

Murillo, Jaime

From: Mary Lou Furnas [mlf100@cox.net]
Sent: Thursday, April 30, 2009 4:15 PM
To: Murillo, Jaime
Subject: The proposed new city hall

Hello:

I live in the Broadmoor I tract in Corona del Mar and am very concerned about the new city hall proposal for several reasons.

First, I think that the architectural statement of a "sail" is a big mistake that will reflect light, impede views and generally be detrimental to the beauty of the landscape and views.

Second, I am greatly concerned about any impairment of my and my neighbors view which would greatly reduce our enjoyment of our property and would reduce the value of our properties.

Third: Additional lights at night and additional traffic will be detrimental to the local citizens who live in this vicinity. The environment will be downgraded.

Fourth: It seems a poor use of 20 million dollars to build a city hall when the economic times are tough on all of us.

I urge the city to reconsider the design and location of the new city hall. Building at the site of the current city hall is preferable.

Mary Lou Furnas
1211 Starboard Way
Corona del Mar
949-644-6789

Murillo, Jaime

From: Ernest_Bastien@Toyota.com
Sent: Thursday, April 30, 2009 9:15 AM
To: Murillo, Jaime
Subject: Resident concern

Jamie,

I am a Corona Del Mar resident. I live just above the site where the new city Hall is planned. I purchased my home in 1993 when the proposed city hall was dedicated open space. This change in circumstances is grossly unfair and now I have the worry that my property values will go down **substantially** with the loss or negatively impacted view.

I am asking the city to please:

- Avoid blocking any views. Including height of structures, signage, poles, lights, structures, landscape (including trees) any interference at all.
- Ensure all landscape is below plane of view.
- View to parking lot should be considered.
- Also any glare at nighttime should be avoided.
- Please continue to pursue alternate sites as they may be less costly due to the difference in grading.
- The sail that was shown on the architectural plan should not be allowed to block or impact views.
- If park/library site is used, I do not want to see a change in scope of construction where views are impacted because less grading is done due to the expense of grading.

Please safeguard against the impacts of this whole project. I am very worried the city will forget its responsibility to the Harbor View Hills residents.

Sincerely,

Ernest J. Bastien

Murillo, Jaime

From: Karima Hunter [karimahunter@cox.net]
Sent: Wednesday, April 29, 2009 8:41 PM
To: Murillo, Jaime
Subject: FW: plans for city hall

Hello Jamie,

I live in Corona del Mar in the Broadmoor neighborhood. My home is above the site where the new City Hall is planned. I am greatly concerned that the property values in my neighborhood will go down **substantially** with the loss of view. Therefore, when reviewing the plans for the new City Hall, please strongly consider the following:

- Avoid blocking homeowner views
 - nighttime lighting should be minimal to prevent glare
 - keep all landscape below view
 - keep sail in plans out of view
 - continue to pursue alternate sites
- If park/library site is used, don't change scope of construction where views are impacted because less grading is done due to the expense of grading. Please safeguard against the impacts of this.

Thank you for your time.

Sincerely,

Karima Hunter

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Murillo, Jaime

From: Karen E. Tringali [karen_tringali@msn.com]
Sent: Thursday, April 30, 2009 5:11 PM
To: Murillo, Jaime
Subject: NOP/IS Comments - City Hall & Park Master Plan

Jamie, I wanted to make just a couple of notes on the document that was posted for public review on the city hall and park master plan. First of all, each of the areas that are addressed in this document are important to study. I would like to comment on each area, but will leave that to others who have more experience in responding to these documents and will know how best to position concerns.

As a resident of Corona del Mar, there are several that will have a direct impact on this community, so I will limit my comments to just a couple of areas. They include:

1. **Public view planes:** You addressed view plane ("scenic vista") considerations along MacArthur and Avocado, but should also mention the significant view plane along San Miguel between Avocado and MacArthur. While MacArthur has the most predominant scenic vista given the course of the road and the number of vehicles and pedestrians that travel along it on a daily basis, consideration of the views from San Miguel should also be considered since it is at one of the high points of the designated parcels. I travel MacArthur Blvd each day, once in the morning and once in the evening, and have enjoyed these spectacular panoramic views whether at dawn or dusk. View plane preservation and light mitigation in this area are of significant concern. Much has been done in the initial stages of this project to address these concerns; we should continue to do so throughout the entire project.
2. **Traffic:** Without a doubt, Corona del Mar will be impacted greatly by the traffic flows generated at the new city hall. Not only will we be dealing with something in the neighborhood of 400-500 car trips a day for employees, but we will have the added traffic for deliveries, visitors, maintenance crews, etc. As you know, PCH through Corona del Mar more resembles a parking lot than a highway on any given day. This added traffic will have a tremendous adverse impact on residents. And given the narrow, almost impassable side streets throughout the village, alternatives to PCH through town are not really a viable option.
3. **Project Scope:** In the last several weeks, a dialog with city staff and city council has emerged regarding the location of the city's permanent Emergency Operations Center (EOC) within the new city hall. In reading through the project scope, there doesn't seem to be a mention of this. It may be because it is considered interior office utilization; however, if it needs to be called out separately (as is the meeting hall) we should do so now so that it is part of the impact study going forward. The scope currently reads:

"The proposed project would result in the relocation of City Hall (with the exception of the Fire Department), including all City employees and functions. The proposed project includes construction and operation of
(1) an approximately 90,000-square-foot (sf) City Hall building, meeting hall, and Council Chambers;
(2) a 450-space parking structure; (3) an approximately 20,000 sf expansion of the Newport Beach Central Library;
and (4) construction of a public park. The proposed development areas/uses for the proposed project site are shown in Figure 2."

Thank you for the opportunity to provide comments. I will look forward to receiving additional information on this project as it becomes available.

Karen Tringali

Corona del Mar

949.719.9390 P/F



Please consider the environment before printing.

Murillo, Jaime

From: OBrien, Michele G [Michele.G.O'Brien@marsh.com]
Sent: Wednesday, April 29, 2009 8:09 PM
To: Murillo, Jaime
Subject: New City Hall Project

Jamie,

I am a Corona Del Mar resident. I live just above the site where the new city Hall is planned. I purchased my home in 2007 when the thought was that the city hall would **not** be put on the site by Park/library. Shortly after closing escrow there was a vote that over turned the decision not to build and now I have the worry that my property values will go down **substantially** with the loss of view.

I am asking the city to please:

- Avoid blocking any views. Including height of structures, signage, poles, lights, structures, landscape (including trees) any interference at all.
- All landscape below view.
- View to parking lot should be considered.
- Also any glare at nighttime should be avoided.
- Please continue to pursue alternate sites as they may be less costly due to the difference in grading.
- The sail that was shown on the architectural plan should not be allowed to block views.
- If park/library site is used, I do not want to see a change in scope of construction where views are impacted because less grading is done due to the expense of grading. Please safeguard against the impacts of this. I am very worried this could happen.

Sincerely,

Michele O'Brien

Michele O'Brien, Senior Vice President
Marsh Risk and Insurance
4695 MacArthur Court, Suite 700, Newport Beach, Ca. 92660 USA
949 399-5877| Mobile 949 500-0792 | Fax 949 399-5960 | michele.g.obrien@marsh.com

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Murillo, Jaime

From: Tracy [tracy@studentdiscounts.com]
Sent: Thursday, April 30, 2009 10:01 AM
To: Murillo, Jaime
Subject: FW: New City Hall on Avocado

Dear Jaime:

I live in the neighborhood directly above the Newport Beach Central library overlooking the land where the city wants to build the new City Hall building.

Ever since the land was designated as the site of City Hall I have been worried that it would block my view and bring down the value of my neighborhood and home. If the city continues with its plans to build city hall on that parcel, it will be directly in my view of the ocean. Please consider how changing the current grade of the land will be devastating to many homeowners like myself since the current level of the hillside nearly blocks my view of the ocean at its present height.

1. **Please keep the building AND landscaping at the current grade of the land or lower.**
Even if you plant a row of tall shrubs or even just one Palm tree above grade, it will block my view.
2. **Please do not use any materials or structures that will cause a glare.**
Many homes and yards are situated to look directly over the library (proposed City Hall location) towards the Pavilion/ocean. Any glare in this line of sight would make looking at the view (which would be unavoidable in most cases) extremely unpleasant.

This will cause myself and many other homeowners' homes to lose value. We will lose equity, we will lose the beauty of the ocean view, and we will lose the ability to enjoy our property as we currently enjoy it – solely as the result of your building the proposed City Hall building. I am very worried about these negative effects and ask you to consider them as you finalize your plans.

Thank you,

Tracy Hanna

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Murillo, Jaime

From: Jay Baker [jaybaker2@cox.net]
Sent: Wednesday, April 22, 2009 8:31 AM
To: Murillo, Jaime
Subject: New City Hall EIR

Dear Mr. Murillo,

Please add my name to the citizens of Newport Beach who are very concerned with the subject EIR. The items under I."Aesthetics", lines a), b), c), d) are of Significant Impact and the most important to me. If all are strictly adhered to I will be satisfied. If not of course that is a different subject.

Jay Baker
1114 Sea Lane
Corona del Mar

Murillo, Jaime

From: JAWSSDOC@aol.com
Sent: Wednesday, April 22, 2009 2:00 PM
To: Murillo, Jaime
Subject: New City Hall

Hello,

We are the Carlsens (2501 Windover Dr., Broadmoor I) and have our ocean, bay, Catalina, and Palos Verdes views across the view plane for the new city hall.

We are confident you will respect the view we have had for over 25 years. We are good neighbors and expect the city will be also.

The drive down MacArthur is the entrance to our city and to Corona del Mar Village. As a California native, our family has always used the drive down MacArthur as the first view of the ocean and our hearts always thrill to the sight. Nothing should block that -- bridges or buildings.

The one thing about the plan for the city hall that I observe is that the thing they call the sail looks just like a big thumb nail sticking up. That is not the look the city would want. It is not necessary.

Thank you for being a good neighbor and not taking away our views. Keep the look and feel of our beautiful city without a big thumb nail sticking up.

Sincerely,

Anne and Gary Carlsen

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Murillo, Jaime

From: Karen Clark [karen-clark@cox.net]
Sent: Wednesday, April 22, 2009 11:32 AM
To: Murillo, Jaime
Subject: EIR for city hall

I hope and expect that any adequate city hall EIR will address the traffic problems at the intersections of San Miguel and MacArthur and San Miguel and Avocado. Those intersections are already disasters. I've seen backup as far back as San Joaquin Hills of cars turning right onto San Miguel from MacArthur. With more traffic, these cars will end up blocking the intersection of MacArthur and San Joaquin Hills. Also cars turning right from MacArthur onto San Miguel try to then cross lanes to be able to turn left on Avocado - these cars end up blocking all lanes. Also dangerous are cars turning right onto San Miguel from Avocado and then trying to get into the left turn lanes to turn left on MacArthur - these cars end up blocking all the lanes so cars going straight on San Miguel or turning right on MacArthur are completely blocked and backed up. All these problems are terrible, and dangerous, now but can only worsen with the construction of City Hall.

Karen H. Clark
2701 Ebbtide Rd
Corona del Mar
karen-clark@cox.net

Murillo, Jaime

From: Tom Moulson [tjmoulson@cox.net]
Sent: Wednesday, April 22, 2009 11:13 AM
To: Murillo, Jaime
Subject: City Hall resident's concerns

Dear Jaime Murillo:

I am responding to the opportunity to comment on the City Hall EIR. The white spot on the map below indicates where I live:



I speak only for myself, but let me be specific. My two most intense concerns are (1) preserving the view plane and thus my presently unobstructed view of greenery and the distant horizon; and (2) nighttime glare, which would only add to that of the lights in the facing library.

View and glare. Kindly note.

Thank you,

Tom Moulson
1100 Sea Lane
Corona del Mar

949-644-2659

Murillo, Jaime

From: Mary Ann Soden [masoden@cox.net]
Sent: Tuesday, April 21, 2009 10:04 PM
To: Murillo, Jaime
Subject: City Hall EIR

I believe the Harbor View Hills view plane and the issues of glare and other visual pollution are significant and must be mediated to the satisfaction of the community. Thank you.

Mary Ann Soden
2801 Ebbtide Road
Corona del Mar

Murillo, Jaime

From: Mary & Mark Kopaskie [mmelpk@cox.net]
Sent: Tuesday, April 21, 2009 7:29 PM
To: Murillo, Jaime
Subject: City Hall

I would like to ensure that the issues of light pollution and the protection of the view plane are addressed. This is a critical concern, especially with the proposed feature sail structure comprised of translucent teflon coated fiberglass membrane which will allow near 10% of light to be transmitted to the exterior at night time. We are also concerned about the additional traffic noise and exhaust which will be concentrated in our residential area.

Thank you.

Mark Kopaskie
1221 Surfline Way
Corona del Mar, CA

Murillo, Jaime

From: Kiff, Dave
Sent: Wednesday, April 22, 2009 12:08 PM
To: 'GEORGE JEFFRIES'
Cc: BEEK,ALLAN; BARRY EATON; VOLBERDING BUD & FREDI; Murillo, Jaime
Subject: RE: City Hall & Park EIR Scoping Meeting

From: GEORGE JEFFRIES [mailto:gjj4@cox.net]
Sent: Wednesday, April 22, 2009 11:54 AM
To: Kiff, Dave
Cc: BEEK,ALLAN; BARRY EATON; VOLBERDING BUD & FREDI
Subject: RE: City Hall & Park EIR Scoping Meeting

Hi Dave,

Thank you for the heads up. This meeting also conflicts with a meeting at Beckman Auditorium on the Physics of Baseball - Why aluminum bats hit longer than wood. Why curve balls spin etc. etc.

If I could attend I would respectfully request serious consideration of the traffic flow around the existing plan, to wit: Virtually all of Corona del Mar and Newport Coast residents wanting to go to the proposed city hall from the North East must drive through San Miguel – MacArthur-Avocado intersections, which are among the most congested in the city. Current designs have arbitrarily closed the option of extending Farallon or permitting entrance to the city hall parking structure from southbound MacArthur or an exit for southbound vehicles.

One need not rely upon traffic counts to see that this area is seriously flawed from a traffic circulation element. Current use, without the addition of an estimated 850 plus trips per day needs to be remediated, and alternative access to and from Macarthur to/from the parking structure would go a long way to solve this problem without the necessity for intersection modification, or signals. It would appear from preliminary designs that the grade of the parking structure roof is about the same as Macarthur. This becomes particularly important because of the supplemental construction planned for the Library and meeting hall at the city hall.

Serious thought should be given possibly to making Avocado one-way, or extending through traffic to San Joaquin Hills Road. I hope that expansion of San Miguel from Newport Center Drive to MacArthur is in the works.

Dave, I cannot attend. Could you either read this into the record or cause it to be filed so that particular attention can be given to this issue? By the way, dinosaurs are some of my grandchildren's best friends. Let's show a little respect.

George Jeffries
949/759-0400