



Land Use Element Amendment

Advisory Committee Meeting 2

August 6, 2013



Agenda

- Approval of Minutes
- Public Outreach Process
- Update on Preliminary Traffic Findings
- Potential Land Use Changes and Recommendations
 - Lido Village
 - Mariners Mile
 - Beach and May Mobile Home Park
 - Congregate Care
 - Public Correspondence
 - Other
- Public Comments on Non-Agenda Items
- Adjournment to August 20, 2013, 3:30 pm



Public Outreach

- Press Release Announcing the Amendment process
- City's Website will Catalogue Meeting Information, Handouts, and Draft Documents
- Land Use Element Amendment (LUEA) Advisory Committee Meetings
- LUEA Public Informational Meetings
 - September 9, 2013
 - March 2014
- LUEA Informational Session/EIR Scoping Meeting
 - November 2013
- Planning Commission
 - Review Proposed Land Use Changes – September 19, 2013
 - Public Hearing(s) – May 2014
- City Council
 - Study Session – September 24, 2013
 - Public Hearing(s) – June 2014



Preliminary Traffic Findings Update



Requested Committee Actions

A. Approve/Modify Staff Recommendations

1. Lido Village
2. Mariner's Mile
3. Beach and Bay Mobile Home Park
4. Congregate Care

B. Recommend Moving Forward as Basis for Traffic Modeling

5. Staff Identified Potential Land Use Changes (August 6, 2013)
6. Other Locations



Areas of Potential Change

1. Lido Village





Areas of Potential Change

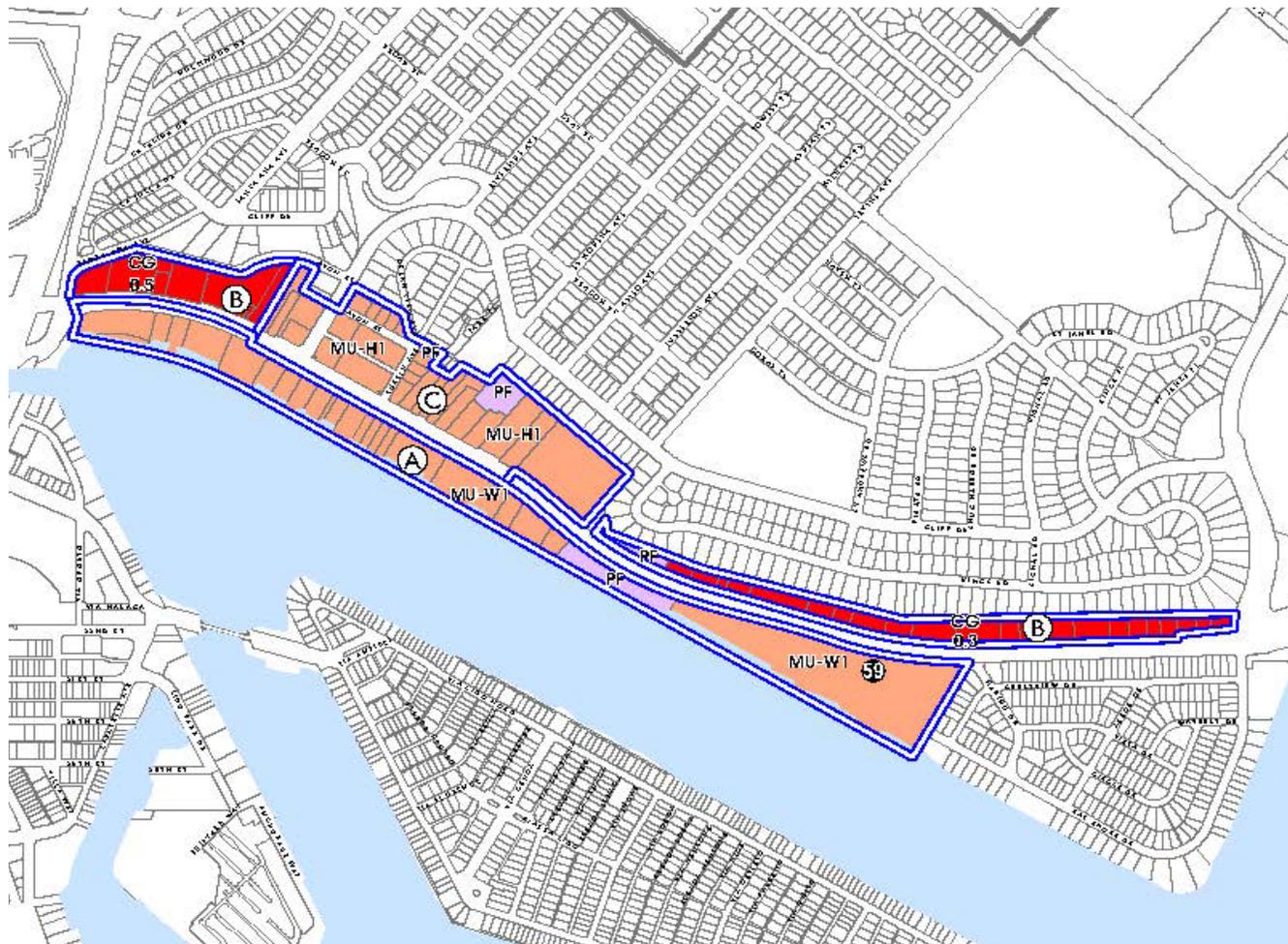
1. Lido Village Recommendations

- Develop General Plan Policies that reflect Design Guidelines and CAP's work.
- Establish policy committing to additional public improvements to address pedestrian connectivity.
- Allow existing commercial buildings exceeding the maximum FAR and/or not providing minimum parking to be reconstructed of pre-existing floor area and parking spaces (Similar policies for Balboa Village and Corona del Mar)



Areas of Potential Change

2. Mariner's Mile





Areas of Potential Change

2. Mariner's Mile Recommendations

- Add a General Plan policy directing the establishment of a Citizen's Advisory Panel that would review circulation, parking management, and specific land use issues.
- Revise Policy 6.19.6 to delete reference to Specific Plan, which is no longer in place.



Areas of Potential Change

3. Beach and May Mobile Home Park Recommendations

- No change to General Plan



Areas of Potential Change

4. Congregate Care

- Land Use Designations
 - Currently conditionally permitted in Private Institutions (PI) land use areas only.
- Relevant General Plan Policies
 - Goal H 5 (Housing Element) – Housing opportunities for special needs populations.
 - Policy H 5.1 – Encourage approval of housing opportunities for Senior Citizens and other special needs populations.
- Staff Recommendation
 - Allow congregate care in the same areas as convalescent facilities on the basis that the uses are similar.



Areas of Potential Change

5. Staff Identified Potential Changes

Location (# see map)	Existing Use	Existing Land Use Category	Recommended Amendment
(1) 1526 Placentia Ave.	King's Liquor	RM18 DU/Acre (6 DU's)	CG 0.5 FAR (7,524 sq ft)
(1) 1499 Monrovia	Vacant office building - City Owned	Multiple-Unit Residential 18 DU/Acre (RM)	Public Facilities (PF) or RM 18 DU/Acre
(2) 813 E. Balboa Blvd.	Day Spa/Legere Property	Two-Unit Residential (RT)	Mixed Use-Vertical or RT
(3) Westcliff Plaza 1000 - 1150 Irvine Avenue	Shopping center	Neighborhood Commercial (CN) Allowed Floor Area: 138,500 sq ft. Existing Floor Area: 112,986 sq ft.	Reduction: 15,514 sq ft.
(4) Airport Area	Various Uses	Total DU's allowed: 2,200 Additive: 500 Replacement: 1,650	Consider increasing number of replacement DU's
(5) Newport Center/ Fashion Island	Regional shopping center and offices		Increases: Regional Office: 400,000-500,000 sq ft. Regional Commercial (Fashion Island): 40,000- 50,000 sq ft. Multi-Family Dwellings (Apartments): 400-500
(6) Newport Coast Center 21101 - 21185 Newport Coast Drive	Shopping center	Neighborhood Commercial (CN) Allowed Floor Area: 141,787 sq ft. Existing Floor Area: 103,712 sq ft.	Reduction: 37,875 sq ft.
(7) Newport Coast Hotel Rooms		Visitor Serving Commercial (CV) Allowed Rooms: 2150 Existing Rooms: 1128	1022 Rooms decrease



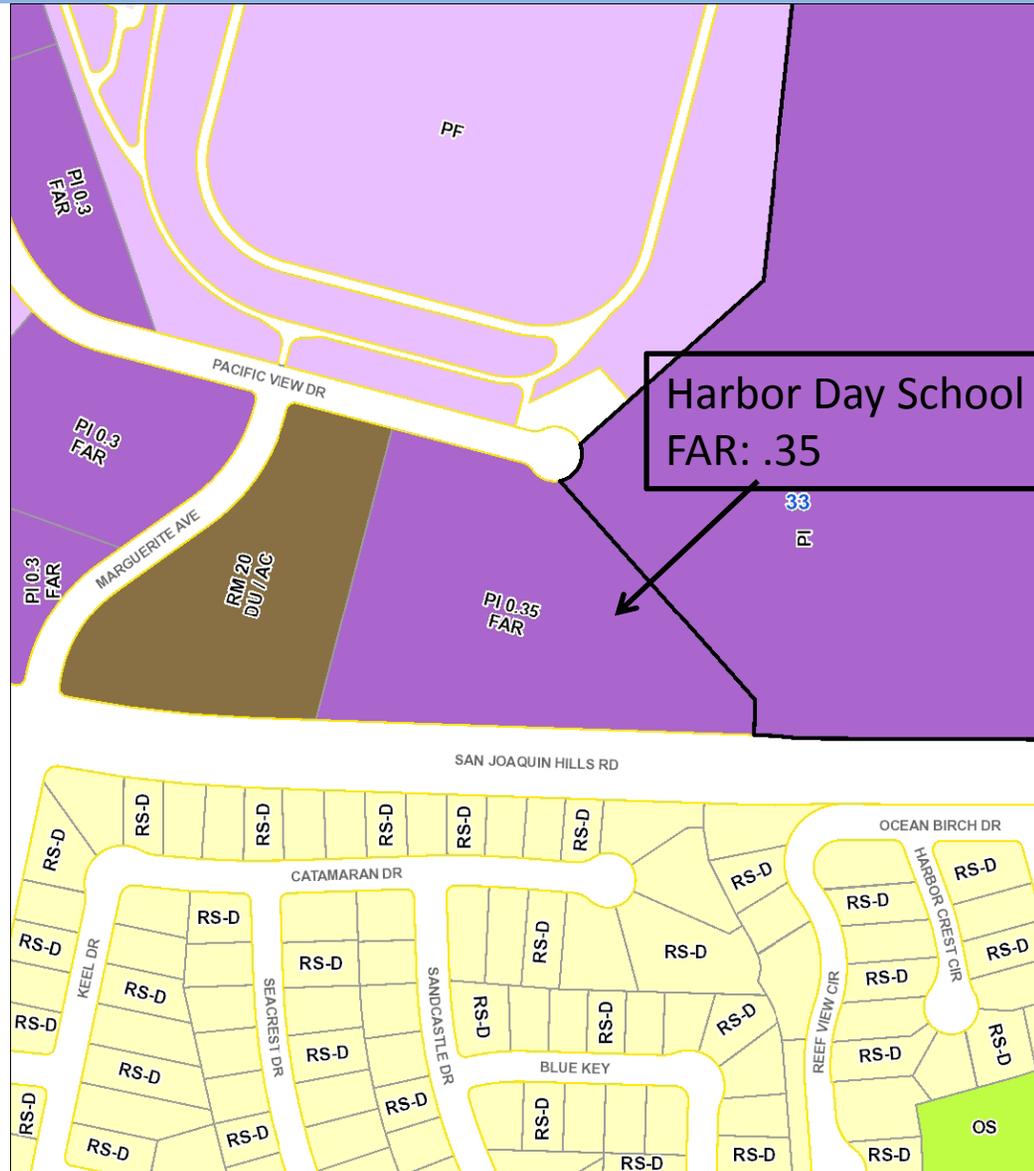
Areas of Potential Change

6. Other Locations

- Harbor Day School
- Pacific Planning Group Letter



Harbor Day School





Next Steps

- Traffic
- Economic Market & Feasibility Analyses



Public Comments



Adjournment

- Next Meeting: August 20, 2013, 3:30 pm