

## CALIFORNIA COASTAL COMMISSION

South Coast Area Office  
301 East Ocean Blvd., Suite 300  
Long Beach, CA 90802  
(562) 590-5071



# W12b

**5-21-0391 (City of Newport Beach)**  
**March 9, 202**

**CORRESPONDENCE**

## Jr. Lifeguard and Banquet facility location

george sutton <suttongs@msn.com>

Tue 3/30/2021 8:51 AM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Dear Mr. Rehm,

I'm asking your office to please re-consider the building of Jr. Lifeguard and Banquet facility in the location at Balboa Pier beach area. We understand the location of training the kids has been here for many years, however this area has negatively and substantially changed due to flooding and sand being pulled out to sea plus the abundance of more beach visitors. Newport Beach City Council has failed to realize the several negative ramifications this will cause this area.

I witnessed the City Council meeting where Ms. Diane Dixon asked our City building official about the flooding in this area. His response was that he raised the building to compensate for the flooding. My question is what about future causation? This ocean water will be redirected, and over time what's to happen to this building's foundation?

My family and I enjoy the Balboa Peninsula Park and beach. We appreciate the Jr. Lifeguard Program, but we oppose their building to be used for multi-use of renting for the privileged who can afford to pay for this usage. Our opposition to this building is the proposed location and even if it's to be built elsewhere the excessive size is not conducive to a beachfront atmosphere blocking the picturesque Ocean view. We all need to environmentally preserve our natural areas and appreciate them, not construct buildings, or obscure our Coastline.

Traffic problems already exist on the Balboa Peninsula, our Fire Department is already challenged to service any emergency situations driving their Fire trucks towards the end of the Peninsula.

Please review this location and come here on a beautiful day so you can fully assess all the Residents' concerns. I advise against visiting when it's flooding, it's a dangerous time for cars to navigate the Balboa Peninsula streets.

Regards,

George and Shelia Sutton  
(714) 356-7592  
suttongs@msn.com

## Oppose Balboa Pier Building

Eric R. Wade <hwdrebel@gmail.com>

Mon 3/29/2021 4:47 PM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Hello Coastal Commission:

My wife and I want to oppose the Balboa Pier, City of Newport Beach proposed Jr Lifeguard/activities Center building.

We've lived and enjoyed the beaches here in Newport Beach, but know putting any type of building obstructing the Coastline beach scenery is unfair to the public beach goers. I'm sure there are other locations that would be more suitable for this structure, but also feel it should be geared for the Jr Lifeguard Program and not lumping a larger facility to rent 9 months out of the year for Banquet or Party events.

We are strongly opposed to this project location, and see no benefit to the everyday general public beach goers or our beautiful coastline.

Respectfully,

Eric and Ana Wade  
(949) 274-2594

## Strongly opposing jr lifeguard structure

Brad Cordova <potatojoe22@gmail.com>

Tue 3/30/2021 3:02 PM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Hello Mr Zach Rehm,

I've been notified that a 5,400 ft building has been approved by our Newport Beach City Officials at the Balboa Pier parking lot. I could not believe this would even be passed. Obviously our City Officials do not live on the Peninsula (Ms Dixon lives on Lido Island far from the Balboa Pier) because if they lived near this proposed Jr Lifeguard building location I strongly believe it would not have passed.

You are our only hope for re-consideration. This location will be such a nightmare for everyone. Including Police, Fire, Residents and the Public beach goers. Traffic and parking is extremely stressful on everyone and not getting better.

The jr lifeguard kids no longer do water training here at the pier because of the change in wave breaking on the shore. The kids no longer have the Sandy area to sit and be instructed. They now use the park and adjacent field to gather. I know this because I've watched for 20 years how this beach area has changed. Another location would better suit the needs of these kids from my perspective. I'm questioning if these issues were even discussed.

Flooding is another reason for serious concern. Berms do not always work and this building is in direct line of this flooding. Also the Beach view will be obstructed by a big building. This building would actually make the homes on Oceanfront St no longer technically being on the oceanfront seeing as their views will be fully blocked which is just a crime against the hard working people of the city who worked their entire lives to afford such nice homes with a view.

Thank you for your time,

Brad Cordova



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## Opposing Junior lifeguard building

cassidy snider <cassidylnider@gmail.com>

Thu 3/25/2021 6:54 PM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Dear Coastal Commission.

As a Newport Beach Resident I'm very upset and concerned with a proposed location for a City building on the Balboa Beach Pier front parking area. It's plans were approved by our City Council ignoring the letters Residents sent disagreeing with this location.

#1. It FLOODS there.

#2. There's already a very big building with bathrooms and showers. This proposed Jr Lifeguard building has plans for more showers and bathrooms included in the floor plan. Seems redundant.

#3. This is a year round Banquet type building for up to 50 people, BUT they're taking away parking spaces to build this. Now to compensate this the City wants to put down more pavement for parking spaces, AND to do this the Balboa Park Grass will be torn out and possibly trees too. Shrinking our beautiful Balboa Pier park, and taking away Nature's beach scene.

#4. The Sandy beach area has diminished with high tides leaving the area for Residents and Visitors to enjoy a sliver of what it used to be. The high Berms take much of that away now. The Jr Lifeguards sit on the Park grass now for hours of their training (not on the beach sand as they used to). Another beach location where the waves are safer and there's more Beach Sandy area would seem to be more logical.

#5. Traffic Congestion. Balboa Peninsula has stand still traffic during sunny days or festive holiday celebrations. This Balboa Pier location will only increase the nightmare traffic already occurring. To put a Building which will be used year round for catering to Parties and functions doesn't benefit normal beach goers.

My family and I oppose this building location immensely and feel it's disrespecting our Coastline. We are so fortunate to have beautiful beaches here in California, so why would anyone want to look at buildings rather than the natural beauty of our beaches that God has given to us.

Please review a possible alternative location that better suits the needs of our Jr Lifeguard children. The Homeless are growing by the minute here at the Balboa Pier and this structure will be only feet away from their many tents.

Please help.

The Snider Family  
Newport Beach Resident  
[\(949\) 560-1981](tel:(949)560-1981)

## Opposing Jr Lifeguard Building

jeremy Spera <jeremyspera@gmail.com>

Tue 3/30/2021 1:53 PM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Hello Mr Zach Rehm:

It's come to my attention that a proposed building approved by the Newport Beach City Council is up for your review to approve.

I vehemently oppose this location. Many Residents are only just learning about this proposal. I know anyone living on this Peninsula will testify about the many problems we face living here. Adding a large building of 5,400 sq. ft. to block our ocean views and using it year round for Party venues of 50 people is absolutely chaos in the making. There's not sufficient parking here already, and it floods here.

If we want to look at buildings we can go to any downtown areas, which there are many... however there are few beach areas to enjoy. Changing the Coastline scenery by adding cement buildings is just opposite to maintaining a scenic beautiful Coastline environment.

I understand the Balboa Park will forever be changed with the view of this huge building, and also... the Balboa Park grass will be torn up to put more pavement for about 6 other parking spots trying to make up for the parking spots they're taking for this proposed building.

Please re-consider our City Council's location they are proposing. They obviously are not considering the detriment this location will have on the public and Residents.

There are other locations they can consider which would be a much better fit. Newport El area on 15th street being one of them.

Thank you for your time,

Jeremy Spera

## Coastal Commission Senior Planner RE: Jr Lifeguard Bldg

Kaitlyn Bombshell <bombshellkaitlyn@gmail.com>

Tue 3/30/2021 1:55 PM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Mr. Zach Rehm:

I'm writing to oppose the Jr. Lifeguard building that our Council Members recently approved. I feel they didn't do their due diligence and research the effects this location will have to our Coastline and Balboa Peninsula traffic.

My brother a few years ago had an emergency and hurt his neck with the rough waves located here. It took time for emergency Paramedics to get here because of the traffic. Putting a Party facility for 50 People year round (When jr lifeguards are not using) will increase traffic making it more difficult for emergency personnel to assist in beach accidents. Did you know it floods here? Another reason this location isn't good.

I hope you will research this proposed location further, as I've lost confidence in our City's decision or approval of this location.

Best, Kaitlyn Winkle



## Jr Lifeguard Building opposition

Tyler Cornwell <tyler@honeymoonwishes.com>

Tue 3/30/2021 2:55 PM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Mr Zach Rehm,

I'm writing to adamantly oppose the location of the Jr Lifeguard building (Project: PA2019-124)

Activity No: AIC2021-001

After reading the Notice of Public Hearing Im wondering how they got all these exemptions? Please review below;

Newport Beach Jr Lifeguard Building - A request to approve the conceptual plan, approve the Memorandum of Understanding, exempt the project from the Title 20 (Planning and Zone) development standards, and direct staff to submit an application for a Coastal Development Permit with the California Coastal Commission to remove an existing 2,160-square-foot temporary building located on the sand and construct a new Junior Lifeguard headquarters in a surface parking area approximately 50 feet north of the existing temporary building. The proposed development includes a 4,725-gross-square-foot structure, 1,705-square-foot exterior event space and deck, and site improvements including surface parking for 45 parking spaces, landscaping, and pedestrian circulation areas. The facility would be jointly utilized as a recreation and event facility for use by up to 50 occupants during the fall, winter and spring season when the site is not utilized by the Jr Lifeguard program. Parking at the project site would be restriped and reconfigured throughout the Balboa Pier and Peninsula Park area resulting in a net surplus of two parking spaces.

The project is categorically exempt under Section 15332 - Class 32 (In-fill Development Projects) of the State CEQA (California Environmental Quality Act) Guidelines.

According to this Notice there are only 2 extra parking spaces, with a 50 person capacity event building 9 months out of the year. Plus during the high tide flooding how will you access this building. My main question is by whose authority can they have these specific exemptions?

I'm clearly needing some guidance if this building is legal in nature?

Thank you in advance,

Tyler Stevens



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## Re: Jr. Lifeguard Building Proposal

Crystal Sechrist <crystalocan1023@gmail.com>

Fri 4/2/2021 10:56 AM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Hi Zach,

Thank you for replying. To be honest, I'm shocked to read the article that this Balboa Pier Park location is considered the City's best location. It floods here. It's not getting better in the future. The flood waters will be pushed to both sides of this Jr Lifeguard/Banquet facility into our grassy parks and homes and businesses. The homes and businesses on the Oceanfront will be much more vulnerable. We already can't get flood insurance because of this location.

I just can't express what a mistake this location is. The concept for a Lifeguard building is nice, but the negatives far outweigh the positives here. If the Coastal Commission gave an exemption to building near the Newport Elementary location, it would be a great decision for the future of this program for so many common sense reasons.

Thank you so much for your time. I know they say you can't fight City Hall, but in this situation I would feel negligent in not voicing the many negatives now and also negatives for the future. Law suits will surely be on the horizon when homes or businesses flood because of the redirection of the flood water that's caused by this City's building. Negating any profits they claim will be made by this structure. (Forward thinking)

Stay safe, and once again Thank you for your time and notifications.  
Sent from my iPhone

On Apr 2, 2021, at 9:48 AM, Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov> wrote:

Thank you. I also say Councilmember Dixon's comments in this article. <https://www.ocregister.com/2021/03/13/newport-beach-gives-green-light-to-new-4-9-million-junior-lifeguard-building/>

--

Zach Rehm  
District Supervisor  
California Coastal Commission  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802

(562) 590-5071

[To submit an appeal, emergency permit application, or PRA request please email: southcoast@coastal.ca.gov](mailto:southcoast@coastal.ca.gov)

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**From:** Crystal Sechrist <crystaloccean1023@gmail.com>

**Sent:** Friday, April 2, 2021 9:06 AM

**To:** Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>

**Subject:** Fwd: Jr. Lifeguard Building Proposal

Hi, Zach

I wanted to make sure you received this correspondence I had with Newport Beach City Council Member Diane Dixon.

Ms Dixon states that the Jr Lifeguard location on 15th street would be more logical too. Please review below.

I hope you're staying safe and well.

Sincerely, Crystal (Sechrist)  
806 E Oceanfront  
Newport Beach  
(949) 933-4009

Sent from my iPhone

Begin forwarded message:

**From:** "Dixon, Diane" <ddixon@newportbeachca.gov>

**Date:** March 5, 2021 at 9:04:15 PM PST

**To:** Crystal Sechrist <crystaloccean1023@gmail.com>

**Subject: RE: Jr. Lifeguard Building Proposal**

Thanks Crystal. I'll try my best.

Diane

<image003.jpg>

**Diane B. Dixon**  
**Council Member District 1**  
949.287.9211

<image002.png>

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**From:** Crystal Sechrist <crystalocean1023@gmail.com>  
**Sent:** Friday, March 5, 2021 9:02 PM  
**To:** Dixon, Diane <ddixon@newportbeachca.gov>  
**Subject:** Re: Jr. Lifeguard Building Proposal

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Yes, I agree about not putting structures on the beach. It takes away from the beach environment. If we think outside the box... and coordinate this Jr Lifeguard Program with Newport El area... they could possibly fix the nightmare "drop off" and "pick up" for the children at the same time.

Just an idea... but if they were to take out a few parking spots out and put a U type drop off/pick up (like Balboa Bay Club Valet... but smaller due to the space)... and the Jr Lifeguard building was there too... then the drop off/pickup area could be used yearly.

I've looked at the area next to the church and that's a wide area, and it's also near the bathrooms.

These are just some of my ideas I've had for years, but never shared with anyone. I do know you would have many many consultants cheerleading for this idea if you presented it. I've witnessed and heard of parents screaming and threatening violence while trying to drop off or pick up their children.

Have a great weekend, and hopefully you will be able to possibly take a few of my ideas to those that can at least consider it. Of course there's always red tape, and people that don't have the ability to see the vision. I do have confidence in you (more than anyone in City Council) that your mind is open.

Have a great weekend,  
Crystal

Sent from my iPhone

On Mar 5, 2021, at 6:23 PM, Dixon, Diane <[ddixon@newportbeachca.gov](mailto:ddixon@newportbeachca.gov)> wrote:

You're correct. 15th street seems to be a logical location. I do know that coastal commission does not want the structure on the sand. A bit of a dilemma!

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**From:** Crystal Sechrist <[crystalocean1023@gmail.com](mailto:crystalocean1023@gmail.com)>

**Sent:** Friday, March 5, 2021 6:08:21 PM

**To:** Dixon, Diane <[ddixon@newportbeachca.gov](mailto:ddixon@newportbeachca.gov)>

**Subject:** Re: Jr. Lifeguard Building Proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Diane,

Thank you for replying. I've always wondered why the city didn't coordinate the Jr. Lifeguard Program with Newport El... most of the children come from our schools and during the summer Newport El isn't being accessed for any children activities like the Jr. Lifeguard Program. I know for a fact that most parents would prefer 15th Street location... many reasons,  
#1 would be not fighting traffic down the length of the Peninsula at the height of tourism during the summer. Tourists looking for parking spots aren't paying attention to kids on bikes or keeping the traffic flowing safely.

My suggestion is that our planning commission take the time to talk with locals who can give them valuable information to help our city benefit the most with their experience and knowledge of the Residential areas.

Have a great weekend.  
You're the best! I really appreciate your time and efforts.

Sincerely, Crystal

Sent from my iPhone

> On Mar 5, 2021, at 5:42 PM, Dixon, Diane <[ddixon@newportbeachca.gov](mailto:ddixon@newportbeachca.gov)> wrote:

>

> Thank you Crystal for writing. Good comments.

>

> Diane

>

>

>

>

> Diane B. Dixon

> Council Member District 1

> 949.287.9211

>

>

>

> -----Original Message-----

> From: Crystal Sechrist <[crystaloccean1023@gmail.com](mailto:crystaloccean1023@gmail.com)>

> Sent: Friday, March 5, 2021 5:13 PM

> To: Dept - City Council <[CityCouncil@newportbeachca.gov](mailto:CityCouncil@newportbeachca.gov)>

> Subject: Jr. Lifeguard Building Proposal

>

> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

>

> Hello Mayor Avery, and City Council Members:

>

> I'm a Newport Beach Resident since 1986 and own 2 properties in our city. I want to go on the record of opposing the location of the permanent proposed Jr. Lifeguard building.

>

> Reasons below:

>

> 1. During high tides there is flooding so bad it creates an ocean River at A street parking lot, and a pooling in the grass park areas, boardwalk. How will that affect the foundation and structure of this building?

>

> 2. The Sandy beach area is being washed out into the ocean as time goes on creating less flat area for sunbathers and also dangerous waves that curl and pound straight down on the sand. These are not safe conditions for our children to train in the water. The sand berms continually need to be higher of late.

>

> 3. There's already a large bathroom building here and adding another building on the beach defeats the purpose of having a beautiful beach environment. Turning a beach area into looking at buildings that belong in a commercial business building complex, not on a beach.

>

> 4. Traffic congestion is absolutely unsafe on the Peninsula already. This building only adds more traffic year

round and it only adds 2 extra parking spots, with 50 person occupancy event facility.

>

> I think this building is a great idea for the Jr. Lifeguard Program, but the location of it should be better reviewed. My suggestion would be near Newport El... 15th street. Why?

>

> 1. The beach sand area is much wider to build.

> 2. There's a bathroom there for the Jr. Lifeguard Participants.

> 3. Newport El has a grassy area for events, or signing up children for Program.

> 4. Most importantly the water training is much safer.

> 5. Dropping our children off there is much safer and stops traffic congestion down the entire length of the Peninsula.

> 6. The building (if built there) would not obstruct the beautiful view of the ocean and also helps keep Balboa Pier environment not so congested.

>

> I hope everyone is staying safe and I hope my email has some serious consideration. All of us Residents are concerned about the above listed future problems if this building is located at A Street.

>

> Thank you for your time,

>

> Crystal Sechrist & Family

> (949) 933-4009

> 806 E Oceanfront

> Newport Beach, Ca

## Re: Request for action schedule- City of Newport Beach proposed "A" Street Jr. Lifeguard structure

Bill Shapiro <bill@wshapiro.com>

Wed 6/23/2021 11:27 PM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Cc: Crystal Sechrist <crystalocan1023@gmail.com>; Sue Shapiro <sue@wshapiro.com>; Bill Shapiro <bill@wshapiro.com>

Mr. Rehm,

Bill Shapiro here (homeowner on the Balboa Peninsula) following up on the status of any filings by the City of Newport Beach as to construction of a Jr. Lifeguard facility at the end of A Street on the Balboa Peninsula.

I was reminded to contact you as I watched the National news which showed the extreme high tide on going and preparations the city is involved in seeking to prevent flooding which we on the Peninsula experienced last year this time. Flooding prevention at the exact location the city proposes to build a Lifeguard building.

As I mentioned in my previous communication, I'm relying on you/ the Coastal Commission provide me written notice if any and all hearings relating to the Coastal Commission approving and proposal of the City of Newport Beach or any other person or entity seeking to build at this location.

Thank you for all your cooperation. All the best,

Bill Shapiro

**William D. Shapiro**

*Law Offices of William D. Shapiro*

Inland Empire:

893 East Brier Drive

San Bernardino, California 92408

Toll Free [\(877\) 611-1529](tel:8776111529)

[\(909\) 890-1000](tel:9098901000)/Fax [\(909\) 890-1001](tel:9098901001)

[www.wshapiro.com](http://www.wshapiro.com)

Orange County:

*"Of Counsel" Robinson Calcagnie Inc.*

19 Corporate Plaza

Newport Beach, CA 92660



[\(949\) 922-8690](tel:(949)922-8690)

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On May 3, 2021, at 2:30 AM, Bill Shapiro <[bill@wshapiro.com](mailto:bill@wshapiro.com)> wrote:

Dear Mr. Rehm,

I am following up to see if the City of Newport Beach has filed any applications with the Coastal Commission related to the proposed construction of a Lifeguard structure at the end of A Street near the Balboa Pier in Newport Beach.

I've not heard anything from you as to any applications or hearings on this matter. Please advise me on a few things:

- 1) Before the City of Newport Beach can build such a structure which is literally on the beach, am I correct that they MUST apply to the Coastal Commission and be approved?
- 2) Before the Coastal Commission would approve the cities application to build the proposed lifeguard structure, would the Coastal Commission set a public hearing on the matter?

I appreciate your reply and your staying in touch with myself and our neighbors on this. As you know we are very much opposed to this structure and do demand to be heard on the topic. Again, thank you for your reply and keeping in touch. Any

questions or comments, I welcome your contact. Stay safe and all the best,

Bill Shapiro  
810 East Oceanfront  
Newport Besch, CA 92660  
(Steps away from the proposed construction)  
Mobile: (909) 519-3370

**William D. Shapiro**

*Law Offices of William D. Shapiro*

Inland Empire:

893 East Brier Drive  
San Bernardino, California 92408  
Toll Free [\(877\) 611-1529](tel:8776111529)  
[\(909\) 890-1000](tel:9098901000)/Fax [\(909\) 890-1001](tel:9098901001)  
[www.wshapiro.com](http://www.wshapiro.com)

Orange County:

*"Of Counsel" Robinson Calcagnie Inc.*

19 Corporate Plaza  
Newport Beach, CA 92660  
[\(949\) 922-8690](tel:9499228690)

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legal action including filing written Complaints, Claims or take other action legally required, may bar the ability to recover or assert defenses. Thank you.

On Apr 2, 2021, at 9:47 AM, Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov> wrote:

Hi Bill, thanks for your comments.

Coastal Commission staff will discuss the project with City of Newport Beach staff soon and I will let you know if/when the City submits a coastal development permit application. And our office will provide public notice if a public hearing is scheduled.

--

Zach Rehm  
District Supervisor  
California Coastal Commission  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802  
(562) 590-5071

[To submit an appeal, emergency permit application, or PRA request please email: southcoast@coastal.ca.gov](mailto:southcoast@coastal.ca.gov)

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**From:** Bill Shapiro <bill@wshapiro.com>

**Sent:** Thursday, April 1, 2021 10:38 PM

**To:** Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

**Cc:** Crystal Sechrist <crystalocan1023@gmail.com>; Sue Shapiro <sue@wshapiro.com>; Bill Shapiro <bill@wshapiro.com>

**Subject:** Request for action on schedule- City of Newport Beach proposed "A" Street Jr. Lifeguard structure

Dear Zach Rehn,

This is Bill Shapiro, I forwarded the attached email letter several days ago advising the Coastal Commission of my opposition to the A Street Jr. Lifeguard structure in Newport Beach.

I have not heard back from you nor anyone from the Commission has received my correspondence. Im thanking you in advance to please reply to me so I'm assured to know this has been received.

In addition, I am requesting you or someone at the Ca Coastal Commission provide me the schedule of when action will be taken by the Commission as to approving or denying the request of the City of Newport Beach as to the Jr. Lifeguard Structure the city proposes to build on the A Street lot area.

Specifically, I would like to know when the Commission plans to grant or deny the request to build this building, and that I be advised of any further hearings or meetings where this issue will be discussed. Please notify me at the below address and or using the email address here being used.

Thank you for your prompt reply.

Bill Shapiro  
Mobile: (909) 519-3370

**William D. Shapiro**  
*Law Offices of William D. Shapiro*  
Inland Empire:  
893 East Brier Drive  
San Bernardino, California 92408  
Toll Free [\(877\) 611-1529](tel:8776111529)  
[\(909\) 890-1000](tel:9098901000)/Fax [\(909\) 890-1001](tel:9098901001)  
[www.wshapiro.com](http://www.wshapiro.com)

Orange County:  
"Of Counsel" *Robinson Calcagnie Inc.*  
19 Corporate Plaza  
Newport Beach, CA 92660  
[\(949\) 922-8690](tel:9499228690)

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ma ers and we will not take any ac on on any ma er. Most cases have specific me deadlines or "statutes of limita ons" which limit the amount of me a party has to take legal ac on to preserve their legal rights. Any failure to take mely required legal ac on including filing wri en Complaints, Claims or take other ac on legally required, may bar the ability to recover or assert defenses. Thank you.

On Mar 28, 2021, at 6:12 PM, Bill Shapiro <bill@wshapiro.com> wrote:

Zack Rehm  
California Coastal Commission

March 28, 2021

Dear Zack Rehn,

My name is Bill Shapiro, I have been a homeowner in Newport Beach since I purchased my home at 810 Oceanfront, Newport Beach in the nearly 1990's, I con nue to own and enjoy that home. I am wri ng to voice objec on on behalf of myself, my family joining so many of my neighbors in opposing the City of Newport Beach proposed construc on of a Jr. Life Guard facility at the A Street Parking lot loca on. As the owner of 810 East Oceanfront which is directly adjacent the proposed construc on, my opposi on to this construc on is based on many factors.

As the Coastal Commission is imminently aware, in recent years, every year the City of Newport Beach has used earthmoving equipment to doze and plow the sand on our beaches by the Balboa Pier to literally create a sand wall to prevent the high ocean des from flooding the beaches, parking lots and homes along Oceanfront in Newport. On many occasions, the ocean flooding went beyond the sand barrier flooding homes, streets and Balboa Blvd. You're aware of this flooding on Balboa Blvd and other nearby roadways as I'm advised you've seen the video's many captured in their concern for personal safety and damage to property.

<https://youtu.be/cbaApendHYQ>. It's hard to even believe the City of Newport Beach, who for decades have forbidden anyone to build anything even close to this loca on. The same is an invita on for the predictable safety disasters and devasta ng property damage as a result of the effects of flooding, the redirec on of the flood waters onto adjacent coastal areas causing addi onal damage and harm to the coast. Imagine if the City or the Coastal Commission would receive a permit request to build such a building in this posi on, it would take 2 minutes for any reasonable governmental body to reject such a proposi on. Yet when it's the city themselves who want to build, all the sudden, it's ok . . . it's not ok.

I took par cular note of the Mission of the California Coastal Commission where they state,

“The Commission is committed to protecting and enhancing California’s coast and ocean for present and future generations. It does so through careful planning and regulation of environmentally-sustainable development, rigorous use of science, strong public participation, education, and effective intergovernmental coordination.”

When considering the needs of the Jr. Life guards, the city and the Commission has to consider the utility of the proposed construction as opposed to the damaging effect it will have. The city claims the utility of the proposed huge building will provide large meeting rooms, large storage rooms and locker rooms for the life guard program. I fully support the Jr. Life Guard program in our city just like I fully support many other fine programs of the city. But as with the other programs the city has, this doesn’t mean the city should construct a huge building virtually on the sand/oceanfront. What the city doesn’t feature in their promotional efforts for approval is that the proposed building just like the current trailers that are in this location (which for years were supposed to have been temporary) are *only used a few months a year*. While several Jr. Lifeguards will get use, thousands of homeowners, beachgoers, and citizens will be robbed of the beautiful spacious area and views of the ocean from the parks and greenbelts. It is predictable how the city ultimately use this huge building, starting out a facility for Jr. lifeguards and in a matter of months/years ending up being the storage gaping storage location for city files, old equipment and the like.

In addition, you are already aware of the massive parking and traffic problem we have on the Balboa Peninsula a situation that has gotten worse each year, year after year. Yet the city wants to reduce the size of the overcrowded, yet city profitable A Street parking lot, in favor of the predictable “parking lot” of cars lining up to drop off and pick up participants. The traffic and lack of parking has already had a devastating effect on our local businesses, no wonder why they opposed this project as well.

At the time I was buying my property in the early 1990’s, I checked with the city of Newport Beach whose representatives personally confirmed to me then, the city would never permit nor allow a building to be constructed in the very area they now propose to build. Further supporting their representation there will be no such building, they were quick to remind me of the ridged mandates of the Coastal Commission. Now some 30 years later, seems the city has taken a 180 turnabout, not only on what they have said, but on their own permit policies. This proposed construction being diametrically opposite to what the city has always espoused, this construction would literally obliterate the beautiful whitewater ocean views of those who use the parks, those who enjoy the restaurants which ironically the city approved, and equally important to me, to the home and property owners on Oceanfront who were guaranteed their views would never be hampered.

*Utility vs detriment . . .* The City of Newport Beach wishes to serve the few in the life guard program for a few months out of the year, while the citizens and local homeowners who go to Balboa for the very purpose of enjoying the beach areas free of, and unobstructed by gaping buildings, must shoulder this lifetime consequence. The simple fact is, the utility of the building does not outweigh the detriments. Such analysis is what has governed such matters for centuries and it should govern this proposed project as well. Fact is, there are other alternative locations that would better serve the lifeguards, meeting their needs while “protecting and enhancing California’s

coast and ocean for present and future generations.” <https://www.coastal.ca.gov/whoweare.html>. Citing the California Coastal Act Article 6 Development, it states:

*“30251 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.”* [Emphasis added]

The Act goes on to state:

*“ 30250 (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and **where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.** In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.”* [Emphasis added]

Lastly, the Act states:

30253 New development shall do all of the following:

**(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.**

**(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.**

**(c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.**

**(d) Minimize energy consumption and vehicle miles traveled.**

**(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destinations for recreational uses.**

The City of Newport Beach needs to read the California Coastal Act, an act that preempts any city permits or city desires. In other words, it is not up to the city of Newport Beach to approve a permit, it is up to the Coastal Commission who is the established governmental body who enforces the Act, who enforces the mandatory codes sections related to such construction. The proposed building of the City of Newport Beach violates the act and constructing the building proposed would be a clear violation of the act. It is clear, if the city wants a facility for

the Jr. Lifeguards, they MUST do so in an area and in a manner consistent with the Act. My opposition to this building is the very reason why the Coastal Act was created back in 1976.

There are areas in Newport Beach where there are very wide sandy beaches, much wider than the proposed area; areas where the utility would outweigh the detriments, but not the subject location. There is the prospect of partnering with the Newport Elementary school that already has hundreds of feet on the oceanfront by 15<sup>th</sup> Street; there are other areas where there are no safety, flooding or view obstruction concerns. With a little work and effort, I can't help but think with the knowledge and resources of Newport Beach California, a *win win* situation could be arranged where by the city builds a structure they claim they need, in an area which would have no or minimal impact on the local citizens, environment or enjoyment of use.

I am writing this to our California Coastal Commission to be a voice of all who oppose the proposed construction of the "A" Street Jr. Lifeguard structure. I am writing this as many don't know where to write, don't know who to write to nor how to express their frustration. I am urging my comments be read to all members of our Coastal Commission and that based on these comments and the comments of all who join, I urge the "A" Street Jr. Life Guard construction project proposed by the City of Newport Beach be denied and rejected. Should you or anyone on the Commission wish for further comment or other information, please don't hesitate to contact me at my office or using my mobile phone at (909) 519-3370. I thank you and all on the Commission for your consideration.

Bill Shapiro  
810 East Oceanfront,  
Newport Beach, CA 92660  
Mobile phone: (909) 519-3370

<image002.png>

<image003.png>

**William D. Shapiro**  
Law Offices of William D. Shapiro  
893 East Brier Drive  
San Bernardino, California 92408  
Toll Free (877) 611-1529  
IE (909) 890-1000/Fax (909) 890-1001  
[www.wshapiro.com](http://www.wshapiro.com)



<image001.png>

19 Corporate Plaza  
Newport Beach, CA 92660  
(949) 922-8690

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## Jr Lifeguard Building

H Zegers <zegersh@hotmail.com>

Mon 8/2/2021 2:24 PM

To: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>; Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

To whom it may concern.

I'm a Newport Beach Resident since 2010 and own 1 property in our city. My parents in law own 2 properties in the city which one is located at 808 Oceanfront. I want to go on the record of opposing the location of the permanent proposed Jr. Lifeguard building.

Reasons below:

1. During high tides there is flooding so bad it creates an ocean River at A street parking lot, and a pooling in the grass park areas, boardwalk. How will that affect the foundation and structure of this building?
2. The Sandy beach area is being washed out into the ocean as time goes on creating less flat area for sunbathers and also dangerous waves that curl and pound straight down on the sand. These are not safe conditions for our children to train in the water. The sand berms continually need to be higher of late.
3. There's already a large bathroom building here and adding another building on the beach defeats the purpose of having a beautiful beach environment. Turning a beach area into looking at buildings that belong in a commercial business building complex, not on a beach.
4. Traffic congestion is absolutely unsafe on the Peninsula already. This building only adds more traffic year round and it only adds 2 extra parking spots, with 50 person occupancy event facility.

I think this building is a great idea for the Jr. Lifeguard Program, but the location of it should be better reviewed. My suggestion would be near Newport El... 15th street. Why?

1. The beach sand area is much wider to build.
2. There's a bathroom there for the Jr. Lifeguard Participants.
3. Newport El has a grassy area for events, or signing up children for Program.
4. Most importantly the water training is much safer.
5. Dropping our children off there is much safer and stops traffic congestion down the entire length of the Peninsula.
6. The building (if built there) would not obstruct the beautiful view of the ocean and also helps keep Balboa Pier environment not so congested.

I hope everyone is staying safe and I hope my email has some serious consideration. All of us Residents are concerned about the above listed future problems if this building is located at A Street.

Thank you for your time,

Harro Zegers

**Fwd: Newport Bch Jr Lifeguard Facility Permit#5-21-0391 Item#W12b**

Crystal Sechrist <crystaloccean1023@gmail.com>

Thu 3/3/2022 12:14 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Hi Ms Vaughn, this is the most current email I sent to the Commissioners you have listed on your website. Wanted to make sure you have a copy.

Have a great day..

Best, Crystal Sechrist  
(949) 933-4009

Sent from my iPhone

Begin forwarded message:

**From:** Crystal Sechrist <crystaloccean1023@gmail.com>

**Date:** March 3, 2022 at 10:50:30 AM PST

**To:** Donne.Brownsey@coastal.ca.gov

**Subject: Newport Bch Jr Lifeguard Facility Permit#5-21-0391 Item#W12b**

Hello Commissioner Donne Brownsey:

I'm writing this email opposing the current proposed location for:

30% Lifeguard building

70% Party Venue Rental

at the A Street parking lot & Balboa Park.

As a Peninsula Resident since 1986 I'm writing this email with extreme concern that many environmental facts have not been considered in building a 5,400+ sq ft building in a flood zone.

There are many scientific articles I've read regarding the sea levels rising as time goes by, meaning that this high tide flooding at the Balboa Pier will be increasing over time.

During a NB City Council meeting Diane Dixon asked the Building Planner how this 5,400+ sq ft building will be protected from the high tides that create the flooding in this area... his response was to keep building Sand Berms (This meeting is on record). In the past these waves break down the Berms and flow right through this proposed location of a Lifeguard/Party Venue building location. It is like a raging river that flows down the parking lot/A street parking area while draining into Balboa Blvd. (YouTube videos will attest to this fact).

This proposed 5,400+ sq ft building will be directly in the path of rushing ocean water flooding this area and the building will be diverting/splitting the flow of sea water to Resident's homes and flowing onto both sides of our grass Parks. This area is considered a flood area and as such is impossible to get Homeowners Flood Insurance.

We not only have High Tide Flooding problems here, we also get Psunami warnings and will be having the threat of a large 5,400+ sq ft oceanfront building getting pushed straight towards our homes giving nightmares to all of us vulnerable Residents.

The above is probably our Resident's main concern, however there are other negative factors that I will list below to try to keep this letter minimized.

Other Negative Peninsula Impacts:

\*\*\* 9 months out of year this building will be rented out for 50+ person Party Venues creating more stand still traffic congestion to an already crowded "one way on & one way off Beach Peninsula". Emergency vehicles will also be challenged getting to anyone in need of help.

\*\*\* Balboa Public Park will be made much smaller, and this large building will be obstructing our beautiful preserved Coastal Beach.

\*\*\* Proposed Building will have 2 sets of bathrooms (inside bathrooms with lockers and also bathrooms just outside the building), there's already a very large bathroom facility building just feet away on the Beach Sand next to Balboa Pier currently.

\*\*\* "Project Description states this project will improve parking counts. How many? 3-6? Where will the 50+ person Party Venue Renter's park their cars 9 months out of the year during each Rental use?

Please, please consider our Resident's concerns regarding this location. If you require any flooding videos or published scientific papers written on our sea levels... please let me know, and I will forward them to you.

Respectfully,

The Sechrist Family  
(949)933-4009  
806 E Oceanfront  
Newport Beach, CA

Sent from my iPhone

## Objection to "A" Street Jr Lifeguard building in Newport Beach

Bill Shapiro <bill@wshapiro.com>

Thu 3/3/2022 12:15 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>; Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>

Cc: Bill Shapiro <bill@wshapiro.com>; Crystal Sechrist <crystalocan1023@gmail.com>; Sue Shapiro <sue@wshapiro.com>

 2 attachments (1 MB)

WDS Newport Beach 3-8-21.pdf; Jr Lifeguard Building Proposal.pdf;

Dear Ms. Vaughn, Mr. Rehm and the Commissioners of our California Coastal Commission,

My name is Bill Shapiro, a resident at 810 East Oceanfront, Newport Beach, CA, property adjacent to the proposed new Jr. Lifeguard building on "A" Street. I am attaching correspondence I forwarded back in 2021 in opposition to the "A" Street Lifeguard structure and I am here again stressing my, and my many neighbors opposition to the City of Newport Beach building this 5600 sq feet, 18' high structure.

Like the majority of residents of Newport Beach, I am a total supporter of the Jr. Lifeguard program however as I have previously and here again explain, building this proposed structure literally on the beach at "A" Street, is building a structure the City knows will be a disaster. It is ironic you at the Coastal Commission wrote in your "hold Harmless" language with the City of the predictability of the building being the subject of hazards of "waves, storms, erosion, flooding," and more. The Commission, like the City is well aware building such a large structure virtually on a beach that has for the last few years flooded out from the high waves, so much the City had to bulldoze sand walls in an effort to barricade the waters from the high waves from flooding out the homes along Oceanfront and Balboa. Knowing of these floods, and knowing science has predicted the height of waves and water to increase in height over the next few decades, the City in their wisdom wants to build on the sand. Given scientific knowledge and predictability, there is no way the City would ever approve a private person or entity to build such a structure in this location. Yet the City is going to sign a hold harmless to the Commission for all the predictable damage. This hold harmless does nothing for the water directed to the adjacent homeowners. The Commission wants the hold harmless because the Commission knows the damage and destruction will happen. This damage and destruction which will be the constant subject of ongoing construction and repairs.

To make room for this huge structure, in addition to building it on the beach, the City proposes to build it on the existing "A" street parking lot removing 43 existing parking places leaving only 19, 43 existing parking spaces will be removed which seemingly year round particularly in summer are already overflowed with lines of cars seeking parking. The City rationalizes the removal of these spaces saying they will remove grass and paving over one of the City parks to make room for parking. Removing beautiful grass that makes up a City park and paving over it so cars can park there makes no sense. But the City goes on to say they will add 6 more spaces. Again rationalizing the City is adding 6 spaces defies logic. The City wants to rent out the 5600 sq foot building they say holds 75 people ( 5600 ' will hold much more than 75 people) but even if limited to 75, such building will result in the need of some up to 75 more parking spaces not 6. Adding 6 spaces will do nothing, clearly a promotion to rationalize the proposal. In addition to the predictable parking fiasco, local residents and current businesses who have paid premium prices to locate themselves on the peninsula will now be foreclosed from offering guests and customers parking which this Commission knows is already a huge problem. Anyone who comes to the Balboa Village area is well aware of the already huge parking problem and adding a 5600 foot building with certainty will compound the problem.

The City boasts they will be putting 6 electric vehicle charger in. The City is well aware there is pending legislation that in 8 short years, by the year 2030, all US auto manufacturers will be forced to make all new vehicles electric. Providing 6 electric chargers fails to fill what will be needed in just a few years.

In addition to the parking problem will be the increased traffic problem. One can see the line up of cars down A street during the Jr. Lifeguard season, let alone when events are being held. Traffic on Balboa Blvd and A Street is already a traffic environmental hazard.

As I mentioned in my previous correspondence, I took particular note that one of the primary functions of the Coastal Commission was to preserve the beautiful coastal views which we have in Newport Beach, one of the most beautiful beaches in California. Yet by the Balboa Pier, we are faced with the restroom building and now just feet away, residents and businesses would be staring not at the beautiful beach/ocean, but at an 18' 5600 building blocking the views, complete with massive noise from events, parking, traffic and other totally foreseeable obstructions.

There are many other alternatives for a lifeguard structure. Firstly, the City could partner with the elementary school by 15<sup>th</sup> street using existing property where there are no obstructions, less traffic. The City could expand the existing restroom building by the pier, clearly the program does not need 5600 feet! The guard program is outside, in the water and on the sand, has the Commission asked the City why do you need a huge 5600 foot 18' high building? The reality is they don't. It's 2022, the City has gotten along for all these years with the LG program being on the sand of the beach and in the water. If they need an enclosed area, a much smaller structure adjacent the restrooms would provide more than ample space already with existing restrooms.

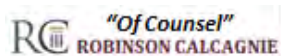
The City charged the homeowners along Oceanfront an assessment to remove the overhead electrical lines to improve the appearance and the views of the area. Yet now they want to build this monster structure so all using the park, local restaurants and residents can stare at this big eye sore. When the City balances out the alternatives, it's clear, building this makes no sense. I am hoping members of the Coastal Commission who are running on this matter either live, shop, or eat regularly by the Balboa Pier, if so, they will quickly know what it would be like to have this massive building in their backyard. I'm confident our Coastal Commission will do the right thing and veto this project and tell the City what the city would tell anyone else who'd want to build what they want to build. No, such a structure is not a fit for this area.

I want to thank you and all the Coastal Commissioners who were at least willing to read these and the comments of others opposed to this project. It's not often people take to "pen and paper" in voicing opinions but this decision is critical. If I can provide any other information, I welcome you or the others on the Commission to contact me at their earliest. I am submitting this today, March 3, 2022 well before the March 4, 2022 3PM deadline. Thank you and I urge the Commission not to approve the cities request. Wishing the best to all and stay safe in these challenging times.

Bill Shapiro  
Mobile: (909) 519-3370

**William D. Shapiro**

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[www.wshapiro.com](http://www.wshapiro.com)

WILLIAM D. SHAPIRO, ESQ.\*  
BRIAN D. SHAPIRO, ESQ.

\*Certified Specialist in  
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Email: [brian@wshapiro.com](mailto:brian@wshapiro.com)

March 8, 2021

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA  
[cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov)

Email Only

Re: Public Hearing  
Tuesday, March 9, 2021 at 4:00 PM  
***Newport Beach Jr. Life Guard Building***

To the Mayor and the City Council Members of the City of Newport Beach;

My name is Bill Shapiro, since the early '90s, I have been the proud owner of 810 East Oceanfront, Newport Beach, each year enjoying the sounds and views all who live on the oceanfront year round. While our family is a supporter of the life guard program, we are totally opposed to the city constructing the proposed large Jr. Life Guard building at the "A" Street parking lot. The reasons for our opposition are multiple.

The City has long taken a strong position against anyone building along the ocean front that would obstruct views and the enjoyment of ownership of oceanfront property. The Cities strong position against such building has long been well reasoned. Owners have not only paid premium prices to own these view properties, owners pay premium property taxes annually to enjoy these views. Decade after decade, any such proposed construction has not been "permitted" nor allowed yet now the city itself wants to build a large building blocking views right up on the sand. If the city wants a home for the lifeguards, the city should do what all people and other cities have to do, buy a piece of existing property and use that as the home for the life guards. The city would be hypocritical for years denying anyone to build anything even remotely like what is proposed, yet themselves just approve building a huge structure they would never permit anyone to do the same.

While the Life Guard programs have been located east of the Balboa Pier for some time, is that truly the best location for the program? The City is well aware in the summer months (and year round) the A Street parking lot and surrounding parking lots are completely full with cars constantly lining up seeking parking. Traffic on the Peninsula is already atrocious and the closer to Main Street, the worse it gets. The traffic on A Street is already a complete mess. The added congestion with a larger program in a larger building will just add to the safety risks of all including the kids, let alone extreme congestion. The city already is dozing sand walls in this area due to the waves coming off the beach and into the A street parking lot, little need be said of the multiple times this happened just last year. This is not the location for a structure to be built,



I question the Coastal Commission would even allow such a building in light of the predictable flooding, building such a structure defies logic. When we looked into building on our property, the city and Coastal Commission mandated uprush and countless other studies be done just to consider a project which we if the city performed these essential tests and if they did, I am hear requesting copies. Approving a permit to construct a structure where it is virtually predictable flooding will occur, let alone where children will be inside is beyond questionable.

If a new structure must be build, a location near 15<sup>th</sup> Street is clearly favorable without prejudicing the homeowners and businesses by Balboa pier. There is a larger sandy beach area, existing restroom structures and facilities that could be expanded facilitate the life guard program, existing restrooms for participants and far less traffic then what will be a certain cluster if the proposed A Street location is built.

If for some reason the city is compelled to build by the Balboa Pier which I remain against, a clearly better alternative location to the proposed A street location would be *west* of Balboa Pier where the city has already approved and built extensive parking lots. There is more than ample room the city could use in one of those existing parking lots for this project.

I believe the City of Newport Beach will consider these and other factors before approving such a building. I along with my neighbors object to this structure which is in violation of every permit qualification the city would mandate. While the life guard program is a great program, alternative locations better serve the community and the Jr. Life Guards themselves. I along with my family join all in urging the A Street project be rejected. The City should not be able to do something they refuse to allow. I thank you for your consideration.

Very truly yours,

Law Offices of William D. Shapiro

By: s/ **William D. Shapiro** (Electronically signed for speed)  
William D. Shapiro

WDS/dk

cc: Diane Dixon; Newport Beach City Council Member, District One  
[ddixon@newportbeachca.gov](mailto:ddixon@newportbeachca.gov)

**FW: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391  
(City of Newport Beach, Orange County)**

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Fri 3/4/2022 4:59 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Here you go!

---

**From:** Andrew Betz <andrew.betz@gmail.com>

**Sent:** Friday, March 4, 2022 4:19 PM

**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

**Subject:** Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391 (City of Newport Beach, Orange County)

Hello,

I am writing in support of the proposed Newport Beach Junior Guard building. Newport Beach Junior Guards is one of the top beach education programs in the country. It is the introduction to safe interaction with the ocean and beach environment for hundreds (now over a thousand) of children each year. From going through the program myself to having children in the program currently, I can tell you it is one of the best things about growing up in Southern California. Unfortunately, the program has always had to deal with a lack of adequate physical space. In fact, the children do not currently have access to safe and clean restroom facilities. The proposed facility will finally give a world class program a world class facility. Thank you for taking the time to review this important matter.

Andrew Betz  
Newport Beach, CA

**FW: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391  
(City of Newport Beach, Orange County)**

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Fri 3/4/2022 5:11 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Here you go!

-----Original Message-----

From: Alison Harris <alisonlharris@icloud.com>

Sent: Friday, March 4, 2022 5:06 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391 (City of Newport Beach, Orange County)

Absolutely love the Newport Beach Junior Guard Program. There is nothing like it and the amount of confidence it instills in our kids is priceless. Definitely support building a new lifeguard station for these amazing individuals.

Sent from my iPhone

**FW: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391  
(City of Newport Beach, Orange County)**

Roman, Liliana@Coastal <Liliana.Roman@coastal.ca.gov>

Mon 3/7/2022 11:07 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Good morning!

I think this is your project.

Liliana Roman  
Coastal Program Analyst

California Coastal Commission  
South Coast District Office  
301 Ocean Blvd. Suite 300  
Long Beach, CA 90802

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**From:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

**Sent:** Friday, March 4, 2022 4:09 PM

**To:** Roman, Liliana@Coastal <Liliana.Roman@coastal.ca.gov>

**Subject:** FW: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391 (City of Newport Beach, Orange County)

Here you go!

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**From:** Ned Wallace <[nwallace@wallaceair.com](mailto:nwallace@wallaceair.com)>

**Sent:** Friday, March 4, 2022 2:51 PM

**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>

**Subject:** Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391 (City of Newport Beach, Orange County)

Commission Members

I am in full support of the construction of the Newport Beach junior lifeguard station. We need to support our children and in my case grandchildren who are participating in the program

Edwin H Wallace  
515 Harbor Island Drive  
Newport Beach, CA 92660  
949-922-0917

**Fw: Public Comment on March 2022 Agenda Item Wednesday 7a - Application No. 5-21-0410 (Kristedja, Newport Beach)**

Revell, Mandy@Coastal <Mandy.Revell@coastal.ca.gov>

Mon 3/7/2022 8:56 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Good morning Meg- The email below was sent to me, but I believe they have the wrong agenda item number because it sounds like it relates to your Jr. Lifeguard structure project in Newport.

Happy Monday!

Mandy



**Mandy Revell** | Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office

301 Ocean Blvd, Suite 300

Long Beach, CA 90802

(562) 590-5071



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**From:** Execu veStaff@Coastal <Execu veStaff@coastal.ca.gov>

**Sent:** Friday, March 4, 2022 12:36 PM

**To:** Revell, Mandy@Coastal <Mandy.Revell@coastal.ca.gov>

**Subject:** FW: Public Comment on March 2022 Agenda Item Wednesday 7a - Applica on No. 5-21-0410 (Kristedja, Newport Beach)

fyi

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**From:** Joyce Flower <joyceflower@a .net>

**Sent:** Friday, March 4, 2022 12:10 PM

**To:** Execu veStaff@Coastal <Execu veStaff@coastal.ca.gov>

**Subject:** Public Comment on March 2022 Agenda Item Wednesday 7a - Applica on No. 5-21-0410 (Kristedja, Newport Beach)

As homeowners in Newport Beach we donated toward the Newport Beach Junior Lifeguard Building. We are hoping for the Coastal Commission's approval of this project. The Junior Lifeguard Summer Program plays an integral part in the awareness, training and discipline of girls and boys in our area. Water safety is paramount in all ages and stages of life. This program allows us to draw from the best of the best for lifeguards on our beaches. Thank you in advance for giving the program the home they need to con nue to make Newport Beach a safe place to live and for vaca oners to visit.

Sincerely,

Rick and Joyce Flower

1001 W. Bay Avenue

Newport Beach, CA 92661

Sent from [Mail](#) for Windows

**FW: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391  
(City of Newport Beach, Orange County)**

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Fri 3/4/2022 5:57 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Here you go!

-----Original Message-----

From: Janet Hathaway <janetti73@gmail.com>

Sent: Friday, March 4, 2022 5:25 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391 (City of Newport Beach, Orange County)

Please approve the plans to build a new junior guards headquarters in Newport Beach. The NBJGs program serves over a thousand children ever summer and is critical to ocean safety in our community. A permanent headquarters is needed for this organization. Thank you!

Sent from my iPhone

**FW: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391  
(City of Newport Beach, Orange County)**

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Fri 3/4/2022 5:57 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Jenni Krogh <jkrogh@olqa.org>

Sent: Friday, March 4, 2022 5:23 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391 (City of Newport Beach, Orange County)

We love the NBJG program and all that it teaches kids in our community. We are hopeful the construction of this new structure will be granted so the instructors and participating children are able to convene, plan and learn in this updated facility.

Sincerely,  
Jenni Krogh

Sent from my iPhone

**FW: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391  
(City of Newport Beach, Orange County)**

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Fri 3/4/2022 4:11 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Here you go!

-----Original Message-----

From: Kristi Johnson <kjnewportbeach@gmail.com>

Sent: Friday, March 4, 2022 4:10 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391 (City of Newport Beach, Orange County)

Coastal Commissioners,

Thank you for your service to protect our beautiful, incredible ocean and the amazing coast. As a Newport Beach resident for more than 35 years, I am beyond grateful for your time and effort to keep our community and the surrounding communities beautiful, safe, and healthy- thank you!

I am writing in support of the Newport Beach Junior Lifeguard program. Both of my children have thrived in this incredible youth program, and They have learned so much about the ocean and beaches. Learning and exemplifying the 3 "Rs" respect, represent and responsible behavior is at the core of their teaching. Thea children all already have a love for the ocean, but they are also taught to respect the ocean and beaches. This program also educates children about protecting the coast and ocean and the creatures and their habitats. This program is the future of our Newport Beach lifeguards- my son will begin his last two years this summer as an A division and he cannot wait to become a lifeguard!

I would love to see our children and the amazing lifeguards have a permanent structure to call their own. This structure would provide restrooms, and more space for our instructors and for the children. I have seen this dream in the works for nearly 10 years and I hope it will become a reality for our community.

Please consider voting yes for our youth, lifeguards and our future in Newport Beach. This is the BEST most epic summer program for youth in all of OC!!

Best,

Kristi Johnson



**FW: Public Comment on March 2022 Agenda Item Wednesday 12b - Application No. 5-21-0391  
(City of Newport Beach, Orange County)**

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Fri 3/4/2022 4:24 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Here you go!

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**From:** Murphy <murphy@curt.is>

**Sent:** Friday, March 4, 2022 1:10 PM

**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

**Subject:** Public Comment on March 2022 Agenda Item Wednesday 12b - Applica. on No. 5-21-0391 (City of Newport Beach, Orange County)

Hi there,

I support this building!

The Newport Junior Lifeguard program is amazing. Kids learn ocean safety and respect for the ocean.

This thoughtfully designed building is a better alternative to the current camp set up. The lessons these kids learn at camp save lives and will lead them to make decisions with the environment in mind as they grow into adults.

Thank you for reading,  
Murphy

Murphy Curtis, Newport Beach CA  
949.413.4104