



Land Use Element Amendment

Advisory Committee Meeting 3

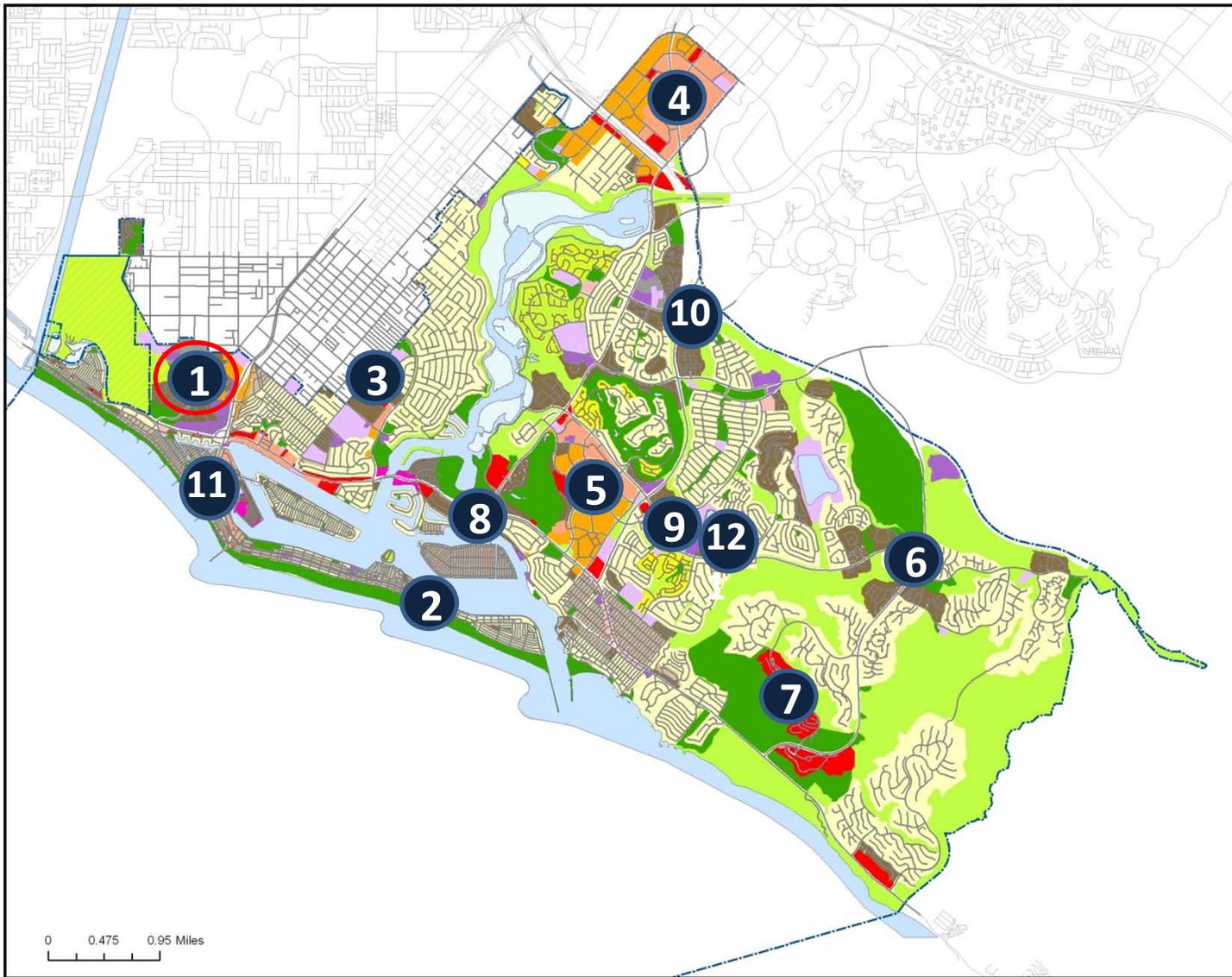
August 20, 2013



Agenda

- Call Meeting to Order
- Preliminary Traffic Findings of Potential Land Use Changes
- Other Area Updates
 - Lido Village
 - Mariners' Mile
 - Harbor Day School
 - Buena Vista Open Space Designation
 - Airport Area
 - Other
- Next Steps
- Public Comments on Non-Agenda Items
- Adjournment to September 3, 2013, 3:30 pm

CITY OF NEWPORT BEACH
 GENERAL PLAN
 Figure LU1
 GENERAL PLAN
 OVERVIEW MAP



- Residential Neighborhoods**
- RS-D Single-Unit Residential Detached
 - RS-A Single-Unit Residential Attached
 - RT Two-Unit Residential
 - RM Multiple Unit Residential
 - RM-D Multiple-Unit Residential Detached
 - RM-OS Multiple-Unit Residential / Open Space
- Commercial Districts and Corridors**
- CN Neighborhood Commercial
 - CC Corridor Commercial
 - GC General Commercial
 - VC Visitor Serving Commercial
 - RCM Recreational and Marine Commercial
 - RC Regional Commercial
- Commercial Office Districts**
- CO-G General Commercial Office
 - CO-M Medical Commercial Office
 - CO-R Regional Commercial Office
- Industrial Districts**
- IG Industrial
- Airport Supporting Districts**
- AO Airport Office and Supporting Uses
- Mixed -Use Districts**
- MU-V Mixed Use Vertical
 - MU-H Mixed Use Horizontal
 - MU-W Mixed Use Water Related
- Public, Semi-Public and Institutional**
- PF Public Facilities
 - PI Private Institutions
 - PR Parks and Recreation
 - OS Open Space
 - OS/RV Open Space / Residential Village (Residential uses, if not acquired as permanent open space)
 - TS Tidelands and Submerged Lands
- City of Newport Beach Boundary**
- City of Newport Beach Boundary
 - Statistical Area Boundary

0 0.475 0.95 Miles





Preliminary Traffic Findings Update

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	+9,129
(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



Preliminary Traffic Findings Update

Location (# see map)	Existing Use	Existing Land Use Category	Recommended Amendment	ADT Change
(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 436 ADT

ADT = Average Daily Trips



Other Area Updates

- **Recommended Action: Identify Additional Land Use Changes, as appropriate.**

West Newport Blvd. Commercial

Commercial Corridor (CC) .5
Allowed Floor Area: 23,086 sq ft.
Existing Floor Area: 38,500 sq ft. (approx.)

Lido Marina Village

Mixed Use Water Related 2: .5 FAR for Commercial only
Development
Allowed Floor Area (Commercial Only): 109,989 sq ft.
Existing Floor Area: 225,500 sq ft. (approx.)

Via Lido Plaza

General Commercial (CG) .5
Allowed Floor Area: 104,761sq ft.
Existing Floor Area: 101,856 sq ft.
(approx.)

Lido Villas (Dart)

28 Detached Townhomes
(Proposed)
PC: 8/21/13
CC: TBD



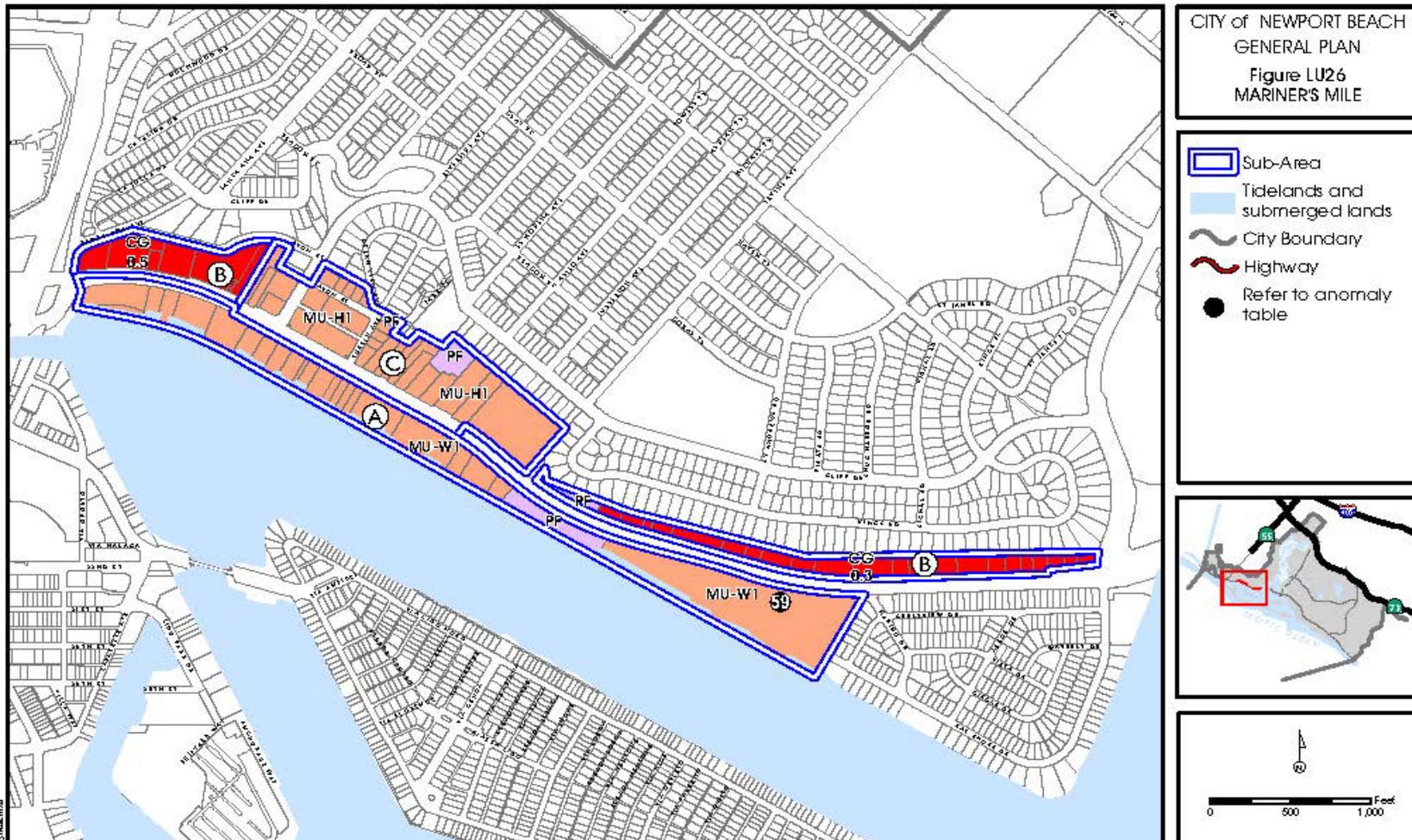
City Hall Site
Proposed Hotel

Lido Park

136 DU



Mariner's Mile

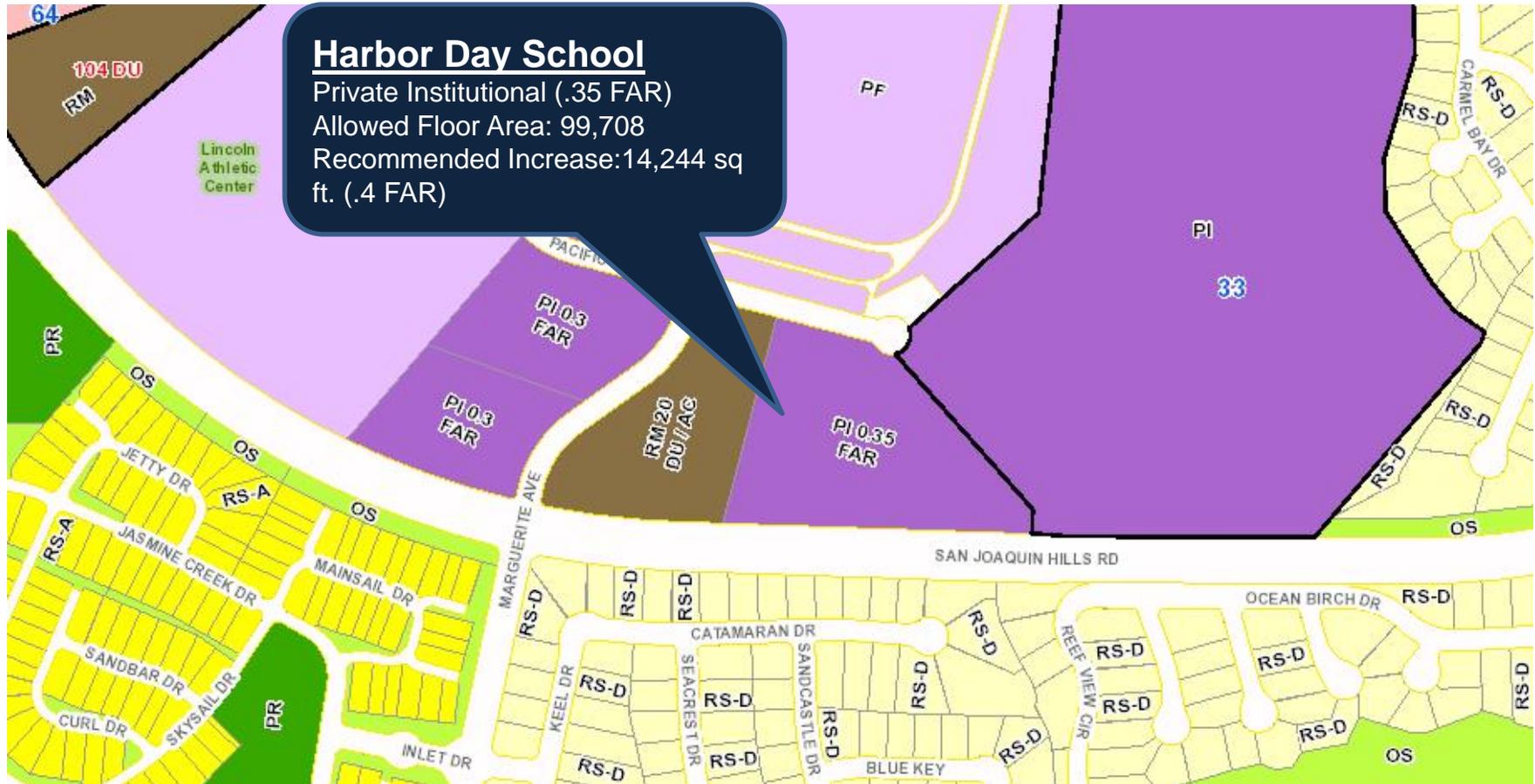




Harbor Day School

Harbor Day School

Private Institutional (.35 FAR)
Allowed Floor Area: 99,708
Recommended Increase: 14,244 sq ft. (.4 FAR)





Buena Vista Open Space





Other Area Updates

- Airport Area



Other Area Updates

- Other



Next Steps



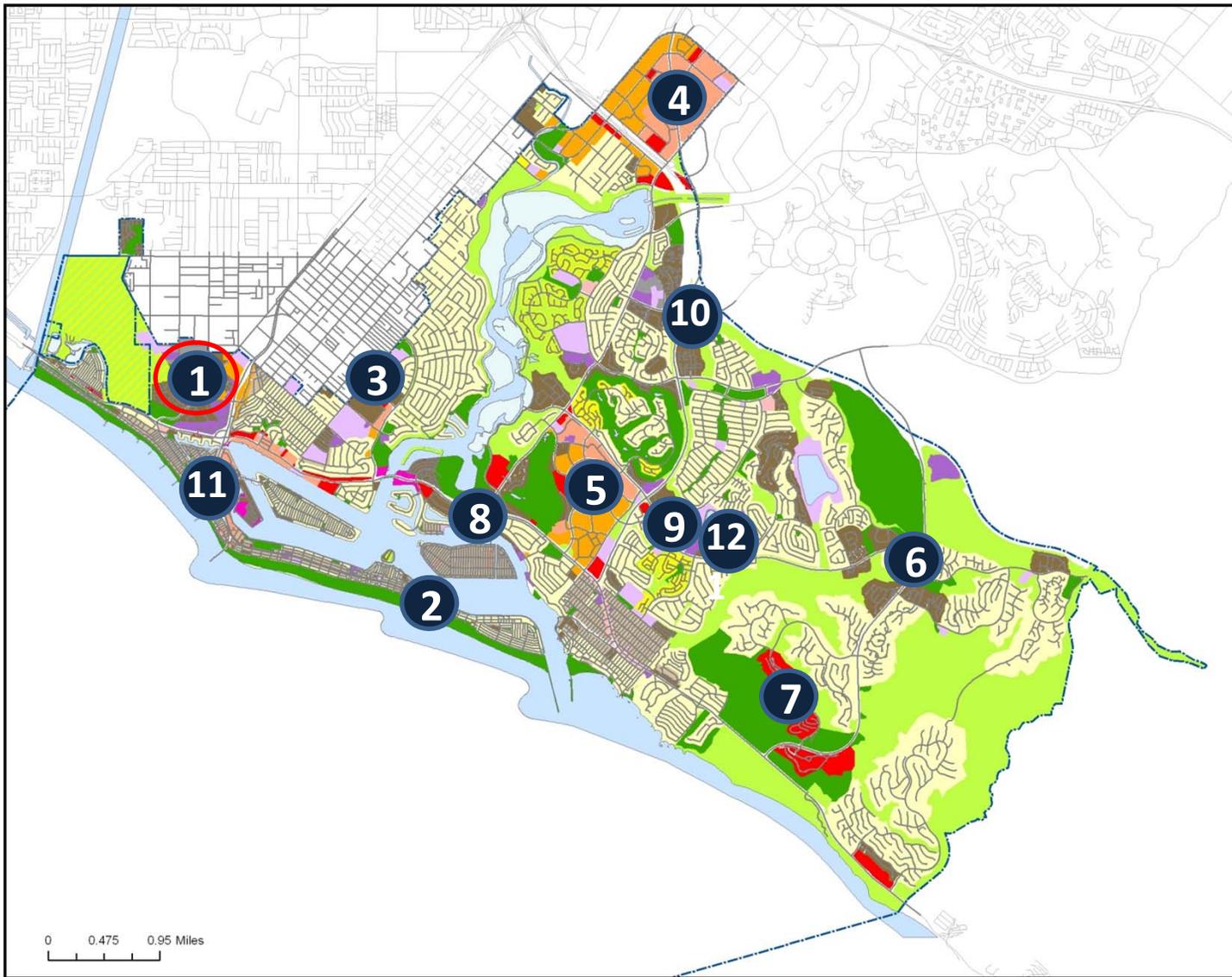
Public Comments



Adjournment

- Next Meeting: September 3, 2013, 3:30 pm

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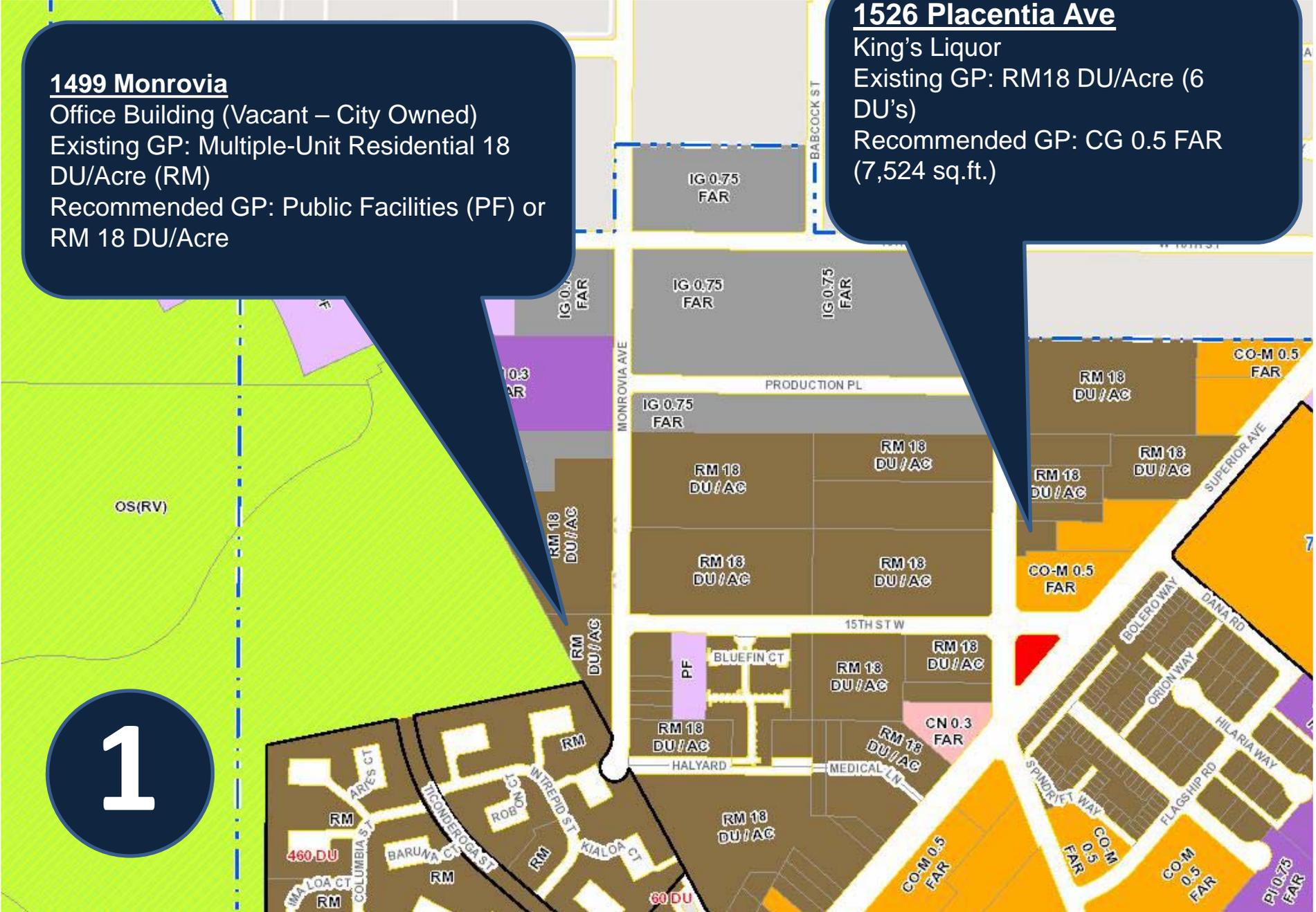


1499 Monrovia

Office Building (Vacant – City Owned)
Existing GP: Multiple-Unit Residential 18
DU/Acre (RM)
Recommended GP: Public Facilities (PF) or
RM 18 DU/Acre

1526 Placentia Ave

King's Liquor
Existing GP: RM18 DU/Acre (6
DU's)
Recommended GP: CG 0.5 FAR
(7,524 sq.ft.)



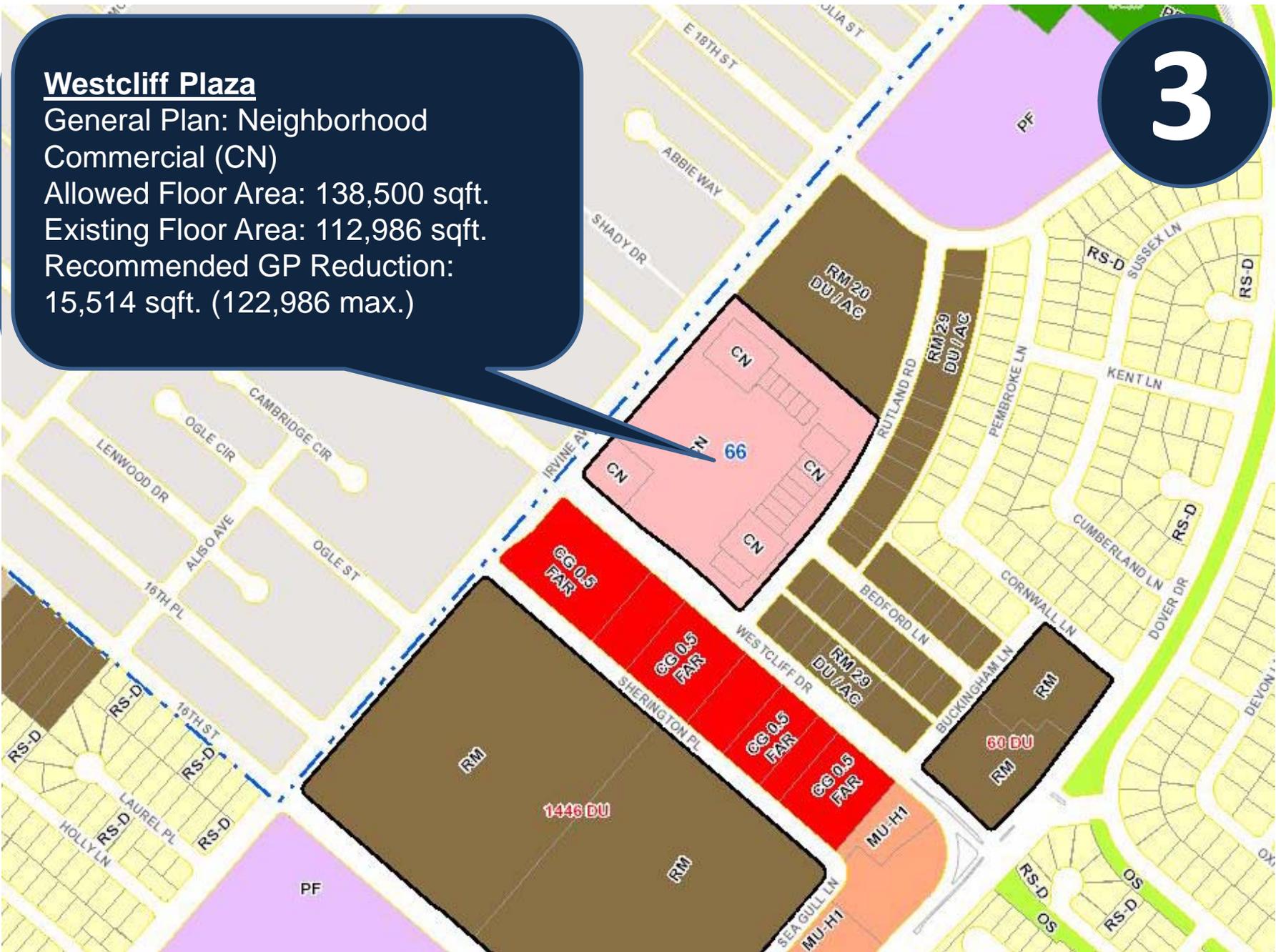
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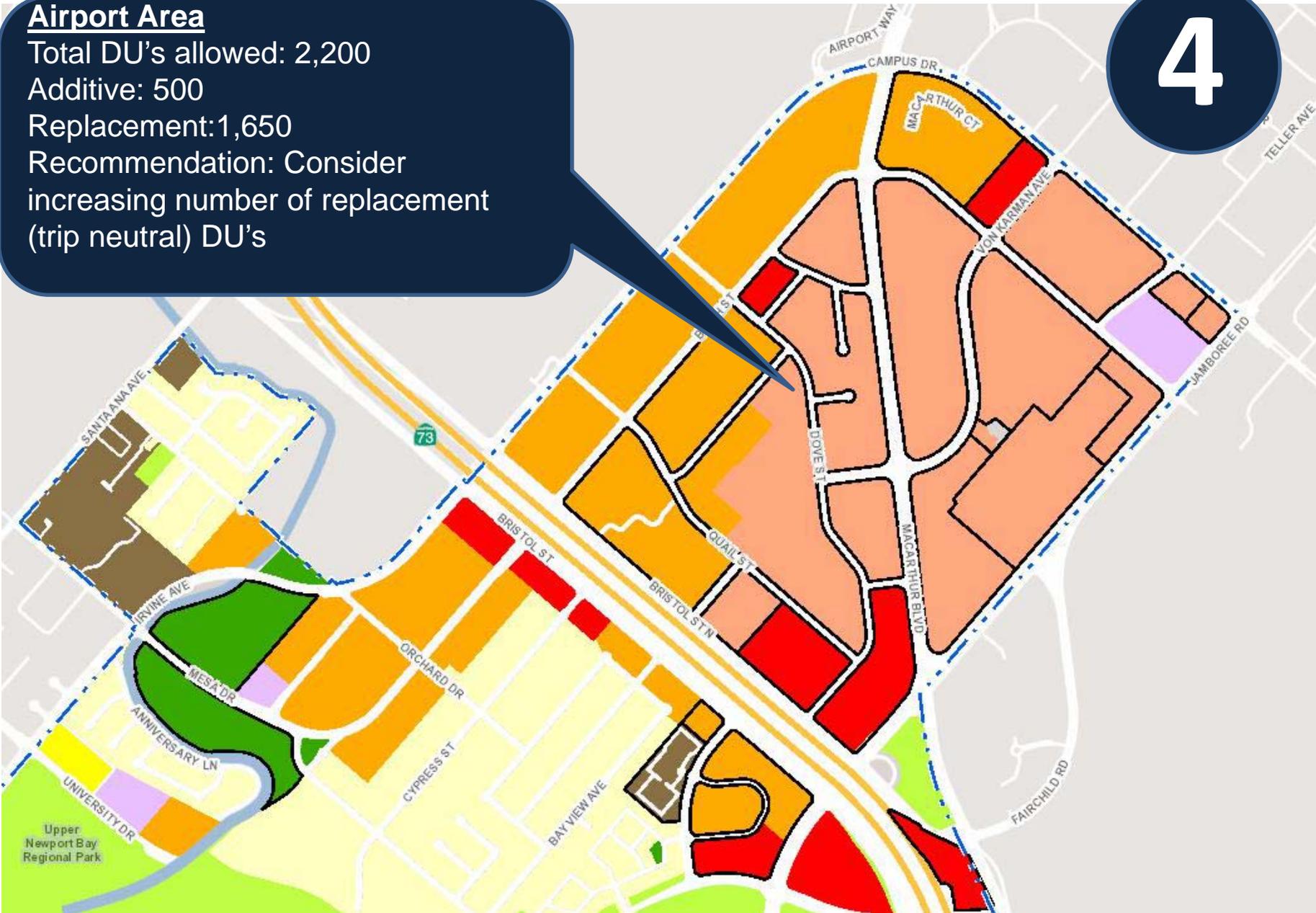
813 East Balboa Blvd
Day Spa/Legere Property
Existing GP: Two-Unit Residential (RT)
Recommended GP: MU-V



Westcliff Plaza
General Plan: Neighborhood Commercial (CN)
Allowed Floor Area: 138,500 sqft.
Existing Floor Area: 112,986 sqft.
Recommended GP Reduction: 15,514 sqft. (122,986 max.)



Airport Area
Total DU's allowed: 2,200
Additive: 500
Replacement: 1,650
Recommendation: Consider increasing number of replacement (trip neutral) DU's





5

Newport Center/Fashion Island

Recommended Increases:

Regional Office: 500,000 sq.ft.

Regional Commercial (Fashion Island): 50,000 sq.ft.

Multi-Family Dwellings (Apartments): 500

Newport Coast Center

General Plan: Neighborhood Commercial (CN)

Allowed Floor Area: 141,787 sq ft.

Existing Floor Area: 103,712 sq ft.

Recommended Reduction: 37,875 sq ft. (103,912 max.)



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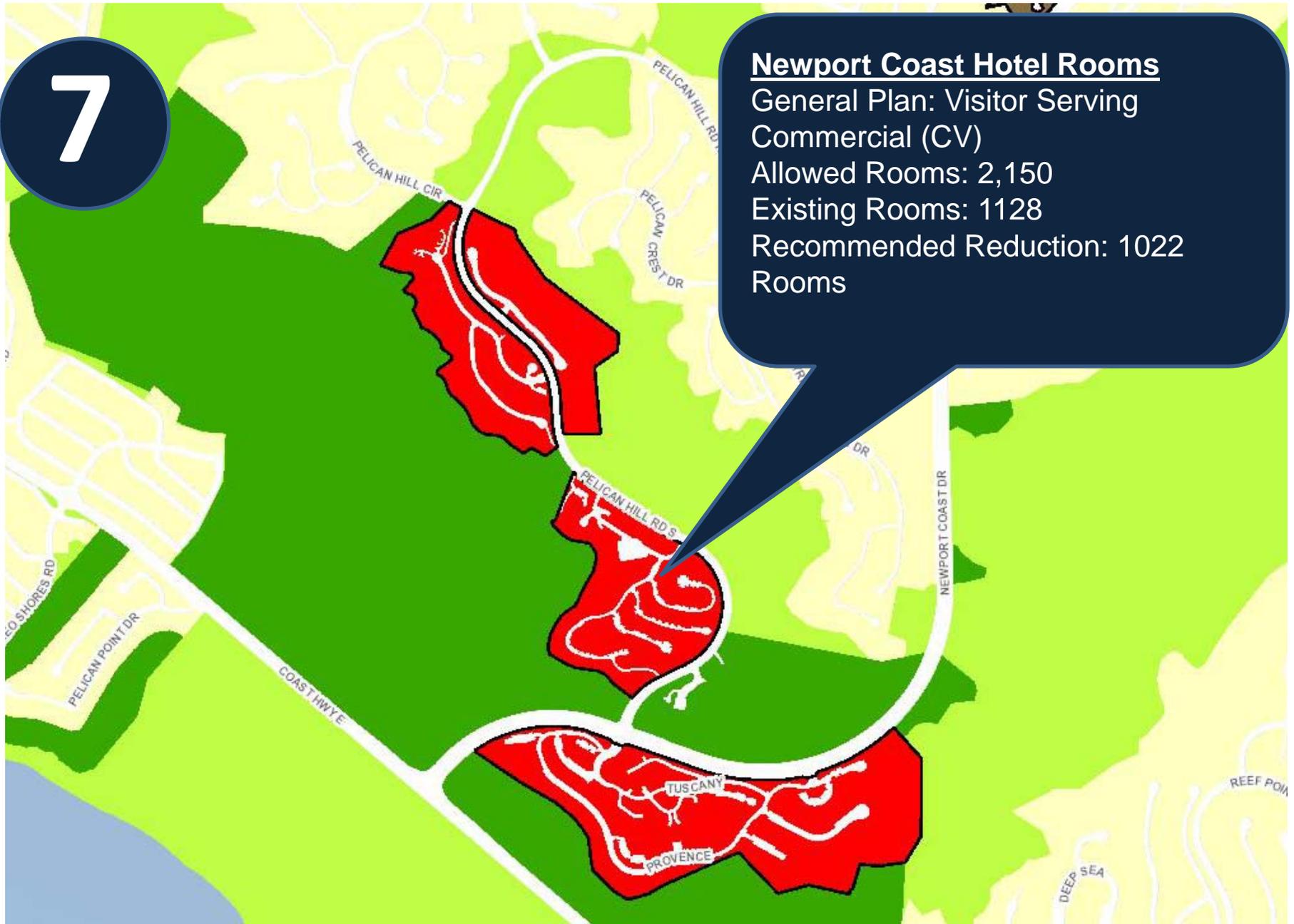
Newport Coast Hotel Rooms

General Plan: Visitor Serving
Commercial (CV)

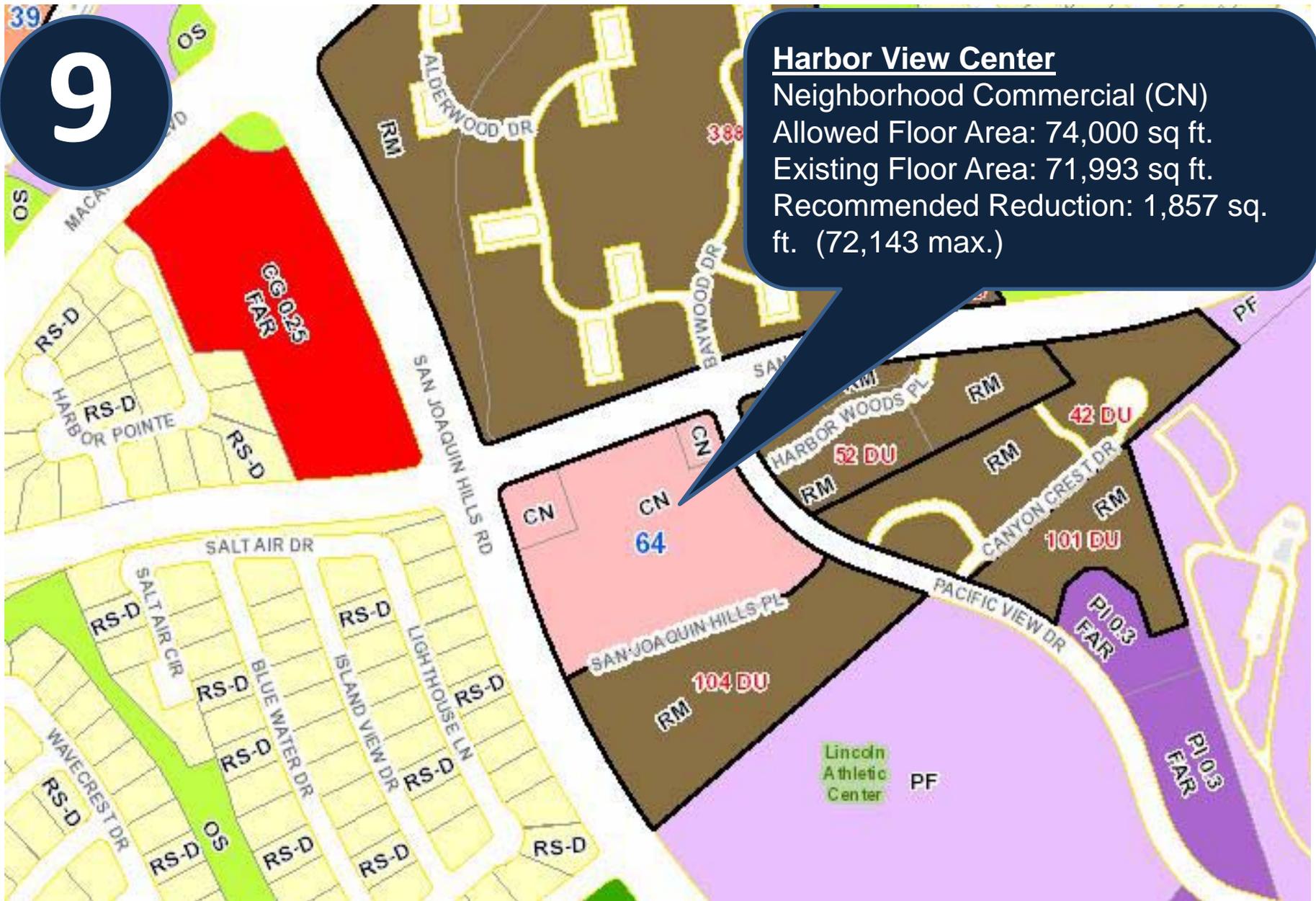
Allowed Rooms: 2,150

Existing Rooms: 1128

Recommended Reduction: 1022
Rooms

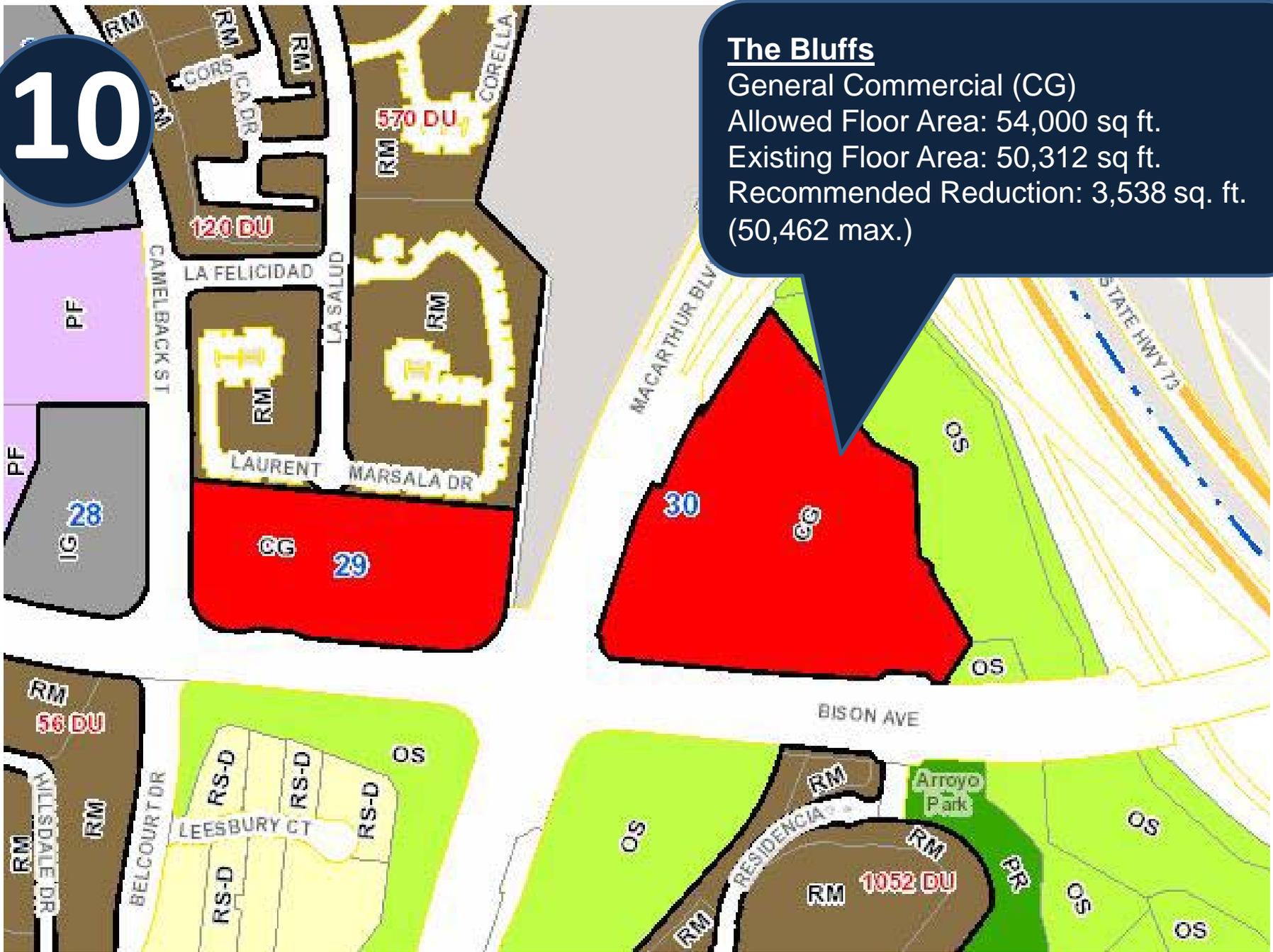


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Harbor View Center
Neighborhood Commercial (CN)
Allowed Floor Area: 74,000 sq ft.
Existing Floor Area: 71,993 sq ft.
Recommended Reduction: 1,857 sq. ft. (72,143 max.)

10



The Bluffs
General Commercial (CG)
Allowed Floor Area: 54,000 sq ft.
Existing Floor Area: 50,312 sq ft.
Recommended Reduction: 3,538 sq. ft.
(50,462 max.)

Gateway Park

Corridor Commercial (CC)

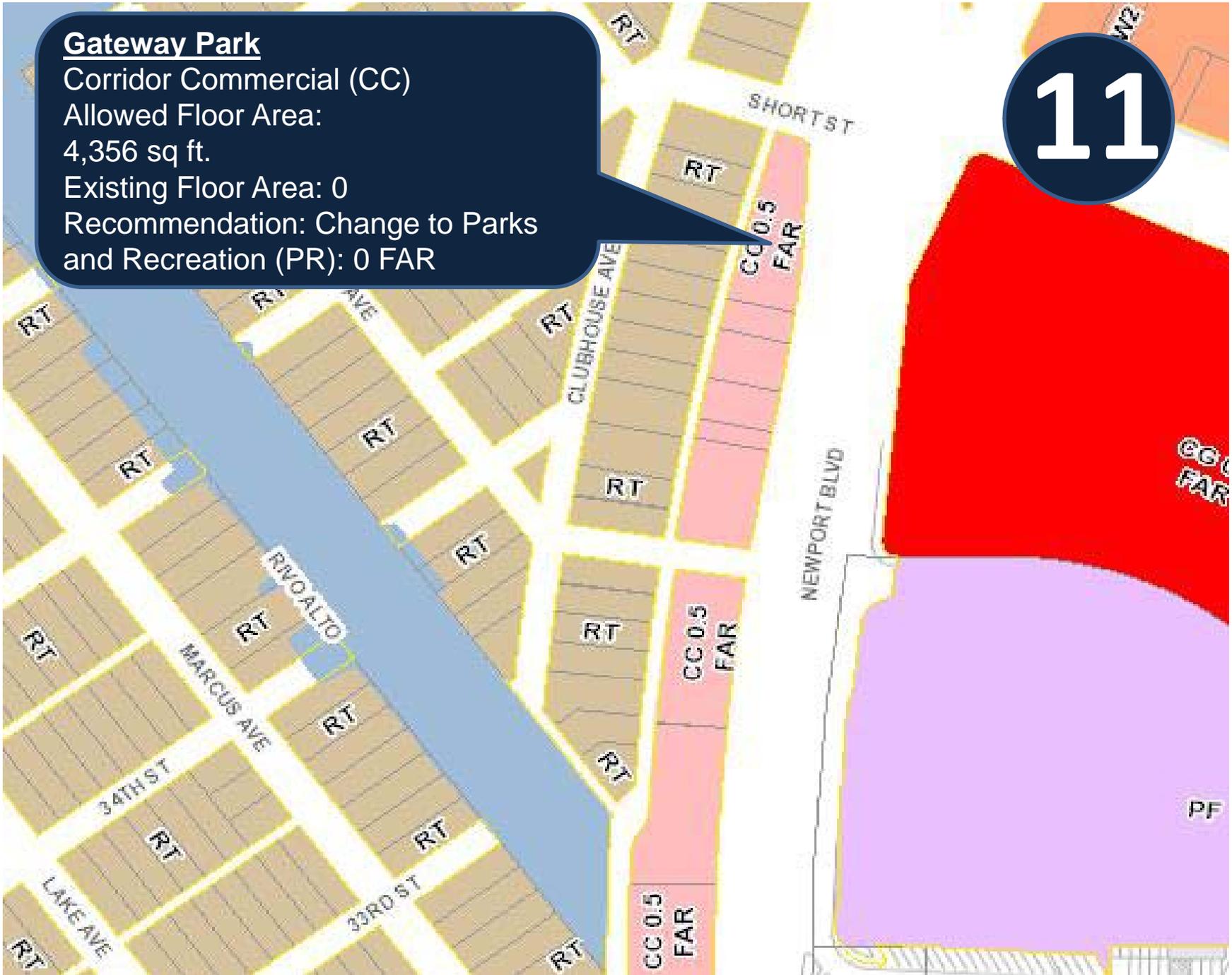
Allowed Floor Area:

4,356 sq ft.

Existing Floor Area: 0

Recommendation: Change to Parks
and Recreation (PR): 0 FAR

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