

**City of Newport Beach
Land Use Element Amendment Advisory Committee Minutes**

Date: September 17, 2013

Location: OASIS Senior Center – 801 Narcissus Ave, Room 1

Members Present: Edward Selich, Council Member (Chair) (Left at 5:23)
Nancy Gardner, Council Member
Larry Tucker, Planning Commission
Craig Batley, At-Large
Michael Melby, At-Large
Patricia Moore, At-Large
Jim Walker, At-Large (Arrived at 4:28)
Paul Watkins, At-Large

Members Absent: Kory Kramer, Planning Commission

Staff: 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)
Marlie Whiteman, Urban Crossroads (consultant)

I. Call Meeting to Order

The meeting was called to order at 3:35 p.m. by Chair Selich.

II. Approval of Minutes

Motion (Watkins) to approve minutes as augmented by the September 3rd audiotape with minor corrections submitted by Jim Mosher, and Paul Watkins.

III. Recap of September 9th Public Information Meeting

Wisneski presented an overview of the Public Information Meeting and indicated that the PowerPoint presentation given by Tescher at the meeting would be available on the LUEAAC's webpage. Wisneski mentioned that the next public meeting would be the EIR Scoping meeting in November.

Jim Mosher commented that the Committee should consider 4 acres of publically owned land know as the Lower Castaways.

IV. Additional Staff Recommendations

a. Mariners' Mile

Tescher gave an overview from the last meeting which indicated that building heights were an impediment to redevelopment. Building height is not called out in the General Plan, only Zoning Code but the Committee requested additional information. Gary Pickett, representing Ardell, provided photographs and simulations of former potential project for the Committee's review. Tescher described the provided information in detail.

Tucker provided examples of possible policy topics that could be included in the General Plan based on the Ardell sites in Mariners' Mile.

Tescher affirmed that policies will be covered in the process during the next few months. Tucker discussed the Advisory Committee's ability to study more than is ultimately included in the City Council's final recommendation.

Selich asked if the floor area could be transferred from one property to another. City staff confirmed that the General Plan currently provided this ability if both parcels were in the statistical area. Staff added that this is currently done by applicants through a zoning application. Selich noted that additional incentives may be necessary.

Gary Pickett, representing Ardell, agreed with consultant's economics feasibility study and sought to work within the framework. He suggested looking at increases in height in order to make a project feasible, per the conclusions of the economic feasibility study.

Tucker asked if there is anything we can do in the General Plan now to address the issues that the General Plan can essentially not be implemented on these properties.

Tescher will work with staff to develop recommended policy options for the Advisory Committee to respond to.

b. Airport Area

Tescher introduced the additional staff recommendations for the Airport Area.

- i. The Hangars** – Requesting a change from CO-G to CG to allow for 278,264 SF of Office and 11,800 SF of retail.
- ii. Saunders** – Requesting a change from AO to MU-H2 including 1.2 M SF of office and 685 Dwelling Units. The project would result in an increase of 10,840 trips. Residential is located adjacent to the airport – but not within the CNCL line.
- iii. Fletcher Jones/Auto Dealer** – Permit auto dealership. Staff clarified that Auto dealerships are Conditionally Permitted within the city, so if the use were added to the MU-H2 permitted uses, it would be conditionally permitted in that zone.
NOTE: Map on PowerPoint was incorrect, should be the southernmost corner of the designated area.
- iv. Campus/Jamboree** – Request to add senior living, housing, and/or hotel. However the current property does not meet the existing lot size minimums. Trip neutral was communicated to the city.
- v. Lyon** – Request for +700 Dwelling Units for Airport Area. (from 2,200 to 2,900 units – replacement units)

Brine and Whiteman discussed the intricacies of the traffic model and related assumptions.

Selich asked “applicants and/or representatives” to comment.

- (i)** Representative Carol McDermott gave an overview of The Hangars property request.

Selich asked if the applicant's intent was to completely rebuild site. McDermott indicated the need for flexibility given the timing of the effort and the need for additional site planning. Brine reiterated the need for additional retail related economic analysis in order to address additional trip information.

- (ii)** Patrick Strader representing Saunders gave an overview of the aspirational zoning proposal by the applicant to create a “Coastal Gateway Zoning Overlay.” Requested that they be permitted to continue to work with staff to fit this into the current amendment process.

Gardner discussed the City's dedication to addressing traffic. Asked the applicants representative for ideas that would address circulation issues, given the proposed number of increased trips.

Committee members discussed options provided by staff for this property and the various implications economically and politically.

- (iii) Fletcher Jones representative, Carol McDermott discussed a high end dealership opportunity complicated by no compete and confidentiality restrictions. She described the site as being adjacent/near two other existing dealers and sheltered from nearby residential uses. She indicated that her applicant was trying to work within the General Plan constraints, but requested the car dealership use be listed in the anomaly table and that the use would maintain trip neutrality.

Selich confirmed that the issue was land use compatibility and not intensification. McDermott described potential options for moving forward through Transfer Development Rights and other mechanisms if the use is permitted on the property.

Advisory Committee members discussed how the proposal fit within the concept plan that was included in the 2006 General Plan.

- (iv) John Young, representative of Campus and Jamboree property, requested 170 congregate care units as an anomaly and an increase of FAR to approximately 2.0 FAR. Their intent to stay trip neutral on this site.
- (v) Lyon/Newport Corporate Center representative, Carol McDermott, provided an overview of the request. Indicated that the applicant was working with a mixed use architect to develop a proposal for this site. Provided additional information of how the site was looked at for possible change during the 2006 General Plan process. Scott from Lyon was in the audience. The 700 replacement residential units was chosen for analysis to provide flexibility for this property, as well as the rest of the Airport Area.

Gardner articulated how with all of the requests it seemed like the Airport Area could be reconceived. She questioned if the Advisory Committee will have enough time to do the studies that are required.

Tescher asked for time to discuss with city staff and consulting staff to determine what can be accomplished within the proposed timeframe. He indicated that the environmental analysis timeframe projection assumed a generally trip neutral project.

Tucker summarized the discussion today as potentially reopening or deviating from the 2006 vision for the Airport Area. He discussed the best way to move forward, either treating the airport area as a whole or by removing the "first come first serve" process and addressing each site specifically.

There was no additional public comment.

c. Lower Castaways – This request was brought to staff by the Harbor Commission. The General Plan limits the property to 2,000 square feet, Marine-related uses permitted. Gardner volunteered to coordinate with the Harbor Commission and report back.

d. The Irvine Company – Requested removal of 357 residential units at Newport Ridge. Modify decrease in hotel rooms in Newport Coast from 1,022 to 977, Additional 50 units at Promontory Point, and approximate net trip reduction. Staff has not done any additional analysis on this proposal at this time, but estimate that this projection is accurate. Staff will provide additional information at the October 1st meeting.

Jim Mosher questioned the compatibility of the land use designation and the deed restrictions on the Lower Castaway property. He asked about trip implications.

V. Overview of Potential Policy Areas

Wisneski announced that this discussion will be continued until October 1st meeting.

VI. Next Steps

Direction to staff is to look at what was brought up today and see if it is feasible to provide this information in the existing schedule.

VII. Public Comment on Non-Agendized Items

No Comment

VIII. Adjournment *Next Meeting Date: October 1, 2013, at 3:30 p.m.*

The agenda for the Regular Meeting was posted on September 12, 2013, at 2:30 p.m., in the agenda binder and on the electronic bulletin board located in the entrance of the Council Chambers at 100 Civic Center Drive.