



CITY OF NEWPORT BEACH LAND USE ELEMENT AMENDMENT ADVISORY COMMITTEE AGENDA

Newport Beach Central Library
Friends Room
1000 Avocado Avenue
Monday, December 16, 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) REVIEW OF GOALS & POLICIES

- a. *Continue to Review & Discuss Draft Revisions*
See December 3, 2013 Agenda Packet
Website: <http://newportbeachca.gov/index.aspx?page=2290>
- b. *Public Correspondence (Attachment 1)*
Also See December 3, 2013 Agenda Packet and materials
Website: <http://newportbeachca.gov/index.aspx?page=2290>

Recommended Action: Discuss and provide direction to staff

3) PUBLIC COMMENTS ON NON-AGENDA ITEMS

4) ADJOURNMENT – *Next Meeting January 7, 2014 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

Public Correspondence

December 9, 2013

General Plan Land Use Element (LUE) Amendment Committee
Att: Ed Selich, Chair

City of Newport Beach
1 Civic Center Drive
Newport Beach CA 92660

Subject: Recommended Revisions to Land Use Element of City General Plan

Dear Councilman Selich:

Attached please find our recommended revisions to the proposed General Plan, Land Use Element Amendment (based on staff draft of 12- 3-13).

Our revisions are based on the following:

1. The City of Newport Beach has evolved considerably since the General Plan and specific coastal elements were developed over 7 years ago.

In particular, the coastal community of Lido Village and the Balboa Peninsula, including surrounding West Newport (“the Peninsula area”), once considered to be dominated by students and short-term renters, is now one comprised of active and retired professionals and business entrepreneurs, and up- and -coming families who are active stakeholders in this coastal community, and consider it their “home.” All of these demographic groups have strong preference for outdoor-oriented lifestyle including but not limited to the marine nautical theme.

This demographic, in conjunction with a quality visitor base, provides the foundation for a well-thought-out revitalization and sustainability of the coastal commercially-oriented “activity centers” of Lido Village, Cannery, McFadden Square, and Balboa Village.

2. Mix of Uses Compatible with the surrounding residential community and which support the area as a Destination. The long-term sustainability and attractiveness of the coastal area depends on achieving a good balance between the dense, residential community, and the areas designated as “activity centers”. A compatible Mix of Uses is key to success. These uses best address resident and visitor-serving interests. They best focus on specialty retail, restaurant and outdoor recreation, anchored by a boutique hotel. More institutional-type uses, such as medical, are best accommodated in close proximity to areas such as that immediately surrounding the Hoag campus or other established medical centers.

We have provided recommendations including a clear definition of Compatible Uses for the Lido Village and Peninsula centers, along with those which we believe are incompatible, and which are more appropriately accommodated in other areas.

3. Establish consistency and clarity by designating Permitted (without and subject to CUP, and Not Permitted, consistent with the direction of the proposed mix of Uses, to enable the City to more effectively facilitate the economic and infrastructure improvement of the area.
4. There is currently not a Specific Plan that addresses the Lido Marina Village, Lido Peninsula and the city hall site area. We request that the Lido Village be incorporated into the current Specific Plan addressing Cannery Village and McFadden Square; or, that there be a Specific Plan for the Lido Village area so that the specific plan of Uses for the area can be harmonized with the adjacent commercial and residential area.

We are confident that our recommendations will support successful economic revitalization of Lido Village; provide for aesthetically attractive commercial and recreational resident and visitor-serving Destinations; and preserve the integrity and safety of the surrounding residential neighborhoods.

We request that our recommendations be considered by the City, and incorporated into the General Plan LUE Amendment, and appropriate Local Coastal and Specific Plans.

Thank you.

Denys H. OBERMAN
Diane B. Dixon
Cynthia Koller
Drew Wetherholt
Linda Klein
Maintain Our Residential Neighborhoods(MORN)

Cc: G. Ramirez-Sr. Planner; City Council; other concerned residents and stakeholders

COMMENTS TO PROPOSED LAND USE ELEMENT AMENDMENTS 12-7-13

LU 5.1.8 Parking Adequacy

Require that new and renovated single-family residences incorporate adequate enclosed or carport parking in consideration of its floor area.

NEW: LU 5.1.9. Setbacks: Adequate minimum setbacks to comply with Fire clearance along the sides and safe alley/street ingress and egress from parking, and to maintain clearance on view-facing fronts consistent with adjacent properties.

LU 6.1.5 Support Hoag Hospital and its alliances, including physicians groups, laboratory offices diagnostic and counselling facilities.

POLICY OVERVIEW

Replace Last Sentence to read: Throughout the Lido and Balboa Peninsula Area, the land use plans are to: assure

a compatible mix of uses in each of the activity centers, and compatibility with the resident and visitor-serving priorities expressed by the community. A compatible mix of uses should be developed and maintained to promote economic vitality; environmental integrity; and the high standards of aesthetics consistent with those established for surrounding residential neighborhoods.

Furthermore, concentration of uses such as bars should be actively managed to minimize adverse impact on the surrounding activity centers and residential neighborhoods.

Balboa Peninsula Areawide

LU 6.8

A series of commercial, restaurant, retail, resident and visitor-serving marine and recreationally related uses and residential neighborhoods that are vibrant throughout the year, differentiated by their historic and functional

characteristics and architectural style, yet integrated by streetscape amenities.

Policies

LU 6.8.1 Urban form NO CHANGE

LU 6.8.2 Component Districts

Lido Village, Cannery Village and McFadden Square should be emphasized as the primary activity centers of the northern portion of the Peninsula, linked by corridors of retail, **resident** and visitor-serving uses along Newport Boulevard and a mix of marine-related and residential uses on the Bay frontage. These surround a residential core in the inland section of Cannery Village. Balboa Village will continue to serve as the primary center of the lower Peninsula. **Residential neighborhoods surround and are in close proximity to each of these activity**

centers. The character and integrity of the residential neighborhoods should be preserved.

LU 6.8.3 Mix of the Waterfront Uses

Protect and encourage marine related and compatible business uses to locate and expand on the Peninsula unless present and foreseeable future demand for such facilities is already adequately provided for in the area.

LU 6.8.4 NO CHANGE

LU 6.8.5 Quality of Place/Streetscapes

Develop a plan and work with property owners and businesses to fund and implement streetscape improvements that improve Balboa Peninsula's visual quality, image and pedestrian character. This should include well-defined linkages among individual districts, between the ocean and Bay, and along the Bay frontage,

as well as streetscape and entry improvements that **support the desired** character of individual districts.

LU 6.8.6 Historic Character

Where appropriate, preserve the historic character of Balboa Peninsula's commercial districts by offering incentives for the preservation of historic buildings and requiring new development to be compatible with the scale, mass and materials of existing structures, while allowing opportunities for architectural diversity.

LU 6.8.7 NO CHANGE

LIDO VILLAGE AREA WIDE

LU 6.9.1 Priority Uses NO CHANGE

LU 6.9.2 PROHIBITED USES

The development of new office uses on the ground floor of buildings that are incompatible and do not attract customer activity to improve the area's desired character. Prohibited uses include: medical, medical-related including counseling and other related ancillary medical services, tattoo parlors, pool halls, video arcades and group assemblies. Other uses which generate nuisances adverse to the surrounding activity area and residential neighborhoods should also not be permitted.

LU 6.9.X2 NO CHANGE

LU 6.9.X3 Multi-Modal Village

Enhance Lido Village's accessibility by **visitors and residents** by providing all common modes of transportation for residents and visitors

LU 6.9.X4 GATEWAY

Create a vibrant gateway village in the heart of Newport Beach's historic Balboa Peninsula, **with landscaping and streetscape.**

LU 6.9.X5 CHARACTER AND DESIGN NO CHANGE

CANNERY VILLAGE -- CLARIFY: WHERE IS LIDO PENINSULA?

LU6.10.1 PERMITTED

Allow multi-family residential and mixed-use buildings that integrate residential above retail or live-work units throughout Cannery Village. ~~Require mixed-use, live-work or commercial buildings to be developed on corner parcels.~~

LU 6.10.2 Residential Character and Architecture

Require that residential buildings be designed to contribute to an overall neighborhood character, locating buildings along the street frontage to conform to required setbacks for fire safety.

LU 6.11.1 PERMITTED USES

Accommodate visitor- and resident-serving uses that take advantage of McFadden Square's waterfront setting including specialty retail, restaurants, and small scale hotel accommodations, as well as mixed-use buildings that integrate residential and ground level retail.

Where appropriate, uses should be subject to Use review and permit.