

Ocean Boulevard Blufftop Committee

MEMO to: Newport Beach Planning Commission Re: PA 2021-091, 3309 Ocean Blvd

On behalf of the Corona del Mar Residents Association, we request that you move this item from the consent items so that there can be a discussion. We feel that the existing landscaping does not conform to the L-6 general policy for the R/W that should be reserved for public use or open space.

We would like you to be aware of our Citizen driven effort for a Master Vision Plan for the upgrading of future improvements. The City Council has requested the PB&R Commission to review this at their next regular meeting. Some of our goals are:

1. Enhance the three existing "vista points" for a better viewer experience. Enhance the viewing areas, provide more formal and informal seating the softscape areas.
2. Develop new Vista Points to take advantage of the Ocean view.
3. Improve the walkway links between the vista points, place a higher emphasis on the pedestrian environment than the street.
4. Review the City encroachment agreements and analyze areas within the 50' R/W that could be re-configured to provide more public benefit, while still providing access and security to the bluff residences.



We are concerned that waiving the Council Policy L-6 for this project could jeopardize the future of this pedestrian scenic corridor. We want the corridor to be more like a park than just a sidewalk. However, we support this waiver request for the "hardscape" with the condition that a landscape plan be submitted for approval by the PB&R Commission. It is important that the 3309 right of way can be redesigned with landscape to better suit the scenic walkway.