



CITY OF NEWPORT BEACH LAND USE ELEMENT AMENDMENT ADVISORY COMMITTEE AGENDA

Newport Beach Central Library
Friends Room
1000 Avocado Avenue
Tuesday August 20, 2013
3:30 p.m. – 5:00 p.m.

Committee Members

Ed Selich, Councilmember (Chair)
Nancy Gardner, Council Member
Kory Kramer, Planning Commissioner
Larry Tucker, Planning Commissioner
Craig Batley, Member At-Large
Michael Melby, Member At-Large
Patricia Moore, Member At-Large
Jim Walker, Member At-Large
Paul Watkins, Member At-Large

Staff Members

Kim Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director
Gregg Ramirez, Senior Planner
Leonie Mulvihill, Assistant City Attorney
Tony Brine, Traffic Engineer
Woodie Tescher, The Planning Center | DC&E (consultant)
Marissa Aho, The Planning Center | DC&E (consultant)

1) CALL MEETING TO ORDER

2) APPROVAL OF MINUTES

Recommended Action: Approve August 6, 2013 Meeting Minutes (Attachment 1)

3) TRAFFIC FINDINGS OF POTENTIAL LAND USE CHANGE AREAS (Attachment 2)

Recommended Action: Confirm Potential Land Use Changes

4) OTHER AREA UPDATES

- a. Lido Marina Village – Discuss development potential
- b. Mariners' Mile – Opportunities for increased residential density inland side of Coast Highway
- c. Harbor Day School – Increase in # of students
- d. Buena Vista Open Space Designation – Open Space designation of private property
- e. Airport Area – Further discussion regarding flexible development opportunities
- f. Other

Recommended Action: Identify Additional Land Use Changes, as appropriate

5) NEXT STEPS

6) PUBLIC COMMENTS ON NON-AGENDA ITEMS

7) ADJOURNMENT – Next Meeting September 3, 2013 at 3:30pm

This Committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Committee's agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the Committee. The Committee may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the City Clerk's Office at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3005 or cityclerk@newportbeachca.gov).

Attachment No. 1

Meeting Minutes

City of Newport Beach

Land Use Element Amendment Advisory Committee Minutes

Date: August 6, 2013

Location: Newport Beach Central Library – 1000 Avocado Avenue
Friends Room

Members Present: Edward Selich, Council Member (Chair)
Nancy Gardner, Council Member
Kory Kramer, Planning Commission
Larry Tucker, Planning Commission
Craig Batley, Member At-Large
Michael Melby, Member At-Large
Patricia Moore, Member At-Large
Jim Walker, Member At-Large
Paul Watkins, Member At-Large

Members Absent: Edward Selich, Council Member (Chair)

Staff: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director
Gregg Ramirez, Senior Planner
Leonie Mulvihill, Assistant City Attorney
Tony Brine, Traffic Engineer
Woodie Tescher, The Planning Center|DC&E (consultant)
Marissa Aho, The Planning Center|DC&E (consultant)

I. Call Meeting to Order

The meeting was called to order at 3:33 p.m.

II. Approval of Minutes

Motion (Watkins) to approve minutes as augmented by July 16th audiotape with minor typo corrections.

III. Public Outreach

Deputy Community Development Director Wisneski provided an overview of Attachment 1 “Public Outreach” including the following:

- 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 – 6pm in the Civic Center Community Room
 - 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

No Comments from the committee or the public.

IV. Preliminary Traffic Findings of Potential Land Use Changes

Postponed until August 20th meeting.

V. Other Potential Land Use Changes

Woodie Tescher, Consultant to the City, provided an overview of requested committee actions.

a. Lido Village

Mr. Tescher described Lido Village and provided an overview of the summary provided in the Issue Paper on Lido Village and recommended the following:

- 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)

The Committee discussed the need for additional clarification for what is permitted by the General Plan for this area.

Public comment included a discussion about the inequity of provisions for existing development being rebuilt next to lots that are below existing standards that cannot exceed them.

Acting Chairperson Gardner clarified that if the Committee approved the recommendations, staff and consultants will bring back appropriate policies for the committee to review.

Acting Chairperson Gardner received consensus to move forward with the analysis corresponding to the Lido Village recommendations.

b. Mariner's Mile

Mr. Tescher described Mariners' Mile and provided an overview of the summary provided in the Issue Paper on Mariners' Mile and recommended the following:

- 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 the land use designations along the Coast Highway waterfront to limit development to commercial and marine-related uses and eliminate residential development capacity
 - Review the appropriateness for accommodating high density residential uses on inland parcels based on market analyses and feasibility and the ability to sustain a sufficient base of commercial uses.
- Revise Policy 6.19.6 to delete reference to Specific Plan, which is no longer in place.

Acting Chair Gardner reminded committee members that residential on the bay side was a "hot button issue" from the General Plan process.

The Committee had a general discussion about the desired land use for Mariners' Mile and how best to move forward recommending policies that would address the highest and best use while not impacting existing noise or views. The Committee was generally split on the best way to move forward, but agreed that they were not supportive of establishing a CAP and would prefer to have the Planning Commission and City Council address this area. The Committee was supportive of having the City and consultants conduct additional analysis of the recommendations and approved deleting the reference to the Specific Plan in Policy 6.19.6.

c. Beach and Bay Mobile Home Park

Mr. Tescher described BBMHP and provided an overview of the summary provided in the Issue Paper on BBMHP and staff's recommendation not to change the General Plan.

The Committee briefly discussed providing additional incentives for redevelopment of the site, but supported staff's recommendation to leave it as is.

d. Congregate Care

Mr. Tescher provided a summary provided an overview and summary of the Issue Paper on Congregate Care.

Questions about the exact nature of the use led the Committee to determine that additional information was needed for further discussion.

e. Other Areas

i. Staff Identified Potential Changes

Mr. Ramirez provided an overview of staff identified potential changes to review from the July 16th meeting.

ii. Harbor Day School

Staff identified a request received from the Harbor Day School to increase FAR (Floor Area Ratio) from .35 to .40. The traffic model is based on student enrollment (currently at 400), not FAR. The Committee recommended a traffic analysis for this site

iii. Letter from Pacific Planning Group.

Mr. Ramirez provided an overview of the letter from the Pacific Planning Group (Attachment 4).

Karen Martin, representing Saunders Property Group further explained the letter submitted to the Committee. Following discussion, it was requested that staff work with Ms. Martin to clarify her recommendations.

VI. Next Steps

Traffic analysis and economic analysis will be discussed on August 20th.

VII. Public Comment on Non-Agendized Items

Buena Vista Residents brought an Open Space designation issue to the City's attention. Staff will to follow up with them directly.

Public comments both for and against further investigation of the R1 Zone.

VIII. Adjournment *Next Meeting Date: August 20, 2013, at 3:30 p.m.*

The agenda for the Regular Meeting was posted on August 13, 2013, at 2:30 p.m., on the City Hall Bulletin Board located in the entrance of the Council Chambers at 100 Civic Center Drive.

Attachment No. 2

Potential Land Use Changes

POTENTIAL LAND USE CHANGES

August 13, 2013

Location (# see map)	Existing Use	Existing Land Use Category	Recommended Amendment	ADT Change
(1) 1526 Placentia Ave.	King's Liquor	RM18 DU/Acre (6 DU's)	CG 0.5 FAR (7,524 sq ft)	+251
(1) 1499 Monrovia	Vacant office building – City Owned	Multiple-Unit Residential 18 DU/Acre (RM)	Public Facilities (PF) or RM 18 DU/Acre	+294
(2) 813 E. Balboa Blvd.	Day Spa/Legere Property	Two-Unit Residential (RT) 2- Units	Mixed Use-Vertical (MU-V) 2 units 1,917 sq ft commercial	+65
(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.	-593
(4) Airport Area	Various Uses	Total DU's allowed: 2,200 Additive: 500 Replacement: 1,650	Consider increasing number of replacement DU's	Zero
(5) Newport Center/ Fashion Island	Regional shopping center and offices		Increases: Regional Office: 500,000 sq ft. Regional Commercial (Fashion Island): 50,000 sq ft. Multi-Family Dwellings (Apartments): 500	+8,574
(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.	-1,448
(7) Newport Coast Hotel Rooms		Visitor Serving Commercial (CV) Allowed Rooms: 2150 Existing Rooms: 1128	Reduction: 1022 Rooms	-7,747

(8) Bayside Center	Shopping Center	Neighborhood Commercial (CN) Allowed Floor Area: 66,000 sq ft. Existing Floor Area: 65,284 sq ft.	Reduction: 366 sq. ft.	-14
(9) Harbor View Center	Shopping Center	Neighborhood Commercial (CN) Allowed Floor Area: 74,000 sq ft. Existing Floor Area: 71,993 sq ft.	Reduction: 1,857 sq. ft.	-71
(10) The Bluffs	Shopping Center	General Commercial (CG) Allowed Floor Area: 54,000 sq ft. Existing Floor Area: 50,312 sq ft.	Reduction: 3,538 sq. ft.	-135
(11) Gateway Park	Park	Corridor Commercial Allowed Floor Area: 4,356 sqft. Existing Floor Area: 0	Parks and Recreation (PR)	-167
(12) Harbor Day School	Private School	Private Institutional (.35) Allowed Floor Area: 99,708	Increase of 14,244 sq ft.	TBD
Net ADT Change				Reduction of 991 ADT
ADT = Average Daily Trips				