

Letter 230

RECEIVED BY
PLANNING DEPARTMENT

NOV 26 2007

CITY OF NEWPORT BEACH

Date: 11/16/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

I am writing to express my deep concern regarding the impact of Hoag Hospital on the quality of life of nearby residents, especially in light of the hospital's recent request to amend the general plan, planned community regulations, and development agreement for Hoag Hospital. Hoag is located in close proximity to hundreds of residences, and is visible to visitors to our City traveling on Pacific Coast Highway and Newport Boulevard, as well as other nearby surface streets and Sunset View Park. Among my concerns are the following:

Noise – Residents living adjacent to Hoag are subjected to relatively high levels of noise on a nearly continuous basis. This noise negatively affects our quality of life. I am strongly opposed to Hoag's request to lift the sound limits specified in the original planned community regulations and development agreement negotiated in 1992. I believe Hoag should be required to take specific steps to comply with the limits initially established. } 1

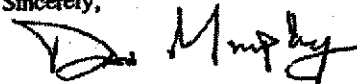
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Landscaping – We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag. } 4

I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely,



Name: DAN MURPHY

Address: 280 Conroy Lane - Unit 212
Newport Beach, Ca. 92663

Letter 231

RECEIVED BY
PLANNING DEPARTMENT

NOV 30 2007

Date: 11/29/07

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,



Name:

Address:

Letter 231 Rena Allen
November 27, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

Please refer to Topical Response 1.

Response 3

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting of the Lower Campus. As such, the following information is provided. Hoag is in the process of redesigning the lighting plan for the Lower Campus to convert all parking area lights to high-pressure sodium. Lighting was installed in summer 2007 on a portion of the Lower Campus proximate to the cogeneration facility and adjacent parking areas. Villa Balboa requested the lighting fixtures be adjusted as they felt the new lighting was too bright. Hoag is in the process of obtaining City approval to replace the 400 metal halide fixtures with 250 watt high pressure sodium fixtures, which provide a monochromatic or amber light source similar to City streetlights. Additionally, the light located on the upper level of the cogeneration facility service road is proposed to be replaced with florescent postlights with motion sensor switching. Once City permitting is obtained for these new fixtures, they will be installed.

Response 4

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Letter 232

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NOV 26 2007

CITY OF NEWPORT BEACH

Date: Nov 20, 2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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Sincerely,



Name: CHRIS KUITA
Address: 210 LILLY LN #307
N.B CA 92663

Letter 232 Chris Kuhta
November 20, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

Please refer to Topical Response 1.

Response 3

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PLANNING DEPARTMENT

NOV 20 2007

*City of NB Cherry Dr
all James Campbell
Sr Planner
3300 Newport Blvd
PO Box 1768
NB, CA 92658-891*

Date: 11/05/07 CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

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Sincerely,

Pat Fiducia Pat Fiducia

Name:

Address:

*280 Canyon #105
NB CA 92663*

*Additional
The constant
noise, even
on week ends
has caused
me stress +
sleeplessnes ->* } 5

Additionally

the quality of
life from the
day I first bought
the property

+ has a small ocean view
to the coast buldy +
noise + obstruction
of view has decreased
my property value.

5 cont.

When does humanity
& individual quality
of life become a
consideration over
the big bucks
associated with
the increase +
extensive development
of our community
by Hong

Pat Fisher
949 548 7450

effects of a project, the physical change may be regarded as a significant effect in the same manner as any other physical change resulting from the project. Alternatively, economic and social effects of a physical change may be used to determine that the physical change is a significant effect on the environment. If the physical change causes adverse economic or social effects on people, those adverse effects may be used as a factor in determining whether the physical change is significant. For example, if a project would cause overcrowding of a public facility and the overcrowding causes an adverse effect on people, the overcrowding would be regarded as a significant effect.

No documentation has been provided to support the suggestion that the ongoing development of Hoag has negatively affected the property values of surrounding existing development. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

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PLANNING DEPARTMENT

NOV 20 2007

CITY OF NEWPORT BEACH

Date: 11-10-07

To: City of Newport Beach Planning Department

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Sincerely,

Very thanks -
Verna Hudson

Name:

Address:

210 Lilla Lane #313
Newport Beach 92663

} 1
} 2
} 3
} 4

Letter 234 Verna Huson
November 11, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

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Response 3

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quality screening and erosion control as part of completing the Lower Campus retaining wall project.

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- Installed 17 trees, shrubs, groundcover, and new irrigation system in December 2007 around the new Child Care Center to provide added visual quality, parking area screening and building drop-off and entry area definition.
- Replace trees, shrubs, and groundcover and enhance planting areas as part of the Lower Campus utility upgrade project to improve and unify Hoag landscaping along the West Coast Highway frontage after utilities are installed. Installation tentatively scheduled for December 2009, pending City AIC and CCC approval.
- Install approximately 870 linear feet of green screen lattice along the West Coast Highway frontage to screen views of the west parking lot and cogeneration facility from West Coast Highway. This landscape project is in preliminary design with installation tentatively scheduled for December 2009 pending City AIC and CCC approval.
- Hydroseeding of native groundcover including coastal wild flowers and grass, as well as irrigation system installed in December 2007 for erosion control and enhanced visual quality.
- Twenty trees have been removed and over 50 trees have been trimmed in the last six months. A portion of these trees were trimmed to comply with the required height limits of the Lower Campus, and a portion were trimmed or removed at the request of adjacent residents to the north of the Lower Campus to remove view obstructions from these residences.

Letter 235

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NOV 16 2007

CITY OF NEWPORT BEACH

Date: 11/13/07

To: City of Newport Beach Planning Department

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Sincerely,

Name: Linda M. Chen

Address: 200 Paris Lane #108
Newport Beach, CA 92625

Letter 235 Linda M. Chen
November 13, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

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Response 3

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Sincerely, *Anne Christensen*

Name: Anne Christensen

Address: 210 Lille Linn
Newport Beach, Ca. 92663

Letter 236 Anne Christensen
November 1, 2007

Response 1

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- Install approximately 870 linear feet of green screen lattice along the West Coast Highway frontage to screen views of the west parking lot and cogeneration facility from West Coast Highway. This landscape project is in preliminary design with installation tentatively scheduled for December 2009 pending City AIC and CCC approval.
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Letter 237

RECEIVED BY
PLANNING DEPARTMENT

NOV 16 2007

CITY OF NEWPORT BEACH

Date: 11/1/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

I am writing to express my deep concern regarding the impact of Hoag Hospital on the quality of life of nearby residents, especially in light of the hospital's recent request to amend the general plan, planned community regulations, and development agreement for Hoag Hospital. Hoag is located in close proximity to hundreds of residences, and is visible to visitors to our City traveling on Pacific Coast Highway and Newport Boulevard, as well as other nearby surface streets and Sunset View Park. Among my concerns are the following:

Noise - Residents living adjacent to Hoag are subjected to relatively high levels of noise on a nearly continuous basis. This noise negatively affects our quality of life. I am strongly opposed to Hoag's request to lift the sound limits specified in the original planned community regulations and development agreement negotiated in 1992. I believe Hoag should be required to take specific steps to comply with the limits initially established.

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Cogeneration Plant - The cogeneration plant Hoag built on its lower campus emits combustion products, as well as billowing cooling tower plumes, both of which are unsightly and degrade the quality of life for residents and visitors to the Sunset View Park. We believe the City should require Hoag to install equipment to eliminate these plumes prior to allowing any further development.

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Lower Campus Lighting - Recently installed lighting systems on the lower campus produce light more suitable for a stadium than for an area directly adjacent to hundreds of homes. Hoag has agreed to temporarily turn off these lights, but has not yet proposed a long-term solution to this problem.

} 3

Landscaping - We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag.

} 4

I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely,

Name: Anne Christensen

Address: 200 Paris Ln, 111
Newport Beach, Ca. 92663

Letter 237 Anne Christensen
November 1, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

Please refer to Topical Response 1.

Response 3

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting of the Lower Campus. As such, the following information is provided. Hoag is in the process of redesigning the lighting plan for the Lower Campus to convert all parking area lights to high-pressure sodium. Lighting was installed in summer 2007 on a portion of the Lower Campus proximate to the cogeneration facility and adjacent parking areas. Villa Balboa requested the lighting fixtures be adjusted as they felt the new lighting was too bright. Hoag is in the process of obtaining City approval to replace the 400 metal halide fixtures with 250 watt high pressure sodium fixtures, which provide a monochromatic or amber light source similar to City streetlights. Additionally, the light located on the upper level of the cogeneration facility service road is proposed to be replaced with florescent postlights with motion sensor switching. Once City permitting is obtained for these new fixtures, they will be installed.

Response 4

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RECEIVED BY
PLANNING DEPARTMENT

NOV 16 2007

Date: 10-30-07

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

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Sincerely,

Joanne M. ...

Name:

Address:

280 Cognac, # 120
Newport Beach, CA 92660

Letter 238 Jeanne Gehle
 October 30, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 239

November 9, 2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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RECEIVED BY
PLANNING DEPARTMENT

NOV 16 2007

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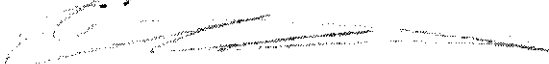
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Sincerely,


Einer G. Lindholm
950 Cagney Lane #203
Newport Beach, CA 92663

Letter 239 Einer G. Lindholm
November 9, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

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