

# **Attachment F**

PC March 21, 2019 Written Public Comments

**From:** [Westmoreland, Liz](#)  
**To:** [Lippman, Tiffany](#)  
**Subject:** FW: Upcoming Planning Commission Hearing (SD2017-008 and NT2017-003)  
**Date:** Wednesday, March 13, 2019 5:22:52 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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**From:** Rob Dodman <[rdodman@ratkovichproperties.com](mailto:rdodman@ratkovichproperties.com)>  
**Sent:** Wednesday, March 13, 2019 5:21 PM  
**To:** Westmoreland, Liz <[LWestmoreland@newportbeachca.gov](mailto:LWestmoreland@newportbeachca.gov)>  
**Subject:** Re: Upcoming Planning Commission Hearing (SD2017-008 and NT2017-003)

Thank you for the information. I do appreciate your correspondence. The problem here is that the decision the City of Newport Beach is making for this project is actually impacting primarily the residents of the City of Costa Mesa. Has there been any outreach among staff or the commissioners with the City of Costa Mesa? On all sides of the intersection for you there is a 25' height limit. It is not right for the City of Newport Beach to be able to unilaterally destroy this gateway to Eastside for us. This neighborhood is primarily a single-family neighborhood and Santa Ana/Mesa is the entry or gateway to Eastside Costa Mesa. Putting up a tall medium/high density condo project that is COMPLETELY incompatible with the aesthetic of the area is so sad and tragically once agreed upon not able to be reversed. If this were two-story townhomes then fine but this as suggested should not be approved. I look forward to reviewing the plans but doubt I will see things differently as I've lived at the intersection since 2007 and know just how wrong this is for our neighborhood. We should be looking to reduce congestion and calm traffic not the opposite. Destroying sight lines for all the neighbors that have existed for decades isn't fair. Please share this correspondence with the decision makers.

Rob Dodman  
Principal



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**From:** "Westmoreland, Liz" <[LWestmoreland@newportbeachca.gov](mailto:LWestmoreland@newportbeachca.gov)>

**Date:** Wednesday, March 13, 2019 at 4:03 PM

**To:** Rob Dodman <[rdodman@ratkovichproperties.com](mailto:rdodman@ratkovichproperties.com)>

**Subject:** RE: Upcoming Planning Commission Hearing (SD2017-008 and NT2017-003)

Good Afternoon Rob,

Thank you for your comments regarding the proposed project. Your comments will be included as part of the public record and forwarded to the Planning Commissioners for review. Please feel free to give me a call back to discuss your questions. I have also included some preliminary information below.

The Staff Report for the project, which includes the proposed plans, will be available on Friday evening of this week. Please utilize the following link:

<https://www.newportbeachca.gov/government/departments/community-development/planning-division/planning-commission>

The Staff Report and Draft Resolution address visibility at the intersection. The proposed buildings will be setback 20-feet from Santa Ana Avenue, and no features within the front setback will exceed 42", thereby increasing visibility from existing conditions (the existing hedges and walls will be removed). The Public Works Department has reviewed the project and found it acceptable as conditioned. The project complies with all development standards, such as height, setbacks, floor area, density, parking, etc., and no deviations are requested. The project would include 8-units, where the City of Newport Beach General Plan allows up to 13-units.

The Santa Ana Avenue right-of-way is not within the City of Newport Beach's jurisdiction, but I have reached out to the City Traffic Engineer to see if he may have any additional information for you regarding the roadway or intersection. I will be sure to follow up if I receive any additional information pertaining to this topic.

Best Regards,

**LIZ WESTMORELAND**  
Community Development Department  
Assistant Planner  
[lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov)  
949-644-3234

**CITY OF NEWPORT BEACH**

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**From:** Rob Dodman <[rdodman@ratkovichproperties.com](mailto:rdodman@ratkovichproperties.com)>



**Sent:** Tuesday, March 12, 2019 7:49 PM

**To:** Westmoreland, Liz <[LWestmoreland@newportbeachca.gov](mailto:LWestmoreland@newportbeachca.gov)>

**Subject:** Upcoming Planning Commission Hearing (SD2017-008 and NT2017-003)

Hi Liz, I was made aware this evening of a project development contemplated at the corner of Santa Ana Avenue and Mesa Drive. I live "kitty corner" to the property (and one house down on Mesa Drive). I am very concerned about the project description as provided as well as the zoning which would allow 8 residences on two parcels with a described four-story building. As you may or may not be aware Eastside Costa Mesa is a two-story residential neighborhood and we have concerns over continued increased density and more specifically the height and massing of a project such as this. I am unfortunately going to be out of the country for the hearing. I would appreciate you sending me the plans so I can review them and then more specifically mention my concerns as an impacted neighbor to this development. One additional element to consider is the major issue that this intersection has for vehicle and pedestrian safety. Only recently (two weeks ago) a car crashed through the wall at this very property and ended up in the front yard (it also happened last year). A speeding driver recently ran the red light there as well and the memorial is still present on the fence where a young man was killed. There are no sidewalks that connect all four corners of the intersection and we are very concerned that basic public safety is being ignored (speed limits are much too high and the intersection should be a stop sign not a stop light). Were these issues properly addressed? Is staff supporting this development? Are there conditional approvals required?

I look forward to receiving the information and also hope that my concerns are vocalized and made clear to the Planning Commissioners. No public outreach was done for this design and is the wrong solution for these parcels.

Thanks.

Rob Dodman

Principal



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**From:** [Westmoreland, Liz](#)  
**To:** [Lippman, Tiffany](#)  
**Subject:** FW: 3/21- Planning Commission Staff Report and Agenda – PA2017-218  
**Date:** Wednesday, March 20, 2019 9:52:27 AM  
**Attachments:** [Mesa Drive Townhomes.pdf](#)  
[image005.png](#)

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Hi Tiffany,

Please include this letter (attached) in the additional materials.

Thank you,

**LIZ WESTMORELAND**  
**Community Development Department**  
Assistant Planner  
[lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov)  
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**From:** anastasios Nikolaou <tas@lockarate.com>  
**Sent:** Tuesday, March 19, 2019 7:29 PM  
**To:** Westmoreland, Liz <LWestmoreland@newportbeachca.gov>  
**Subject:** FW: 3/21- Planning Commission Staff Report and Agenda – PA2017-218

Hello –

I have attached a letter of approval from my neighbor, please include this in your report.

Anastasios C. Nikolaou  
President  
3183-E Airway Ave  
Costa Mesa, CA 92626  
Office: (949) 429 - 0276  
Cellular: (562) 446 - 6265  
Fax : (949) 336 - 3839



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March 14, 2019

To the Newport Beach Planning Commission,

Re: The Newport Beach Townhomes

My name is Adrienne Brandes and I am a developer and Realtor in Newport Beach. I am developing the property next door to the Mesa Drive Townhomes, at 20452 Santa Ana Ave. entitled, Dublin4. My project consists of seven attached townhomes that are each two bedroom and two bath and are currently under construction. The classic design is very similar to the designs being presented to you for the Mesa Drive Townhomes.

I feel this project will be an exceptional asset to the Newport Beach community. We need this type of inventory in Newport Beach. It's clean, fresh, and from what I understand, affordable. It adds tremendous value to the neighborhood and is consistent with the high density zoning.

I am 100% in favor of this project.

Sincerely,



Adrienne Brandes



**From:** [Westmoreland, Liz](#)  
**To:** [Lippman, Tiffany](#)  
**Subject:** FW: Mesa Road Townhomes - MAJOR SAFETY CONCERN  
**Date:** Wednesday, March 20, 2019 10:02:10 AM

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**From:** Berkley Egenes <berkleyegenes@gmail.com>  
**Sent:** Tuesday, March 19, 2019 9:33 PM  
**To:** Westmoreland, Liz <LWestmoreland@newportbeachca.gov>  
**Cc:** Zak, Peter <pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Ellmore, Curtis <CEllmore@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>  
**Subject:** Mesa Road Townhomes - MAJOR SAFETY CONCERN

Hello Liz and the Planning Commission,  
We live on the corner of Santa Ana and Mesa Drive and are EXTREMELY concerned about the proposed project that will be diagonal from us. Until the traffic situation, speed situation with three different speed zones entering and leaving the intersection and we have a community meeting with the surrounding neighbors impacted by the project - It not only cannot happen but is unsafe to everyone in Costa Mesa and Newport Beach.

I was amongst the group that voiced our concerns against the other 3-story townhome project last year because of the safety and traffic concerns with the intersection and told the Mayor and the committee that someone would be killed one day because of the speed and traffic concerns, and that happened in December 2018. A young student going home was killed going Westbound from Newport Beach on Mesa Drive by a speeding driver going Northbound on Santa Ana (both streets on the Newport Beach side of the intersection). Could this situation have been avoided...Yes. Will it happen again if the traffic situation and traffic flow is not resolved...I am scared to say yes.

Not only do we ask for a community meeting, but demand the traffic study that is required for all new construction for retail or residential that adds to the number of occupants, parking spots and traffic flow to any major street. Santa Ana is an entry point to Bristol Ave and a cut through for the 55/73. Our major issue is the safety of those that live in our neighborhood and for that of our 6 year old daughter that plays in our front yard. In the past 6 months, cars have crashed through the wall of the house diagonal from us and through the fence directly across the street from us - both on the Newport Beach side of the intersection. I am afraid that our yard/house is next and by adding up to 7-12 new houses into an intersection that once just had two of homes in this space is not only unsafe but irresponsible.

I will be happy to meet with you in person and look forward to seeing you all on Thursday the 21st at 6:30pm. I will be happy to discuss on a call tomorrow or Thursday as we are available any time to help improve the intersection while keep it is safe for all of our residents and guests.

Thank you,  
Berkley & Tiffany Egenes  
949-877-4854

**From:** [Westmoreland, Liz](#)  
**To:** [Lippman, Tiffany](#)  
**Subject:** FW: Letter of recommendation/Approval FW: 3/21- Planning Commission Staff Report and Agenda – PA2017-218  
**Date:** Wednesday, March 20, 2019 10:21:30 AM  
**Attachments:** [Newport Beach Townhomes.docx](#)  
[image001.png](#)

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Please include the attached letter as an additional material.

Thank you,

**LIZ WESTMORELAND**  
**Community Development Department**  
Assistant Planner  
[lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov)  
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To the Newport Beach Planning Commission,

Re: The Newport Beach Townhomes

My name is Eric Watson and I have owned a condo in Newport for almost 6 years now. When I heard about the planned new development my wife and I were very excited for multiple reasons. First, it will provide much greater visibility on the corner of Mesa/Santa Ana Avenue. Second, it will be a huge upgrade to the neighbor and hopefully add value to the surrounding community. Third, as a former realtor I know there is great demand in this area for this style home and I have no doubt the townhomes will be a dream come true for professionals working in the area looking to live in a high-end townhome.

I live in Promenade Court which is only a few hundred feet from the planned development and I really hope the plans are approved. I know many of my neighbors share the same view.

Kindest Regards,

Eric Watson



**From:** [Westmoreland, Liz](#)  
**To:** [Lippman, Tiffany](#)  
**Subject:** FW: Upcoming Planning Commission Hearing (SD2017-008 and NT2017-003)  
**Date:** Wednesday, March 20, 2019 12:08:57 PM  
**Attachments:** [image001.png](#)

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Please include this public comment in the additional materials.

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**From:** Rob Dodman <[rdodman@ratkovichproperties.com](mailto:rdodman@ratkovichproperties.com)>  
**Sent:** Wednesday, March 20, 2019 11:41 AM  
**To:** Westmoreland, Liz <[LWestmoreland@newportbeachca.gov](mailto:LWestmoreland@newportbeachca.gov)>  
**Subject:** Re: Upcoming Planning Commission Hearing (SD2017-008 and NT2017-003)

Okay... please see below. I am writing this from the plane as I am traveling back today from Europe. I was in Paris the last couple days and it is amazing what happens when the Architecture is right and also when it is wrong. From a high level my comments are concerned with first a lack of coordination/collaboration between neighboring Cities and the County at an intersection leaving many voiceless. I live only one house down the street (kitty corner) but was not "noticed" for this hearing. I only learned of it from a neighbor. So that is something I would encourage Staff to consider going forward and perhaps this Application can be a test case for how to coordinate better when there are multiple jurisdictions that are being impacted. I think that you will find that it may be more appropriate to defer any design/density decisions to the constituency which is most impacted which in this case is Costa Mesa. You may or may not be aware of the multitude of vehicle and parking issues at this intersection and the efforts currently underway to secure easement rights to install a sidewalk along Mesa. Mesa Drive and Santa Ana have unfortunately seen a tremendous amount of traffic accidents involving cars/bikes/pedestrians and the intersection is dangerous. Adding more density and increasing vehicle counts and more pressure on street parking is very concerning. A parking analysis would clearly show that more than four spaces should be placed on-site. These condos are very large with three and four bedrooms. Most families will not even be able to park themselves let alone their guests. Did staff consider getting involved in the CC&Rs and require home owners to park their garages and not use them for storage? That is a common tool used by planning. Continuing on the use concern is really the design and the overall massing. The west facing elevation (facing Santa Ana) is a monolithic wall with overhanging buildings opposing each other and creating a tunnel effect for vehicle ingress/egress. I cannot fathom this design being considered remotely compatible with the neighborhood. I reiterate that the neighborhood is primarily a SFR neighborhood and equally important is a two-story neighborhood. There is zero precedent for this height except for the project approved last year which we also opposed and was approved without any consideration from those of us who are most impacted. The massing and design are all wrong and we plan on appealing this through the process in its totality should for some reason the PC approve. Please see below for my more specific comments on the staff report.

- P2. – Why was this project given a Categorical Exemption or Negative Declaration? Why wasn't the CEQA process handled through a MND? Studies should be done that affect air quality/noise/vehicles/parking/emissions and so on?
- P3. – The zoning and aerial map is incredibly misleading and doesn't provide all the contiguous zoning which is R2. The pictures are unusually zoomed in not properly showing



the neighborhood texture. There are no street level photos which again is very unusual and misleading.

- P4. – The project summary completely omits that this intersection is considered the gateway to Eastside Costa Mesa. It is not referred to by anybody living there as Santa Ana Heights.
- P4. – If the last approval wasn't bad enough this one is downright scary as it is setting a precedent for four stories or three stories over a garage. You don't even see this hardly down on the Peninsula. Again, this is a SFR neighborhood. This is totally incompatible. To reach the design objective it also appears that the grade line was established 3' the finished floor of the garage. This doesn't seem right because the structures are actually 36' in height.
- P5. – The mitigations are standard to NB but not specific in any way to the needed improvements at this intersection.
- P6. – I do not know how staff came to the conclusion that this project is compatible with the neighboring uses. There is no precedent anywhere.
- P 6/7. – There is some concerning language here regarding zoning and intent and mistakes that were made and the entire attached/detached requirement. This should be more fully discussed.
- P7. – Sec 2.3 requires the project to be compatible in terms of bulk/massing which staff has erroneously concluded it does. I would welcome walking the neighborhood with the Staff and Commissioners so they can see how this project has no precedent and is not compatible in any way.
- P8. – The map act requires a project to be consistent with the general plan which it is not as the plan update requires the units to be detached.
- P10. – I completely disagree with not requiring a traffic study. I am not sure what Public Works is reviewing it for versus Traffic and Engineering but this area most certainly needs a traffic/parking study prior to any increase in density. Vehicle ingress/egress onto Santa Ana at current speed limits is a very dangerous movement. I also do not agree that there are no environmental impacts as the current developed site has a very low ratio of developed space and this project completely paves over the site. Also, adding density has other impacts such as air and noise which were not analyzed. What about the impact for instance of occupied residences at four stories and how that impacts the privacy of the neighbors?

Rob Dodman

Principal



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**From:** [Westmoreland, Liz](#)  
**To:** [Garciamay, Ruby](#); [Achis, Patrick](#); [Lee, Amanda](#)  
**Cc:** [Lippman, Tiffany](#)  
**Subject:** FW: FW: Letter of recommendation/Approval FW: 3/21- Planning Commission Staff Report and Agenda – PA2017-218  
**Date:** Thursday, March 21, 2019 10:33:27 AM  
**Attachments:** [image003.png](#)

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Please include as part of the additional materials submitted after the deadline.

**LIZ WESTMORELAND**  
Community Development Department  
Assistant Planner  
[lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov)  
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**From:** anastasios Nikolaou <taso@lockarate.com>  
**Sent:** Thursday, March 21, 2019 10:25 AM  
**To:** Westmoreland, Liz <LWestmoreland@newportbeachca.gov>  
**Subject:** FW: FW: Letter of recommendation/Approval FW: 3/21- Planning Commission Staff Report and Agenda – PA2017-218

Hi Liz –

Please see comments below from my neighbor directly behind me.

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**From:** anastasios Nikolaou  
**Sent:** Thursday, March 21, 2019 10:09 AM  
**To:** 'Gregg Walti' <[gwalti@irvinecompany.com](mailto:gwalti@irvinecompany.com)>  
**Subject:** RE: FW: Letter of recommendation/Approval FW: 3/21- Planning Commission Staff Report and Agenda – PA2017-218

Hi Greg –

Thanks for taking a look at the project I think its important to get my local neighbors opinion.  
Assuming everything is  
approved I would anticipate starting the project in early 2020.

-Best regards

Anastasios C. Nikolaou  
President  
3183-E Airway Ave  
Costa Mesa, CA 92626



Office: (949) 429 - 0276  
Cellular: (562) 446 - 6265  
Fax : (949) 336 - 3839



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**From:** Gregg Walti <[gwalti@irvinecompany.com](mailto:gwalti@irvinecompany.com)>  
**Sent:** Thursday, March 21, 2019 10:04 AM  
**To:** anastasios Nikolaou <[taso@lockarate.com](mailto:taso@lockarate.com)>  
**Subject:** Re: FW: Letter of recommendation/Approval FW: 3/21- Planning Commission Staff Report and Agenda – PA2017-218

Thanks Taso for sending me the info! The project looks nice and I'm sure will be a big hit with prospective buyers.

Assuming everything is approved, when do you expect to start construction?

Regards,

**Gregg Walti**

On Wed, Mar 20, 2019 at 8:16 PM anastasios Nikolaou <[taso@lockarate.com](mailto:taso@lockarate.com)> wrote:

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**From:** Westmoreland, Liz <[LWestmoreland@newportbeachca.gov](mailto:LWestmoreland@newportbeachca.gov)>  
**Sent:** Wednesday, March 13, 2019 9:46 AM  
**To:** anastasios Nikolaou <[taso@lockarate.com](mailto:taso@lockarate.com)>  
**Subject:** 3/21- Planning Commission Staff Report and Agenda – PA2017-218

Good Morning Taso,



Below you will find a link to the Planning Commission information page where the agenda and staff report for the next scheduled meeting will be posted. The agenda and report are typically posted to the website on Friday of this week between 4:00 p.m. and 5:00 p.m. Additionally, the agenda and reports are usually delivered to Commissioners Friday afternoon, so please give the Commissioners the courtesy and opportunity to read the report before you contact them (if you feel a need to). Please contact me if you have any questions, concerns, or thoughts about staff's recommendation and/or meeting procedures. Lastly, please let me know if you have any special requests regarding your presentation.

Here is the link: <https://www.newportbeachca.gov/government/departments/community-development/planning-division/planning-commission>

Thank you,

**LIZ WESTMORELAND**

**Community Development Department**

Assistant Planner

[lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov)

949-644-3234

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<2.0\_Mesa Drive Townhomes at 20462 Santa Ana & 1501 Mesa Drive\_PA2017-218....pdf>

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