

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

Date: November 5, 2013

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

Members Present: Nancy Gardner, Council Member (Acting Chair)  
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: 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  
Tony Brine, Traffic Engineer  
Woodie Tescher, The Planning Center|DC&E (consultant)  
JoAnn Hadfield, The Planning Center|DC&E (consultant)  
Marissa Aho, The Planning Center|DC&E (consultant)  
Marlie 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 Acting Chair Gardner.

**II. Approval of Minutes**

Motion (Watkins) to approve minutes as augmented by the October 1<sup>st</sup> audiotape with minor corrections submitted by Jim Mosher.

**III. Schedule of Land Use Element Goals and Policy Review**

Wisneski indicated that comments received by Committee Members Tucker and Watkins were received and are available in the Committee packets.

Tescher provided an overview of the transition from the land uses, which are now being evaluating for traffic and other environmental impacts, to policies. A series of criteria to review the policies was distributed to the Committee. These criteria include: clarity, completeness, redundancies, continuing relevance, feasibility and consistency with other policies, procedures that the City is currently engaging in or has engaged in between the 2006 General Plan adoption and today.

Tescher indicated that additional comments from the Committee would be welcome until November 8<sup>th</sup>. Review of policies will be conducted on December 3<sup>rd</sup> and January 7<sup>th</sup>. Tescher also described categories of comments received to date: clarifications (i.e. better definition and/or appropriateness), technical changes (i.e. Banning Ranch and numbers), philosophical (i.e. policy's direction).

Gardner described how the wording of the General Plan was chosen very carefully. Asked the Committee to think about if things have changed when reviewing the policies.

A draft of policy recommendations will be sent out to the Committee (and will be posted online) between November 25<sup>th</sup> and November 27<sup>th</sup> in advance of Committee meeting on December 3<sup>rd</sup>.

#### **IV. Goals & Policy Introduction**

Tescher outlined "General Plan 101" review of the goals and policies. The PowerPoint will be available on City's website and will be emailed to Committee members.

Tucker asked how the policies related to future General Plan amendments. Tescher discussed the internal consistency requirements for the General Plan.

#### **V. Scope of Policy Revisions**

Tescher outlined the scope of future policy revisions. Identified Citizen Advisory Panel areas and best practices in climate change and healthy communities that would be incorporated into the revised policy recommendations.

He indicated that staff will review other elements of the General Plan to identify if any of the proposed changes may impact other elements and will subsequently need to be addressed to maintain internal consistency.

The Committee discussed what aspects of the project description would appear on a ballot for voters to review. Tucker reiterated the need for reviewing and revising policies after 7 years independent of what would appear on the ballot.

Hadfield confirmed that the policy changes may not be related to the land use changes and that the policies recommended by the Committee will be within the scope of the SEIR.

Tescher indicated that the draft policies and recommended changes will be provided in a strike out version of the existing plan.

#### **VI. Next Steps**

Tescher described the next steps for the Advisory Committee to review and discuss policy recommendations at the December 3<sup>rd</sup> and January 7<sup>th</sup> meetings.

#### **VII. Supplemental Environmental Impact Report (SEIR) Scoping Meeting**

The Supplemental EIR Scoping Meeting will be held at 6:00pm, November 5<sup>th</sup>, 2013 in the same meeting room as the Advisory Committee meeting. The scoping meeting is mandated for the SEIR.

The NOP scoping period is from October 22<sup>nd</sup> to November 21<sup>st</sup>. Notices were sent out to interested agencies and to property owners within 300 feet of any potential areas of change. The project description will be refined, if necessary, expanded, based on comments received at the scoping meeting.

Comments can be made at the scoping meeting or via comment cards, letters or emails addressed to Gregg Ramirez [GRamirez@newportbeachca.gov](mailto:GRamirez@newportbeachca.gov) on the scope of the SEIR. It is anticipated that the Draft EIR will be available for review at the beginning of March 2014.

#### **VIII. Public Comments on Non-Agenda Items**

- i. Ryan Jones, Fritz Duda Company representative, submitted Attachment #3 in packet. Staff recommendation is to move forward with the existing project description and respect the October 1<sup>st</sup> deadline for additional requests from land owners as a fairness to other property owners who have also made inquiries after the imposed deadline and to maintain the project schedule.

The LUEAAC voted in support of the staff recommendation not to include the request. (4 Approved, 2 Opposed, 2 Abstained)

- ii. Brian Adams, Courthouse Plaza Association representative, submitted Attachment #3 in packet. Applicant requested floating units in the Airport Area be designated to a specific property in lieu of the existing “first come first serve” policy. Staffs recommendation is to keep the residential units “floating.”

The LUEAAC voted in support of the staff recommendation not to include the request. (8 Approved)

Staff identified that two of the potential land use changes that were to be studied by the SEIR (Fletcher and Promontory Point) have been rescinded by the property owners.

**IX. Adjournment** *Next Meeting Date: December 3, 2013, at 3:30 p.m.*

The agenda for the Regular Meeting was posted on November 1, 2013, at 2:30 p.m., on the City Hall Electronic Bulletin Board and on the agenda binder located in the entrance of the Council Chambers at 100 Civic Center Drive.