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Correspondence

From: ghassem azadian <gazadian@gmail.com>
Sent: Wednesday, August 28, 2019 1:27 PM
To: Dixon, Diane
Cc: Koetting, Peter; Weigand, Erik; Lowrey, Lee; Ellmore, Curtis; Kleiman, Lauren; Kramer, Kory; Ghosn, Samir; Murillo, Jaime; Planning Commissioners; Jurjis, Seimone
Subject: Reed Residents - 1113 Kings Road - Project No. PA 2019-060

Dear Mayor Dixon and Honorable City Council Members,

Our family has lived on Kings Road for 11 years and we have always enjoyed a peaceful and quiet quality of life in our community of Cliff Haven, until recently. We live at 1121 Kings Road and our home is West of 1113 Kings Road.

The applicant, Carolyn Reed has applied for an application to build a 10,803 square-foot home with a 1,500 attached garage with a 100-foot projection; this 12,300 square foot project is completely out of character for the south, (bluff-side) of Kings Road. This is a perfect example of the continued “mansionization” that is destroying the charm of our community. The design, location, size and characteristics are not compatible with the single-family residences in the vicinity and would not be compatible with the enjoyment of nearby properties. In addition to this proposed monstrosity, the Planning Commission has granted five additional height variances. This decision is currently being appealed by SPON and both the Cliff Haven and Newport Heights Associations support this appeal. The fact is that this development is detrimental to the community.

In comparison, the average square-foot home on the bluff-side is 4,452 square-feet with an average projection of 50 to 70 feet, depending on the natural topography of the bluff.

The Reeds entered into “bad-faith” when they wrote and then asked our family to submit a letter to the City asking for our recommendation of approval for their project. We trusted the Reeds that this project would not have any impacts; however, after fully reviewing the project, this massive structure would destroy the harmony of our neighborhood and will have a detrimental impact to the bluffs, vistas and from scenic view corridor that exists along the bay.

At this time, we are retracting our previous letter that was submitted to the City on May 21, 2019 and for the record, we do not support PA 2019-060.

The neighbor to the East, 1101 Kings Road, Mrs. Manizheh Yomtoubian is the owner and is also opposed to this out of character project. This project is inconsistent with the City’s General Plan and will have cumulative environmental impacts to the bluffs, which could potentially compromise the surrounding homes. There was already a small land-slide in the area about five to seven years ago.

Further documentation from the engineering company, H.V. Lawmaster & Co., Inc., identified the geology and foundation factors pertinent to the property located at 1113 Kings Road. Their conclusions dated July 25, 1973, describes the property as having a “down-hill creep”; thus, recommending caisson footings.

It is our belief that there are no caissons footings located at 1113 Kings Road and that the bluff may not support such enormous project without jeopardizing the surrounding homes.

In closing, we oppose this project as it relates to the safety and the quality of life to the surrounding residents residing on Kings Road. Under these circumstances, we ask that the City Council make a motion to send the application PA-2019-80, back to City Staff and to return to the Planning Commission for further review.

Thank you for your time and consideration regarding this matter,

Sincerely,

Mr. & Mrs. Gus and Fawzia Azadian
1121 Kings Road
Newport Beach, CA 92663
Email ; gazadian@gmail.com
(714)290-3208