

**From:** [Zdeba, Benjamin](#)  
**To:** [Lee, Amanda](#)  
**Subject:** FW: Ford Rd Development  
**Date:** Tuesday, April 23, 2019 3:13:34 PM  
**Attachments:** [image003.png](#)

---

Hi Amanda,

Please see below, which was received close to the study session start time and after the distribution cutoff.

Thanks for your help!

Ben Z.

**BENJAMIN M. ZDEBA, AICP**  
**Community Development Department**  
Associate Planner  
[bzdeba@newportbeachca.gov](mailto:bzdeba@newportbeachca.gov)  
949-644-3253

---

**From:** Keith Frankel <Keith.Frankel@TriPointeHomes.com>  
**Sent:** Thursday, April 18, 2019 3:59 PM  
**To:** Zdeba, Benjamin <bzdeba@newportbeachca.gov>  
**Cc:** Paul Casey <pcasey@zelman.com>; Ryan Chase <ryanlylechase@gmail.com>; Chris Edmonds <christopher.edmonds@calbt.com>; newportnylee@gmail.com; Polly Verfaillie <phackathorn@hotmail.com>  
**Subject:** Ford Rd Development

Hi Ben

I want to voice my initial concerns related to tonight's Ford Rd discussions. Although the project looks attractive, here are the concerns I have as a neighbor:

1. Traffic: Increased traffic along Ford (and potential speeding) at the edge of a very child centric neighborhood. (can be mitigated through stop signs or speed bumps). Since the inception of Pickle Ball, we get way more speeders heading towards the pickle ball courts. Given the family centric Port Streets neighborhood, this is a super sensitive topic.
2. Parking: I'm concerned that Residents and Guests will find a way to use an already busy Parking Lot at the Bonita Canyon Sports Park as overflow parking. During sporting events, this parking lot generally gets pretty full.
3. Parks: increased park use: We can anticipate more park traffic, specifically more pickle ball use. Can you share if the city has plans for additional park uses. I'd like to be made aware of any park adjustments.

4. Environmental / Nature: With the development, we can expect the elimination of some very nice Eucalyptus trees that align Bonita Canyon and act as a buffer to the Port Streets neighborhood. How will the city counter the tree reduction. Hopefully the planning commission requires a nice tree buffer on all sides of the condo complex.
  
6. Schools: Will these owners have access to Anderson School that is already impacted? This is more of a school district issue.




KEITH FRANKEL

TRI Pointe Homes, Inc.

5 Peters Canyon Road, Suite 100, Irvine, CA 92606

p. 949.478.8665 c. 949.500.9548 f. 949.478.8601

[Keith.Frankel@TRIPointehomes.com](mailto:Keith.Frankel@TRIPointehomes.com)

Visit us on: 

This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer.