Very poor planning. The proposal is like 3 large space ships landing on a parking lot with no regard for surrounding businesses and communities.

Dorothy Kraus
10 Wild Goose Ct
Newport Beach, CA 92663
*** kraus@gmail.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Tuesday, January 29, 2019 3:48:27 PM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

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[100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660](#) | newportbeachca.gov

From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Tuesday, January 29, 2019 3:44 PM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff <jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy <dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis <CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

Newport, Costa Mesa & Irvine have been building too many buildings without the proper infrastructure. The amount of cars and pollution is increasing. We can barely navigate through our beach communities due to home lots being maxed out by building two or more units on a lot that originally had one home on it. We are losing the charm of our neighborhood and environment.

Melody Robinson
Corona del Mar, CA 92625
*** rsma@yahoo.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Tuesday, January 29, 2019 4:49:16 PM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH

[100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660](#) | newportbeachca.gov

From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Tuesday, January 29, 2019 4:17 PM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff <jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy <dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis <CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

That many more cars will be added to our already clogged streets and freeways is a terrible idea. Orange County developers need to start thinking about supporting the building of public transportation and placing their large density buildings near these hubs. Every major city along the western seaboard have done it or are in the process (SF, Portland, Seattle) it's ridiculous that LA and Orange County remains so far behind!

Christian Geiser
1600 Park Newport
Newport Beach, CA 92660
*** geiser@sbcglobal.net

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Tuesday, January 29, 2019 5:09:59 PM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH

[100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660](#) | newportbeachca.gov

From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Tuesday, January 29, 2019 5:08 PM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff <jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy <dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis <CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

They are as ugly as hell. They do not fit into the surrounding environment. Furthermore, they will bring the housing value down.

Maya Lynn
1 Yorkshire
Newport Beach, CA 92660
***kuo@yahoo.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 7:24:04 AM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH

[100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660](#) | newportbeachca.gov

From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Wednesday, January 30, 2019 6:47 AM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff
<jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy
<dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter
<pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis
<CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

Preserve Newport Beach's community character.

Catou Greenberg
462 Westminster Avenue
Newport Beach, CA 92663
***catou@yahoo.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 7:24:20 AM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

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<jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy
<dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter
<pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis
<CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

Not the right place for this project. Things are already congested enough.

John Pohlig
Newport Beach, CA 92660
***pohlig@gmail.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 7:24:35 AM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH

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From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Tuesday, January 29, 2019 6:48 PM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff <jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy <dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis <CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

Already too many high rises with no increase in infrastructure or land to accommodate it.

Ronald Anderson
303 Avenida Cerritos
Newport Beach, CA 92660
***anderson1600@sbcglobal.net

From: [Violett, Marc S](#)
To: [Ung, Rosalinh](#); [Planning Commissioners](#)
Cc: [Julie Ault](#)
Subject: Koll Center Residences Project
Date: Wednesday, January 30, 2019 8:25:00 AM
Attachments: [R Ung-City of Newport Beach Koll Center Residences Project 01.30.2019.pdf](#)

Rosalinh,

Please see the attached analysis regarding the Koll Center Residences parking program. Let me know if there are any questions. Thank you.

Marc S Violett, P.E. | Project Manager | Michael Baker International
5 Hutton Centre Drive, Suite 500 | Santa Ana, CA 92707 | [O] [949-855-3607](tel:949-855-3607)
marc.violett@mbakerintl.com | www.mbakintl.com





January 30, 2019

City of Newport Beach

Community Development Department
Attn: Rosalinh Ung, Associate Planner
100 Civic Center Drive
Newport Beach, CA 92660

RE: Proposed Koll Center Residences Projects

Dear Ms. Ung:

This company, at the request of Olen Properties, has reviewed the information from the Koll Center Residences Draft EIR (dated September 2017) regarding the Parking Program for the proposed project. This analysis is limited to the review of the Draft EIR only and is not an exhaustive report on impacts to owners from the sale of the existing common area and on-grade parking lots to the applicant.

As described below, there are three significant issues regarding the proposed parking program discussed in Section 3 of the Draft EIR where established City Ordinances and the applicable Planned Community (PC) Standards are not followed, therefore resulting in invalid conclusions regarding the viability of the proposed parking program.

1. The Parking ratio utilized in the Parking Assessment are not consistent with either the City's off-street parking requirements or the parking requirements established in the Planned Community Standards for Koll Center Newport.

As stated in Note "a" to Table 3-4 (Parking Summary) from the Draft EIR, the parking ratios proposed for the Project used for assessing the viability of the proposed parking program are, "in accordance with the standards adopted for Uptown Newport". It should be noted that the Parking Summary presented in Table 3-4 lists only proposed parking ratios for the residential units, as this assessment is limited to be a test of the aggregate parking for the entirety the net amount of parking spaces proposed to be added exceeded the amount of parking spaces being demolished.

It is important to recognize that the parking ratios proposed for the residential development are, in average, lower than the requirement identified in Table 3-10 of the City's Municipal Code for Multi-Unit Dwellings of 4 units or more. On average, the proposed parking ratios for the residential units are approximately 15 percent lower than the code requirement of 2.5 spaces per unit with the portion proposed for guest parking being forty percent lower than the City's code requirement.

Attn: Rosalinh Ung
City of Newport Beach
January 29, 2019
Page 2

The Parking Summary (Table 3-4 of the EIR) and the parking assessment in Section 3.6.2 do not include any calculations regarding how many parking spaces are required for the existing office building within the study area. Rather the assessment assumes that the number of parking spaces existing in the study area is sufficient to serve the office buildings without any reference as to whether consideration of either the parking ratios for offices as established in the Municipal Code or in the Koll Center PC.

The bottom line is that the EIR's Parking Assessment provides no basis that it was based on the parking ratios required in either the City's Parking Ordinance, or in the Koll Center PC. This is particularly important since the CC&R's, when addressing KCN's responsibilities relative to changes in the parking program, indicated that such changes must be, "adequate to comply with (a) all applicable laws, rules and regulations of the City of Newport Beach or any other government entity having jurisdiction thereof and (b) the hereafter referenced CC&R's and Development Standards".

2. The Parking Program does not consider the proximity of the available parking for the non-residential uses in the study area (Municipal Code 20.40.030A and 20.40.070 B2).

The Parking Summary and Assessment contained in the EIR gave no consideration to the proximity and case of access between the non-residential uses (office buildings) and the available parking available for those uses. Section 20.40.030A requires that, "Parking shall be located on the same lot or development site as the uses served". Similarly, Section 20.40.070B2 requires that, "Parking Facilities for non-residential uses shall be located on the same site as the use". The bottom line is that the City's Parking Code requires the provision of adequate parking proximate to the individual uses and the current parking analysis has not considered this requirement, particularly relative to analysis of the proposed construction phasing program.

3. The analysis of the Phased Parking Program needs to be revised to reflect: 1) use of appropriate parking ratios and 2) the proximity of adequate parking proximate to the non-residential uses during each phase of construction.

The Parking Program proposed for each phase of the project's construction (sheet numbers A-01.3, A-01.3 and A-01.3.1 of the plan set) needs to be analyzed using appropriate parking rates (comment 1) and considering the proximity of an adequate parking supply to the non-residential uses. As currently proposed, it appears that the availability of adequate parking proximate to the non-residential uses (particularly for the three office buildings in the northwest corner of the site) will be problematic during Phases 1 and 2.

Attn: Rosalinh Ung
City of Newport Beach
January 29, 2019
Page 3

In conclusion, in order to assure that the currently proposed parking program (both for the total project and for the proposed construction phasing for the project), a revised analysis that utilizes the appropriate parking rates and considers the proximity of the proposed available parking to the non-residential uses needs to be done.

Thank you for consideration of our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Violett", is written over a light blue horizontal line.

Marc Violett
Department Manager - Traffic

From: [Steve Tyler](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Wednesday, January 30, 2019 9:22:15 AM

Do not allow the project

From: [Kerri Hirsch](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project- Against Project
Date: Wednesday, January 30, 2019 9:34:22 AM

Dear Planning Commission -

I am AGAINST this project for the following reasons:

1. Size -
 - a. the impact of the 1,000s of apartments being built in the area has not even begun to trickle down. Traffic is already horrendous and there is not sufficient infrastructure in place to handle the increased population.
 - b. thirteen stories is excessive and unnecessary.
2. Greenlight - It seems time and time again these large projects somehow don't trigger a Greenlight vote. Yes there is planning in the master plan for additional growth but these towers each on their own should trigger Greenlight due to increased number of car trips per day. It is very simple math.
3. Conflict of interest - the number of commission members that have a conflict of interest can not possibly lead to an unbiased vote.
4. Aesthetics - Yes I'm sure these will be a lovely design but too much is too much. Keep Newport beautiful.

Regards and hope you are having a lovely day.

--

Kerri Hirsch
949-533-4035

From: [Maryjean Harper](#)
To: [Ramirez, Brittany](#); [City Clerk's Office](#); [Dept - City Council](#); info@spon-newportbeach.org; [Planning Commissioners](#)
Subject: Koll Project
Date: Wednesday, January 30, 2019 9:59:42 AM

Hello Commissioners,

I can not attend the meeting tomorrow but have been following this issue. My hope as a 42 year Newport Beach resident is that you would not vote on this until we have a completed General Plan Update. I have lived in Dover Shores for 23 years now under flight path, especially with Santa Ana weather conditions. To add 15 story buildings to an area of one story businesses is a major change. It is imperative that the General Plan Update be completed first.

Thank you for this consideration.

Sincerely,

Maryjean Harper

From: marketwest@aol.com
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Wednesday, January 30, 2019 10:08:31 AM

To whom it may concern:

This project is ridiculous. Can you imagine the traffic issues, congestion, etc. Plus it does not conform to the original plan. This is a travesty and should not be allowed to proceed.

Gary Osterholt
1124 Santiago Drive.
Newport Beach, Ca. 92660

From: [Gretchen Lee](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); [Stop Polluting Our Newport](#)
Subject: Koll Towers
Date: Wednesday, January 30, 2019 10:19:22 AM

WOW.....looks like a huge contribution to TRAFFIC which Newport Beach has WAY TOO MUCH traffic already. Please consider this in your thoughts.
Gretchen Lee

From: [Jeanne Fobes](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Wednesday, January 30, 2019 10:23:36 AM

To our Planning Commissioners:

When I participated in 2006 in study sessions for the General Plan for my much-loved Newport Beach, there was NO mention of "high-rise condo towers" ANYPLACE in my town!!! If there had been, I would have protested and organized in opposition.

Can it be true that you are considering "three 160-ft. tall, 15-story condo towers"? They would be squeezed into the middle of an otherwise harmonious low-rise office park that many local property owners and businesses have been enjoying and investing in for years!

This project bears little resemblance to what was described in the 2010 integrated Conceptual Development Plan for this site.

Keep in mind that this is NOT what we residents of Newport Beach envisioned when we approved the 2006 General Plan. We would NEVER have approved L.A.-style high-rise condo towers in the Airport Area or anyplace else in our Newport Beach!!!!!!

A 49-year resident of Newport Beach,
Jeanne Fobes

From: [Elizabeth Stahr](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Koll Company
Date: Wednesday, January 30, 2019 10:32:10 AM

Please do not allow the Koll Company to build the high rise towers by the airport. We are not NY City but a Beach town and there is no place for high rise apartments here.

Thank you!
Elizabeth Stahr
stahrs@me.com

From: [janice nikula](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Wednesday, January 30, 2019 10:43:31 AM

Please reject the proposed 15-story condo project. Traffic is bad enough without adding such a dense intrusion into our city.

Thank you for your attention.

Janice Nikula
98 Hartford Dr, Newport Beach, CA 92660

From: [BOB UNDERWOOD](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Wednesday, January 30, 2019 10:46:43 AM

I am opposed to any decision on the Koll Project until the revised General Plan has been completed, so that it can be determined that this project is compatible with the new General Plan.

Sincerely,
Robert Underwood, 2009 Yacht Mischief, Newport Beach 92660.

From: [Karen Carlson](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Koll Project
Date: Wednesday, January 30, 2019 10:52:37 AM

Dear Planning Commission:

I hope to attend the meeting Thursday, but wanted my voice to be heard.

I strongly oppose the 3 13 story condos project.

This is NOT what was originally proposed or approved.

Newport does not need more "luxury" condos.

What it does need is reasonably priced smaller units. Where are our service workers going to live???

Please reconsider and return to the original plan.

Thank You

Karen Carlson

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 11:57:19 AM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH

[100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660](#) | newportbeachca.gov

From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Wednesday, January 30, 2019 11:54 AM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff
<jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy
<dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter
<pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis
<CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

Too big and inappropriate site.

Martha Peyton
212 1/2 Fernleaf Ave
Corona del Mar, CA 92625
*** peyton112@gmail.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Koll Residence
Date: Wednesday, January 30, 2019 11:58:40 AM

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH
100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660 | newportbeachca.gov

-----Original Message-----

From: Brian Adams [<mailto:badams@pacbell.net>]
Sent: Wednesday, January 30, 2019 10:57 AM
To: Ung, Rosalinh <RUng@newportbeachca.gov>
Cc: jsainc@pacbell.net
Subject: Koll Residence

I am opposed to this project. I have been listed as a supporter of this project in the agenda documents. Please correct this mistake, and list me as an opposer.

Regards,
John Adams

Sent from my iPad

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Koll Residences - Group Property Owner Opposition Letter from 20 Surrounding Property Owners and 2 Tenants
Date: Wednesday, January 30, 2019 12:00:52 PM
Attachments: [Koll Residences - Group Property Owner Opposition Letter and Map 1-30-2019.pdf](#)
[image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

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From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Wednesday, January 30, 2019 10:50 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis <CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Koll Residences - Group Property Owner Opposition Letter from 20 Surrounding Property Owners and 2 Tenants

Dear City Council and Planning Commission,

Please find enclosed a **Group Property Owner Opposition Letter signed by 20 Property Owners and 2 Tenants opposed to the Koll Residences condo towers**. The signatories comprise a majority of the properties closest to and most affected by the proposed project. A map is also provided showing the location of the signatories' properties in relation to the three proposed high-rise condo towers.

As discussed in the letter, the proposed Koll project creates serious negative impacts to the property rights and property values of the existing surrounding property owners. The General Plan and 2010 Integrated Conceptual Development Plan for the Koll site require *"compatible and cohesive integration of new housing, parking structures...and other improvements with existing non-residential structures and uses."* (2006 General Plan Land Use Element).

The significant opposition of more than 20 surrounding property owners and tenants is strongly indicative of the Koll Residences project not fulfilling this requirement. Several other important problems with the Koll Residences project are also discussed in the letter.

The Shopoff Group claims to have met with all surrounding property owners; however, those meetings have largely been one-sided "sales pitches." Shopoff has not properly considered nor

addressed the input and concerns of surrounding property owners. The firm opposition of numerous surrounding property owners is emblematic of this.

The Planning Commission is in a position to require a project redesign that is more compatible with the property rights of existing surrounding businesses and is an improved overall project for the Newport Beach community. We respectfully request that you do so.

Sincerely,

Koll Center Newport Business Owners (per signatories on attached letter)

January 30, 2019

City of Newport Beach City Council and Planning Commission
100 Civic Center Drive
Newport Beach, CA 92660

**Re: Opposition from Surrounding Business Owners to 15-Story Koll Residences
Condo Towers Project as Currently Designed**

Dear City Council and Planning Commission:

The undersigned represent 20 property owners and 2 tenants located immediately adjacent to and most significantly affected by the proposed Koll Residences condo towers. Enclosed is a map showing the location of our properties – all in close proximity to the three, 15-story proposed towers. Most of our properties are within 300 feet of the project.

We are opposed to the Koll Residences project as currently proposed. We request that the Planning Commission direct the Applicant to redesign the project to resolve several significant problems presented by the current design. The current proposed design features would create substantial negative impacts to our businesses, our property values and our property rights. If the Applicant is not willing to make necessary changes, we request denial of the project.

We request that the Planning Commission direct the Applicant to redesign the project to resolve the issues presented by the current design, including but not limited to:

1. **Promise of Mid-Rise Buildings Throughout 2010 Public Process** – Three public meetings occurred in 2010 to review and approve the proposed Integrated Conceptual Development Plan (ICDP): two Planning Commission meetings and one City Council meeting. At every one of these meetings, the City staff reports and analysis clearly stated that only mid-rise buildings were intended for the Koll site. The three proposed 15-story towers are clearly high-rise not mid-rise. A serious issue of public process and trust is at stake if the City approves any project larger than mid-rise. Comparable mid-rise buildings in Koll Center and throughout the Airport Area are 3-4 stories.
2. **Incompatible and Excessive Building Height** – The majority of adjacent buildings are 3-4 stories and are completely overshadowed by the three, 15-story towers. This incompatibility creates a significant negative impact to existing property values and rights.
3. **Unsightly Tower and Parking Garage Massing** – The first two floors of each building are dominated by the parking garage – rather than vibrant retail such as envisioned by the General Plan (GP) and ICDP. Two floors of ugly parking garage as the most visible “ground levels” do not facilitate a “residential village” per the GP/ICDP. In fact, avoiding this type of unsightly scenario is precisely why the 2010 ICDP public process originally stated the Koll project would be a “mid-rise wrap” so the parking garage was hidden inside the project and wrapped with retail and townhomes (see July 22, 2010 City Staff Report).
4. **Ignores Requirements of Plans & Policies** – The GP and ICDP require the project to be built as a village “centered around a park.” The proposed project moves the park to the

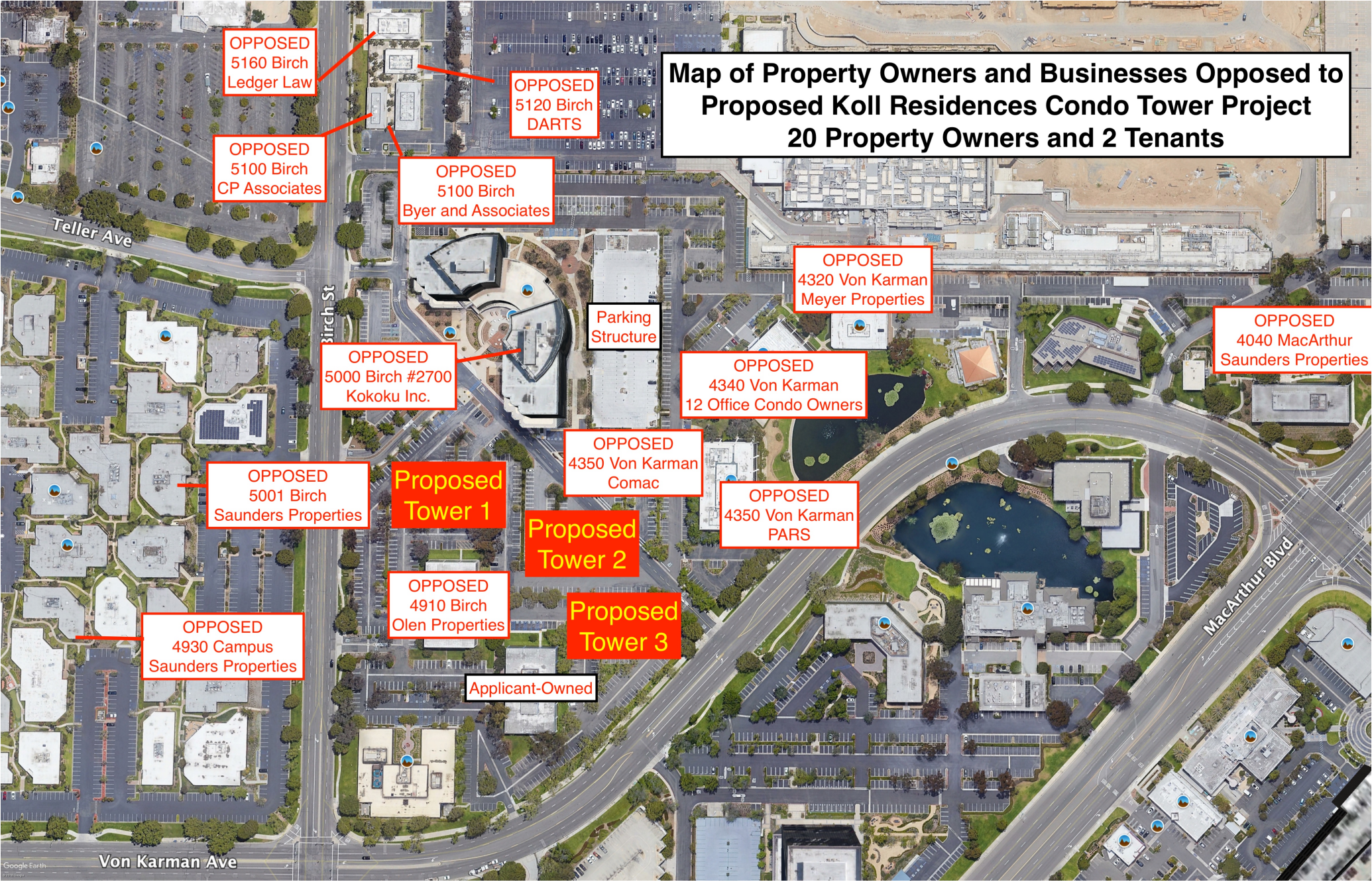
far eastern corner of the business complex, exacerbating impacts to existing property rights in direct contradiction to the “central park” ICDP and GP requirements.

5. **Lacks Adequate Retail** – The paltry amount of retail (less than 1% of the project) is egregiously inadequate and forces people into their cars, which will further add to traffic in greater Newport Beach.
6. **Lacks Residential Village Atmosphere** – The ICDP (page 4) requires a “residential village with a strong sense of place,” but this project lacks that “village” atmosphere by being massive, monolithic 15-story towers jammed between existing buildings rather than a human-scale, thoughtfully integrated residential village.
7. **Size of Parking Structure and Impacts to Existing Parking** – The project proposes a massive parking structure which itself is taller than all but one nearby office building. In addition, there are already surface parking deficiencies onsite, and eliminating surface parking by replacing it with towers removes this valuable component of our investment in the office complex. It is also unacceptable that the project proposes to move the parking allocation of certain property owners onto another owner’s (Shopoff’s) private property rather than the Common Area, where it currently is located. Such an arrangement exposes property owners to potentially unfair parking price increases by Shopoff or parking noncompliance if the property owner experiences bankruptcy.
8. **Creates Congestion Within Koll Center** – The project adds a substantial amount of vehicle trips to the already busy Koll Center and divides an active and vibrant office park with three enormous condo towers. The circulation must be better integrated.
9. **Lacks “Compatible and Cohesive Integration”** – Both the GP and ICDP require careful and thoughtful integration of all features of new residential projects with existing non-residential structures, yet the project crams itself into the business complex with inadequate care as to its compatibility. The substantial adjacent property owner opposition and the numerous problematic issues identified above are indicative of this incompatibility and lack of integration.
10. **Ignores Property Owner Concerns** – Instead of listening to existing property owners and tenants, our concerns are being ignored by the Applicant with no attempted resolution. Meetings with the Applicant have been mere Applicant sales pitches and have fundamentally lacked legitimate efforts by the Applicant to resolve adjacent property owner concerns.

Our existing property rights are in serious jeopardy, and those rights should be properly considered by the Planning Commission and City Council as they evaluate the Koll Residences condo tower project. **As currently designed, the project has numerous problems which create excessive negative impacts to our property rights and property values while resulting in inadequate benefits.** This lopsided ratio of “impact vs. benefit,” and also the Applicant’s fundamental refusal to respond to our concerns, is not what was envisioned by the GP and ICDP for compatible and cohesive integration with existing properties. The Koll Residences project must be redesigned to correct that imbalance, or denied if the Applicant is unwilling to make such changes.

Sincerely,

- | | |
|--|---|
| 1. Court Purdy and Bill Paoli
Paoli and Purdy, PC | 2. Mark Hasker Byer, MAI
Byer & Associates, Inc. |
| 3. John Saunders
Saunders Property Company | 4. Igor Olenicoff
Olen Properties |
| 5. Emery Brett Ledger
The Ledger Law Firm | 6. Haley Detwiler-McDonald
COMAC America |
| 7. James Hasty
Meyer Properties | 8. Dana Haynes
Citivest |
| 9. John Adams
CP Associates, Inc. | 10. Brian Davis
The Law Offices of Brian Davis |
| 11. Jane An
Monolithe Wealth Planning Group | 12. Steven Liang
Wealth Ocean |
| 13. Allan Basso
DARTS | 14. Dave Edwards
California Fire Protection |
| 15. Huijun Ge
Clover Investment Inc. | 16. Hubert Kuo
Ardent Law Group, PC |
| 17. Fred Fourcher
Bitcentral Inc. | 18. Cameron Jackson
C. Jackson Investigations, Inc. |
| 19. Tod Hammeras
PARS | 20. Board of Directors
Von Karman Condo Owners Association |
| 21. Ralph Smith
Kokoku Inc. | 22. Longmei Zhou
Andy Q, LLC |



From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 12:02:01 PM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH

[100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660](#) | newportbeachca.gov

From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Wednesday, January 30, 2019 10:11 AM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff
<jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy
<dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter
<pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis
<CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

Ruining residents' quality of life in the name of greed isn't a good look for Newport Beach.

Julie Stiebritz
409 Vista Roma
Newport Beach, CA 92660
***test@icloud.com

From: kperry9507@aol.com
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Wednesday, January 30, 2019 12:22:47 PM

Please do not allow this enormous project to proceed as planned. Give it much thought and careful consideration. Laura Perry

From: [Jasmine Moini](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Wednesday, January 30, 2019 12:54:26 PM

Dear Newport Beach City Council Members;

I am vehemently against making Newport Beach into Century City. I understand from reading my local papers (Daily Pilot and Newport Beach Independent) that many of the Commissioners have conflict of interest with this project. It seems to me that the City Council is more interested in pleasing their "developer" friends than the city residents.

We already have multiple low-rise apartments and condos along the Jamboree corridor that have impacted traffic and city services. And you want to add three high-rise condos? Really? Who would benefit? Follow the money.

The argument that this would add to our tax base is circular...more people require more services...fewer people require less services. Let's manage our money better and avoid becoming LA.

Respectfully,

Jasmine Moini
8 Monterey Circle
Corona del Mar

From: [Bill Duggan](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Wednesday, January 30, 2019 1:22:06 PM

I live in Big Canyon we have watched the huge apartment complex go in which has impacted our lives and our neighbors, from traffic to our views. We thought that this property was not to continue with this idea of another overly large building is added to our neighborhood. The amount of traffic has increased and I'm sure if you checked with the local Police force this will be shown.

Sincerely,
Mary E Duggan
46 Rue Fontainbleau
Newport Beach

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 2:11:24 PM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH

[100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660](#) | newportbeachca.gov

From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Wednesday, January 30, 2019 12:53 PM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff
<jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy
<dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter
<pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis
<CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

These do not fit our community and would add a lot of traffic.

Keri Miller
12 Fairwind
Newport Coast, CA 92657
***@cybermillers.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 2:15:38 PM
Attachments: [image001.png](#)

ROSALINH M. UNG
Community Development Department
Senior Planner
rung@newportbeachca.gov
949-644-3208

CITY OF NEWPORT BEACH

[100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660](#) | newportbeachca.gov

From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Wednesday, January 30, 2019 2:15 PM
To: Dixon, Diane <ddixon@newportbeachca.gov>; Herdman, Jeff
<jherdman@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Duffield, Duffy
<dduffield@newportbeachca.gov>; Brenner, Joy <joy@newportbeachca.gov>; Zak, Peter
<pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Ellmore, Curtis
<CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

Too much traffic already!! Keep our community small.

Gloria Apodaca
1014 Sandcastle Drive
Corona del Mar, CA 92625
***aca72@gmail.com

From: [Greg Sullivan](#)
To: [Planning Commissioners](#)
Subject: Koll Center Residences
Date: Wednesday, January 30, 2019 2:27:00 PM
Attachments: [KCR sullivan letter.pdf](#)

Dear, Chairman Zak and Planning Commissioners:

Please find attached my letter in support of the project at Koll Center Newport. I look forward to providing public support tomorrow at the special hearing.

Sincerest regards,
Greg Sullivan
Newport Beach Resident

RE: KOLL CENTER RESIDENCES

January 30, 2019

Dear, Chairman Zak and Planning Commissioners:

My name is Greg Sullivan. I am a lifelong Newport Beach resident and care about my community. I'm raising my family here, I work in the real estate development field, and have an office in the Airport Area submarket.

I would like to express my support for Koll Center Residences. I do not support all development and don't want to see more traffic in my neighborhood. I am interested in keeping the city fresh and vibrant through prudent, responsible redevelopment to meet the evolving needs of the city and I have always been a proponent of Infill over Greenfield Development.

Please consider the following in your decision on this project.

- Newport Beach has woefully underserved the housing needs of our community. I was fortunate enough to buy a house 20 years ago, but I fear my kids will never get to live near me.
- The current General Plan was written and approved to provide responsible planning guidance for our housing needs and the Koll Residences project complies 100% with the General Plan.
- This project only adds 200 units to our city population of +/-85,000 residents. At 2 persons per unit, this is less than .5% increase and has almost no impact to the community at large...or the Airport Area.
- Regarding the Airport Area, the General Plan states: "The Airport Area is urban in character, different from other City neighborhoods. Additional density is considered more acceptable than other parts of the City."
- The project scope and building heights for the Koll Residences are compatible with those in the airport area where it is located.

I find some of SPON's materials misleading at best and a blatant attempt to fear monger. Calling this project "Three Museum Houses" is patently false and their bar graph, framing it to look like this project towers over the Museum House is misleading. Koll Center Residences is significantly less dense and tall and completely within character of the airport area market. Again, 200 units will have minimal impact on our neighborhoods and this project will make a small dent in providing badly needed housing to our community.

The Planning Commission's role is to implement the General Plan. This project follows every direction from the General Plan. I urge the Planning Commission to approve this project and will publicly support KCR at tomorrow's Public Hearing tomorrow.

Sincerely,



From: [GINNY RILEY](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: KOLL CONDO TOWER PROJECT
Date: Wednesday, January 30, 2019 2:58:18 PM

Please do not approve the above mentioned Koll Condo Tower Project. A high density L.A. style development like this is not in keeping with what Newport Beach residents want. Ginny Riley