

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 5:08:32 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 5:04 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

We do not need high-rise condo towers in Newport Beach.

Julene Austin
***eaustin@gmail.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 5:20:16 PM
Attachments: [image001.png](#)

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Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

THIS IS NOT WHAT RESIDENTS WANT!

Nicolette Molina
14 Boardwalk
Newport Beach, CA 92660
*** sm@sandiego.edu

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Wednesday, January 30, 2019 5:20:28 PM
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Subject: Opposed to Koll Residences

High density development is detrimental to the quality of life in Newport Beach. As a voter/owner/taxpayer I do not choose to live in a high density area like West Los Angeles or Santa Monica. I am not against development but not on such a massive, clustered scale

Patricia McNally
1958 Vista Caudal
Newport Beach, CA 92660
*** mcnally@gmail.com

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Patricia McNally
1958 Vista Caudal
Newport Beach, CA 92660
*** mcnally@gmail.com

From: [Lynn Lorenz](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Koll Towers
Date: Wednesday, January 30, 2019 5:43:36 PM

One does not have to read very far on the Shopoff webpage to find the basic reason for residents of Newport Beach to oppose the KOLL Towers Project. It says, "As a private investment firm, Shopoff Realty investments places the needs of our investors above all else.....".

Their home offices are not in Newport Beach, but in Irvine and Dallas, two cities the residents of Newport Beach do not want to resemble.

So maybe the investors would like to appear in person and tell us why they think it is good business sense to build developments that are out of character with neighboring structures, why they think the huge increase in traffic that three huge condo towers will bring is "good neighbor policy" and why they want to basically create buildings that a majority of the community does not want. That does not sound like a wise investment to me, unless only numbers count.

Sent from my iPad

Written by Lynn Lorenz
434 Redlands Avenue
Newport Beach, Ca 92663
949 646 2054

From: [Tatiana Tahminjian](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Date: Wednesday, January 30, 2019 7:09:26 PM

I am ot for it at all. These huge towers belong in space not in Newport.

Thank you
Tatiana

From: [TOMLU BAKER](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Cc: [TOMLU BAKER](#)
Subject: Study Session Public Comments: Koll Project
Date: Wednesday, January 30, 2019 10:30:42 PM

Once again we are facing down an enormous housing project designed to enrich some developer but entangle the rest of us with more traffic and more high rises. I'm not sure why our decision makers aren't listening to the residents but they aren't.

The vast majority of my neighbors sees no value whatsoever in these monstrous developments, but they keep coming and coming. At the moment it's the Koll Center Residences, 3 high rise luxury condominium towers. Eventually we will exceed the capacity of our roads and face gridlock all the time, just like L.A. Not exactly what I signed up for.

Tom Baker
Newport Beach

CC : Submitted to the local Newspapers

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From: [Portia](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Thursday, January 31, 2019 5:24:38 AM

I am strongly opposed to the proposed Koll Center Luxury Condominium Towers. This project completely disregards the will of Newport Beach residents and clearly negatively impacts our quality of life. We absolutely cannot afford the unbearable traffic gridlock this project would create, as well as the stress these mega-towers would have on the Newport Beach infrastructure which provides for the needs of our current residents and visitors. The proposed massive towers violate the existing General Plan which was designed to prevent high rise sprawl. Don't allow this irresponsible development to destroy the integrity of our daily lives. It is not in our best interests. This project simply would make Newport Beach a less desirable place in which to live and visit.

Portia Weiss
Newport Beach

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 7:30:56 AM
Attachments: [image001.png](#)

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Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

There is way too much congestion in this town already. Newport Beach has doubled in size since I bought here in 1981. Just try parking at a restaurant at lunch time. There are no parking spots, but we have valets we can pay for! Or try driving anywhere from 5-6pm, you can't move! What is the purpose of bringing more people and congestion into our town?

Vicki Saunders
Newport Beach, CA

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 7:31:12 AM
Attachments: [image001.png](#)

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From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Thursday, January 31, 2019 5:02 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

Residents have already shown they do not support high rise housing.

Charles Klobe
457 Tustin Avenue
Newport Beach, CA 92663
***klobe@me.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 7:31:24 AM
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Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

This project is anti Newport Beach!

Sam Malapas
2319 San Joaquin Plaza
Newport Beach, CA 92660
*** leeiii@gmail.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 7:34:29 AM
Attachments: [image001.png](#)

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Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

It is way too large in scope.

Lynn Lorenz
434 Redlands Avenue
Newport Beach, CA 92663
***jerlo@aol.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
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Cc: Ung, Rosalinh <RUng@newportbeachca.gov>

Subject: Opposed to Koll Residences

The 15 Story "TRIPLE towers" is NOT what Newport residents want! These towers would be like Wilshire Blvd in Los Angeles. skyline, traffic, noise pollution etc.

When is enough enough? packing more people into a built out city does not improve quality of life.

Liz Barman
6 Rue Saint Cloud
Newport Beach, CA 92660
***liz@gmail.com

From: [Lowery](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Thursday, January 31, 2019 8:05:37 AM

Dear Sirs,

This project is not compatible with our City.

If you want our city to look like and be like Los Angeles or Marina del Rey.

Then please move there, and let us keep some resemblance of how

the majority of Newport Beach residents would like to live.

Best regards,

Rodger Lowery

Newport Beach, CA

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 9:15:45 AM
Attachments: [image001.png](#)

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<CEllmore@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>
Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

This project is too large and too much density for Newport Beach!

Janet DiChiro
2821 Blue Water Drive
Corona del Mar, CA 92625
***dichiro@aol.com

From: [pamanddoug](#)
To: [Planning Commissioners](#); [Dept - City Council](#)
Subject: Three 15-story condos...really???
Date: Thursday, January 31, 2019 9:54:11 AM
Importance: High

Dear Newport Beach City Council and Planning Commissioners,

To picture an architectural drawing of three 16-story condos is one thing.
To endure the blight that these monstrosities would impose on the Newport
Beach community for hundreds of years to come is a travesty.

One can imagine the negative consequences on our environment in Newport
Beach. The sewage, trash, traffic, and blight on the landscape would be
real. If building permits are passed, these buildings would be your
responsibility, and the present generation of Newport Beach families and
future generations will be impacted in many negative ways.

Please do not let the idea of monetary gain become your only consideration
when you are determining the appropriateness of three 160-foot tall
buildings.

Thank you.

Pam and Doug Carrie

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 9:56:56 AM
Attachments: [image001.png](#)

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From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Thursday, January 31, 2019 9:52 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

We are very opposed to the proposed Koll Center Luxury Condominium Towers. As NB residents we don't want huge building monstrosities and the traffic gridlock this project would create—bad for residents and tourists alike. The proposed massive towers violate the existing General Plan which was designed to prevent high rise sprawl.

Don't allow this irresponsible development to destroy the integrity of our daily lives. It is not in our best interests. This project simply would make Newport Beach a less desirable place in which to live and visit.

Vicki Ronaldson
506 San Bernardino Ave
Newport Beach, CA 92663
***beardog@gmail.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
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Cc: Ung, Rosalinh <RUng@newportbeachca.gov>
Subject: Opposed to Koll Residences

NPB is NOT Miami Beach. Our infrastructure cannot accommodate the addition of the personnel who would potentially occupy these proposed 3 condos. Traffic is difficult enough already. This NOT what the citizens of NPB want. No way.

John Kidde
3907 Inlet Isle Drive
Corona del Mar, CA 92625
*** man73@gmail.com

From: [Russell Niewiarowski](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Proposed Koll project
Date: Thursday, January 31, 2019 12:05:17 PM

Dear Planning Commission, as a lifelong resident of Newport Beach/Costa Mesa and Irvine, I oppose the Los Angeles-ification of Orange County.

The proposed Koll Project is one of countless high density multi-story residential developments being proposed in Orange County. In the last 20 years we have witnessed many of these types of high density residential projects taking over our business parks in Irvine, Newport Beach, Huntington Beach, Santa Ana, Anaheim, Orange and other cities. All of these projects are diminishing our quality of life.

The amount of traffic during peak rush hours in the morning, noontime and late afternoon/evening is already unbearable. Even the weekend commutes in and around Orange County now compares to weekday rush hour traffic. Continuing to allow more high density residential development is only going to add more traffic.

While I understand why more people want to live here in Orange County, I cannot support the Koll Project or any other high density residential project in Orange County UNTIL the traffic infrastructure problem throughout Orange County is addressed and IMPROVED to be able to accommodate existing as well as future traffic.

The developers profit from their high density residential projects, and the Cities profit from the added tax revenues, but we the residents suffer from additional traffic congestion. Why aren't the Cities forcing the developers to fund roadway expansions? Instead, the State raises our taxes to supposedly fund freeway and roadway expansion which we have yet to see transpire. This is wrong. The developers should be forced to pay for expanding our roadways to accommodate the added traffic their projects create.

Russell Niewiarowski
20102 Kline Drive
Newport Beach

Sent from my iPhone

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 1:26:33 PM
Attachments: [image001.png](#)

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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: Thursday, January 31, 2019 1:12 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

Density, traffic, appearance---we have enough towers in Newport with what we currently have in our geography.

Denise Newcomer
2851 Bayshore Dr
Newport Beach, CA 92663
***keefen@gmail.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 1:40:32 PM
Attachments: [image001.png](#)

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From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Thursday, January 31, 2019 1:40 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

Don't turn us into Irvine!

Marci Franklin
1942 Port Albans Pl
Newport Beach, CA 92660
***marci@hotmail.com

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 2:42:29 PM
Attachments: [image001.png](#)

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From: Public Comment - Koll Residences [mailto:info@protectnb.org]

Sent: Thursday, January 31, 2019 2:24 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

I do not support such dense housing in Newport, nor such high rises. Not to mention the added traffic in our city and the surrounding communities. We are not a large metropolis and do not want to see us become one.

Dianna Sahhar
406 Orchid Ave
Corona del Mar, CA 92625
*** sahhar@law.uci.edu

From: [Charles Klobe](#)
To: [Planning Commissioners](#)
Subject: Koll Project Comments
Date: Thursday, January 31, 2019 2:51:04 PM

Good day members of the Planning Commission.

My name is Charles Klobe. I am a resident of Newport Heights and a board member of the Newport Heights Improvement Association. Today I am speaking as an individual resident, however. This is the first time I have ever written to the Planning Commission. My comments today concern the proposed Koll residences. The resident's position on the proposed Museum House project should tell you how we feel about this proposal. I realize that you are obligated to hear it. For the life of me I cannot see how this project benefits the community. These luxury condos will only enrich the developer at the expense of the residents. Further, in this day of heightened awareness about RHNA compliance I can't see how this development will help. I could go on but I will close by asking you to listen to the residents here and not be swayed by income to the city or pressure from the few connected supporters of this project

Thank you for your time.

Charles Klobe

From: [Ung, Rosalinh](#)
To: [Lippman, Tiffany](#)
Subject: FW: Opposed to Koll Residences
Date: Thursday, January 31, 2019 3:00:21 PM
Attachments: [image001.png](#)

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CITY OF NEWPORT BEACH

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From: Public Comment - Koll Residences [mailto:info@protectnb.org]
Sent: Thursday, January 31, 2019 2:57 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

The project is too large and will bring too many cars onto our overcrowded roads

Patricia ODesky
2888 Bayshore Drive
Newport Beach, CA 92663
***@aol.com

From: [bobnmel2](#)
To: [Planning Commissioners](#); [Ramirez, Brittany](#); [Dept - City Council](#); [City Clerk's Office](#); info@spon-newportbeach.org
Subject: Study Session Public Comments: Koll Project
Date: Thursday, January 31, 2019 4:04:50 PM

I live in CDM and I am against the approval of the Koll project and I vote. I am tired of the increase in traffic and the over building of Newport Beach. You are ruining the reason we all moved here and raised our families here. Please do not approve the project.

Sincerely,
Melinda Keeler
CDM

Sent from my Galaxy Tab A

From: [Protect Newport Beach Coalition](#)
To: [Dept - City Council](#); [Planning Commissioners](#)
Cc: [Ung, Rosalinh](#)
Subject: Thank You for a Constructive Koll Residences Study Session
Date: Friday, February 01, 2019 6:40:08 AM

Chair Zak and Planning Commissioners,

On behalf of the numerous Koll Center businesses and also resident groups and concerned citizens that form our coalition, we wanted to thank you for a constructive and solutions-oriented Study Session last night.

The thoughtful consideration and direction from Commissioners was a positive step towards a revised project that is a “win-win” for both opponents and supporters of the project — a modified design that potentially resolves the many concerns of residents and affected business owners while also allowing a quality residential village to be built on the site.

As you saw last night, the various speakers in opposition to the project did not take a “no project approach” but rather focused on numerous ways that residential could be built in a manner that better reflects resident goals for new development and more carefully integrates with affected surrounding businesses.

The Planning Commission rightly identified the high-rise height, lack of central park, lack of retail, massing, affordability and various other items as crucial issues that require resolution. And the Planning Commission also asked that the Applicant engage more constructively with the community and adjacent affected businesses — this direction was greatly appreciated, as we’ve felt such collaboration has been lacking.

It is still early in the process, but the Planning Commission set a solutions-oriented tone and we are grateful for that. We will continue to participate in this process with the City and Applicant in good faith and will recommend specific design changes which, if implemented by the Applicant, would result in broader support for the project.

Thank you again for your leadership in this important first step towards a better project.

Protect Newport Beach Coalition