

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

Date: October 1, 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: None

Staff: Kim Brandt, Community Development Director  
Brenda Wisneski, Deputy Community Development Director  
Gregg Ramirez, Senior Planner  
Dave Webb, Public Works Director  
Leonie Mulvihill, Assistant City Attorney  
Woodie Tescher, The Planning Center|DC&E (consultant)  
Marissa Aho, The Planning Center|DC&E (consultant)  
Marie Whiteman, Urban Crossroads (consultant)

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**I. Call Meeting to Order**

The meeting was called to order at 3:31 p.m. by Chair Selich.

**II. Approval of Minutes**

Motion (Watkins) to approve minutes as augmented by the September 17<sup>th</sup> audiotape with minor corrections submitted by Jim Mosher, and Paul Watkins.

**III. Recap of Planning Commission and City Council Study Sessions**

Tucker reported on the Planning Commission study session. Indicated that the Commission's direction to the Advisory Committee was to study potential land use changes as broadly as possible, but stay on schedule. Of the two directions, keeping on schedule has priority.

Chair Selich indicated that the City Council study session feedback was the same.

**IV. Additional Staff Recommendations/Discussion Paper**

**a. Mariners' Mile**

Tescher gave an overview of the updated discussion paper. Wisneski said that at the study session the City Council discussed the need for creating a Citizen Advisory Panel for the next fiscal year to address the Mariners' Mile area in greater detail.

**b. Airport Area**

Tescher reviewed the discussion paper and highlighted the following:

- Land use changes and additional impacts require coordination with Airport Land Use Commission (ALUC) and adjacent jurisdictions.
- Comments from adjoining jurisdictions could require additional analysis and extend the time frame for preparation and processing of SEIR.
- ALUC consistency process and the possible need for City Council override if opposition could occur within SEIR timeframe, however (worst case) may extend time frame by 66 days+.

Committee members discussed the timing of the coordination with the ALUC. Staff and consultants will begin discussions with these entities prior to the draft SEIR.

#### V. Finalize Land Use Changes to be Considered in Supplemental Environmental Impact Report (SEIR)

The Subcommittee reviewed the land use changes presented on the matrix titled, "Potential Land Use Changes for LUEAC Review and Approval". A total of 18 recommendations were under consideration, in the following categories:

*"Areas with reduced development capacity"* – The Committee unanimously approved all listed land use changes for analysis in the SEIR.

*"Areas with no change of development capacity"* – The Committee unanimously approved making no land use changes in Lido Village and Mariners' Mile.

*"Areas with change of land use designation and increased development capacity"* – The Committee unanimously approved all listed land use changes for analysis in the SEIR.

Additional considerations (Map Reference areas 1b, 4, 15, 16, 17, and 18):

*Map Reference 1b: 1499 Monrovia (city-owned property)* – The Committee unanimously supported staff's recommendation to maintain the existing land use designation (Multiple Residential) and remove it from the process.

*Map Reference 4: Airport Area* – The Committee unanimously approved the following for analysis in the SEIR:

a. Saunders Property

Representative reduced the project to remove residential outside 65 CNEL Noise Contour line, resulting in a total of 329 additive dwelling units at approximately 50 DU per acre.

b. The Hangars

Representative indicated that the owner was looking at phased development of General Commercial.

c. Lyon Communities

Representative modified the request to include 850 replacement units, 150 room hotel and 85,000 SF of retail resulting in approximately 5,000 trips.

Tucker questions 85,000 SF of retail. Kramer in favor of studying mixed use – will help to determine higher and best use. Selich confirmed that if the SEIR studies this option to establish an envelope and the Committee could recommend a less intense option.

d. UAP Companies

To allow additional square footage for congregate care as long as it is trip neutral.. Independent traffic studies have indicated that the site could accommodate 170 units.

e. Fletcher Jones

Clarification – request is for auto use in MU-H2 zone within the Airport Area.

Representative requested that the record be clear that the request is to allow that auto uses be permitted through a CUP in the MU-H2 zone within the Airport Area. Policy section of LUEA could include additional policies related to the auto use.

*Map Reference 15 Newport Ridge:* A proposed reduction of 366 dwelling units. – approved unanimously for analysis.

*Map Reference 16 Promontory Point Apartments:* Increase of 50 dwelling units. – approved unanimously for analysis.

*Map Reference 17 150 Newport Center Drive:* Change designation to Mixed Use and allow for 125 hotel rooms – approved unanimously for analysis.

*Map Reference 18 100 Newport Center Drive:* Requested mixed use designation and an additional 15,000 SF of commercial/museum uses - approved unanimously for analysis.

**VI. Next Steps**

Tescher described the next steps and how the Advisory Committee, Planning Commission, and City Council will work to make final recommendations.

**VII. Public Comment on Non-Agendized Items**

None

**VIII. Adjournment** *Next Meeting Date: November 5, 2013, at 3:30 p.m.*

The agenda for the Regular Meeting was posted on September 26, 2013, at 2:30 p.m., on the City Hall Electronic Bulletin Board located in the entrance of the Council Chambers at 100 Civic Center Drive.