

Action Meeting Minutes

NEIGHBORHOOD REVITALIZATION COMMITTEE

Location: Council Chambers

Thursday, December 15, 2011 - 4:00 p.m.

1. Call Meeting to Order

Council Member Henn convened the meeting at 4:05 p.m. The following persons were in attendance:

Committee Members

- Council Member Michael Henn (Chair)
- Council Member Rush Hill
- Council Member Ed Selich

City Staff

- Kimberly Brandt, Community Development Director
- Brenda Wisneski, Deputy Community Development Director
- Jim Campbell, Principal Planner
- Dave Webb, Deputy Public Works Director
- Jaime Murillo, Associate Planner
- Ben Zdeba, Planning Technician
- Leonie Mulvihill, Assistant City Attorney
- Monika Goodwin, Administrative Assistant
- Dennis Stone, Project Consultant
- Todd Lerner, Project Consultant

2. Approval of Minutes for November 10, 2011

Council Member Henn moved to approve the minutes of November 10, 2011, and Council Member Hill seconded with the exception of items regarding the West Newport Beach CAP; and **the minutes were approved unanimously.**

Mr. Mosher from the audience noted his concern about Mr. Henn's and Mr. Hill's conflicts of interest, and asked about receiving taped meeting minutes. Ms. Mulvihill pronounced this meeting as legal if Council Member Henn and Council Member Hill recuse themselves when the areas of their specific conflict of interest arise during the meeting. She stated that the minutes are being taped mainly for administrative purposes and that it was possible to receive copies of the minutes per the Public Records Act. Council Member Henn confirmed that he and Council Member Hill will follow Ms. Mulvihill's advice and recuse themselves at the appropriate time.

3. Status of CAPs

A. Balboa Village

Council Member Henn stated that during the Balboa Village CAP meeting of November 15th, the consultant's presentation was viewed and the meeting concluded with the final achieved vision for Balboa Village's revitalization. He noted that a joint meeting of the NRC and Balboa Village CAP will

take place on December 20th at the Newport Beach Nautical Museum, and at that time a report on parking will also be presented.

No public comment

B. Corona del Mar Entry

Council Member Hill stated that at the next CAP meeting of December 21st, the CAP members will concentrate on the preliminary landscaping plan. During the last meeting the proposed elements were discussed and approved with changes. It was decided to stay with the existing landscape architect and for him to return with some requested landscape changes. In response to a question by Council Member Henn, Council Member Hill outlined the project area from north of Avocado Avenue to three blocks south, where El Ranchito is located.

Public Comment

Mr. Mosher asked whether bicycle lanes are included; Council Member Hill responded yes and that it was discussed and is definitely included in the plans. Mr. Mosher and Mr. Purcell noted their concern about the conflict with the Tidelands meeting scheduled at the same time as the Corona del Mar meeting, and requested that the meetings be rescheduled to avoid conflicts so that they could attend both important meetings.

C. Santa Ana Heights

Consultant Dennis Stone started the Power Point presentation and architect Harry Kobzeff spoke on the existing and the proposed conditions of the project. Council Member Henn asked whether the fence adjacent to the Caltrans right-of-way would stay and this was confirmed by the architect. Mr. Stone noted the existing large Eucalyptus trees on the Caltrans side and noted the proposed flowering trees and hardscape elements such as the pilasters proposed for visual interest. Mr. Stone pointed out the agenda's supplemental attachment of the Santa Ana Heights Landscaping Plan.

Public Comment

Mr. Mosher mentioned that during the CAP meeting wooden rail fences were considered and asked why they were not included in this proposal. Mr. Stone said the pilasters were more in line with the concept of the neighborhood.

Public Comment Closed

Council Member Henn requested that the CAP's additional recommendations should be part of the report to Council and he asked to embellish on the code enforcement issue on the south side of Bristol Street. Council Member Hill asked if only the north side of Bristol was considered and Council Member Henn confirmed this. Council Member Hill wanted to apply the same standard for the other side of Bristol Street and spoke on the importance that both sides of the street should be compatible. Mr. Campbell said the Santa Ana Heights specific plan addresses landscaping for the south side of the street.

Ms. Brandt asked if this plan can be brought forward to the next City Council meeting of January 10th.
Council Member Selich made a Motion to forward the Santa Ana Heights plan to the City Council

meeting of January 10, 2012, Council Member Henn seconded the Motion; and the Motion was approved unanimously.

Council Member Hill then announced that he is recusing himself from the next agenda item D. West Newport Landscaping due to a potential conflict of interest he may have as a result of his ownership of real property located within 500 feet of the project area, and he left the room.

D. West Newport Landscaping

Council Member Selich stated that the CAP has completed their work with a concept plan in three sections. The CAP members were also cognizant of the need for an estimate of the cost of city maintenance to be added to the concept plan. He noted that the CAP, consultant Dennis Stone, and the architect had worked diligently and very efficient towards an excellent final design; the CAP meetings were well attended and successful.

a. Balboa Boulevard

Architect David Volz noted that the CAP's many ideas were incorporated into the design and concept study and spoke on the landscaping presentation. Council Member Henn wondered how long it would take to be able to view the grown landscaping and Mr. Volz stated about five years. Council Member Selich asked to have details drawn of the landscaping for the Council report.

b. West Coast Highway

Architect Volz continued the presentation and mentioned the taller Date Palm trees of 50-60 foot height for this street and the added lower landscaping. Council Member Henn said this was a high-speed street and wondered if the proposed landscape was able to have a calming effect? Mr. Webb answered that any side friction has some effect on traffic. Mr. Volz continued with the presentation and Council Member Selich asked for additional photo simulations similar to Balboa Boulevard, to show the "now" and the "future with treatment."

c. Superior Avenue

Mr. Volz pointed out the proposed removal of the K-rails during the presentation and the added usage of similar plants as the existing ones.

Mr. Volz then explained the preliminary construction costs. Mr. Stone explained the costs were broken up into three project streets and they included consideration of public safety issues, Caltrans items, undergrounding, maintenance of streets, and consideration of the CAP's priority being Balboa Blvd. Council Member Henn agreed with this priority. Mr. Stone also remarked on the search for funding sources for new art work, and noted the total proposed project cost of \$8.5 Million. Council Member Henn thanked Council Member Selich and the CAP members for their hard work and pronounced this result to be a huge improvement. He mentioned the entrance points to Newport Beach should show this city to be a unique and special place.

Public Comment

Two audience members were happy with the designs and one asked about consideration for insects, birds and native plants. The architect said no foraging plants were planned for the median islands, but were specifically selected for thriving and low maintenance consideration.

Mr. Mosher liked the photos of West Coast Highway, the proposed future appearance and wondered about sidewalks being narrowed. Another audience member suggested that the additional trees should match the existing trees on the other side of the street.

Public Comment Closed

Council Member Henn said the report will be available on the city's website.

Council Member Selich made a Motion to forward the West Newport Landscaping proposal to the City Council meeting of January 10, 2012, Council Member Henn seconded the Motion; and the Motion was approved unanimously.

Council Member Hill returned to the committee. Council Member Henn recused himself from discussion on the next agenda item E. Lido Village/City Hall due to the potential for a conflict of interest he may have as a result of his business relationship with a tenant of the property owned by Lido Partners. Therefore, he left the room.

E. Lido Village/City Hall

Consultant Todd Larner noted this plan has been in process since September 2010, with much public input. He started the final overview presentation and stated that the large input of the CAP members, staff, Planning Commission, landowners, and the public was consolidated in detail into the Design Guidelines. He spoke to the consideration of indoor-outdoor life style, pedestrian orientation, signage, the Coastal and Mediterranean styles, Caltrans and Coastal Commission issues, technical issues, public art, and implementation.

Council Member Hill stated this was an impressive and collaborative process achieved by all involved.

Council Member Hill made a Motion to forward the Lido Village Design Guidelines proposal to the City Council meeting of January 10, 2012, Council Member Selich seconded the Motion; and the Motion was approved unanimously.

Public Comment

Mr. Mosher pointed out that the City will pay approximately \$60,000 towards this project, with the balance funded by three major property owners in Lido Village; Chapter 5 of the Design Guidelines clarifies the requirement of Council to approve the financial incentives. He noted that the Design Guidelines should be incorporated into the zoning code to make them more transparent.

Lido Village CAP member Craig Batley recalled that much work went into this plan and praised it as a good plan.

Mr. Campbell recapped that the three projects will go forward to the City Council's regular evening meeting of January 10, 2012.

The meeting was adjourned at 5:45 p.m.