

Eastbluff Homeowners Association

Newsire

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Next Board Meeting Monday, January 8th

City Watch by Carol Boice

The election is over, and Measure V's General Plan Update Landuse Element passed by 53%. The 47% who voted against Measure V may have had concerns over high-density residential and commercial development generating more traffic, a 20% population increase to Newport Beach, and the plan to widen 18 intersections. With the slow down in residential development, the population increase over 20 years could be gradual, according to news media predictions.

Measure X, the Greenlight II Initiative, was defeated by 63% of the residents who voted not to have the opportunity to vote on major developments over 40,000 square feet, 100 dwelling units, or projects generating 100 peak hour vehicle trips. Those wanting to vote on major developments amounted to 37%, which was a complete reversal from the 2000 vote on Greenlight I, where residents overwhelmingly voted to have a vote on major developments amending the old General Plan. What would have been landuse amendments to the old General Plan are now built in as entitlements in the new General Plan due to the passage of Measure V and not applica-

ble to Greenlight I.

As predicted, the Eminent Domain Measure W passed by 74% ensuring that the City cannot take property from one private property owner and give it to another private party. This does not apply to property to be taken for public use with compensation, such as road widening or a new city hall.

How will the passage of Measure V and the defeat of Measure X affect Eastbluff? The HOA Board and/or concerned residents will need to watch for major developments coming before the Planning Commission in the Airport Area and in Newport Center/Fashion Island, which could generate more traffic on Jamboree or Eastbluff Drive. They will need to carefully scrutinize Environmental Impact Reports (EIR's are paid for by developers) to look for flaws or missing mitigation measures. If mitigation is deemed necessary (sound walls, lowering the density to prevent gridlock, etc.) then the HOA Board and/or a large group of residents will have to go before the Planning Commission to request mitigation measures

and then try to have the project appealed before the Council. A small group of residents or the HOA Board alone may not be effective. Since the residents cannot vote on major developments in the new General Plan Update Landuse Element, the Council's decision will be final, unless someone wants to go to court over a faulty EIR.

Some residents, due to the recent increase in sirens, have already expressed concern over Eastbluff Drive becoming an alternate route for emergency vehicles. Eastbluff has only verbal assurances that Bison will not be reopened to cut-through traffic. Perhaps it is time to silence motorists outside our neighborhood who want to reopen Bison by asking the Council to replace the ugly white plastic reflector sticks and painted white lines with permanent raised medians. I suggest medians with terra-cotta centers, installing necessary reflectors, with room for emergency vehicles. This would also be an aesthetic enhancement to go along with our entrance upgrades and beautification projects. It's a thought. Our HOA Board will have to ask our Council Representative, Leslie Dudge, for this improvement.

Sound Walls by Michael McInnis

Over the past years, residents have complained to the board about the noise level of the traffic on Jamboree. It does not seem to be difficult to get anyone to admit the current sound walls are inadequate. The traffic noise is increasing and will continue to do so for the foreseeable future. Interest in upgrading sound walls along Eastbluff drive has also been voiced.

Each resident living on the perimeter of our community owns the land down to the sidewalk. This applies to properties backing up to both Eastbluff and Jamboree. It is their property and they can do as they wish, within certain city and CC&R guide lines. Given that the issue is sound walls, it makes no sense to speak in terms of individual owners. Sound walls are pretty much an all or nothing item. A very expensive all or no nothing item.

The board has appointed me, Michael McInnis, the chair of the Sound Wall Fact Finding Committee. The other two members are Eileen Cirillo and Bobby Samini. As the committee name implies, we are going to collect as much information about this issue as we can. The first thing to find out is exactly how many residents are interested in upgrading our sound walls.

So, are you interested in upgrading our sound walls? You can voice your opinion in one of several ways; send an email, mail a letter, or drop off a note. Here is how to get in touch with us:

Michael McInnis @ 2115 Arafia Street

Or dynabyte@pacbell.net

Eileen Cirillo @ 2201 Arafia Street

Or eileen@starmanagement.com

Bobby Samini @ 2137 Arafia Street

Or bsamini@bsqfirm.com

If you are sending an email, please enter Eastbluff sound walls in the subject line. We don't want to delete your email thinking it is spam.

We, the members of the Sound Wall Fact Finding Committee, want to hear from you. If you have an opinion about sound walls, we want to hear from you. If your interest is in a perimeter wall that would allow you to maximize your lot utilization, we want to hear from you. If you want to assist us in collecting the opinions of your neighbors, we want to hear from you. Lets face it...we're lonely and just want the company.

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Board Meetings

Held the 1st Monday of the month at
St. Mark's Church at 6:30 pm

www.eastbluff.net

From the Editor

If you have an issue you want discussed in this newsletter, submit it to me via email at dynabyte@pacbell.net. Please make it objective and concise. I will submit it to the board for review. Be sure to include "Eastbluff Newsletter" in the subject line so I will not delete it as spam.

If you want to know what has been going on at the board meets, you can logon to the HOA web site and review the last few years of board minutes. The address is www.eastbluff.net. The Password is

Newport.

If you want to know what the city is up to, logon to their web site. The address is www.city.newport-beach.ca.us. This site contains all sorts of interesting information.

Want to know what the brave men in blue are doing? All you have to do is logon to the Newport Beach Police Department web site. The address is www.nbpd.org.

Governing Documents Committee by Jock Marlo

The Board has re-established the Governing Documents Committee. This committee was last disbanded in February 1998 following a three year term of making recommendations for updates to the governing documents.

The Committee has been re-established to consider recommendations regarding the approaching expiration of the architectural control provision of the bylaws and the self renewal of the Covenants, Conditions and Restrictions (CC&Rs).

The architectural control power of the Board will end on January 13, 2011 unless a majority of the members vote to renew this provision by a 51% vote. The CC&Rs will self renew for a 10 year period on January 13, 2011 unless a change in the CC&Rs, agreed to by at least 51% of the members, has been recorded.

It's not too early to plan for these major events. If you would like to be part of this committee, please contact the Emmons Company or one of your Board members.

From Our Friends ① AirFair

I thought I would give you a few snippets from the latest edition of the AirFair newsletter. Just to remind you, the folks behind AirFair want to make sure that we are not unduly or unfairly impacted by increased air traffic out of John Wayne.

County's Largest City Supports JWA Limits

Santa Ana City Council passes formal resolution

On December 5, 2005, the Santa Ana

City Council voted to adopt Resolution number 2005-103, entitled "A resolution in support of Air Fair, a political action committee, to halt expansion of the John Wayne Airport".

Fascinating Fact:

Although John Wayne Airport has fewer than 500 acres, it is 22nd of the 50 busiest airports in the United States, according to the FAA. It has, for example, more operations than Seattle Tacoma International, Orlando, and Denver and has only a few less operations than the Miami and Memphis airports.

Startling Statistic:

86 million people and 2.8 million tons of cargo currently utilize Southern California's airport system each year. By the year 2030, demand on the regional airport system could be 170 million air passengers and 8.72 million tons of cargo.

If you want further information, the AirFair web site is www.jwairfair.com. If you want to contact them, their address is AirFair, P.O. Box 16304, Irvine, CA, 92623-6304.