APPROVED

CITY OF NEWPORT BEACH
Citizen Advisory Panel Meeting
Corona del Mar Entry Improvements - Design Guidelines

Meeting Minutes

Newport Beach OASIS Senior Center
Room 4
801 Narcissus, Corona del Mar
Wednesday, November 16, 2011
4:00 p.m. to 5:30 p.m.

Rush Hill – Council Member Liaison
Kimberly Brandt – Community Development Director
Jim Campbell – Principal Planner
Ben Zdeba – Planning Technician
Dave Webb – Deputy PW Director/City Engineer
Mike Sinacori – Assistant City Engineer
Dennis Stone – Project Consultant

Committee Members:
Sandie Haskell
John Hyatt
Lisa Jordan
Bernie Svalstad
Ron Yeo

The meeting was called to order at 4:02 p.m.

Bernie Svalstad was absent. Staff member Dave Webb was absent due to other commitments.

1. Approval of October 5, 2011 meeting minutes

   Committee Member Ron Yeo noted that the minutes should reflect that Councilmember Nancy Gardner attended the meeting in place of Councilmember Rush Hill. Dennis Stone opened up the floor to public comment. No comments were provided and Mr. Yeo moved to approve the minutes with the noted attendance change. Committee Member Sandie Haskell seconded the motion and the minutes were approved as amended unanimously (4 – 0).

2. Review of referral from October 5, 2011 CAP meeting and staff recommendation

   Project Consultant Dennis Stone provided a brief project background and reviewed the project's relation to the previous efforts of the *Vision Plan* created by the Corona del Mar Business Improvement District (BID). Mr. Stone proceeded to discuss the policy implications of relocating the lane drop further west beyond Avocado Avenue. It was stated that moving the lane drop westward past Avocado Avenue would not be consistent with the County of Orange Master Plan of Arterial Highways (MPAH) and would jeopardize funding for the project. Additionally, the Circulation Element of the City's General Plan would also be affected and would require amendments as well as additional environmental studies. Committee Member Bernie Svalstad questioned whether or not the *Vision Plan* of the BID would have the same implications. Mr. Stone clarified that the *Vision Plan* would be consistent with the MPAH as well as the Circulation Element of the General Plan. It was further stated that staff researched the policy implications

and possibility of relocating the lane drop and would not recommend making said change. As such, a traffic study to analyze that change is not necessary unless the committee would like to pursue the earlier lane drop.

3. Entry Design Guideline discussion and direction to staff

Assistant City Engineer Mike Sinacori presented the footprint of a proposed plan created by Walden & Associates that includes a 21-foot-bulb-out at Begonia Avenue to encourage merging by eliminated roughly 13 on-street parking spaces. Councilmember Rush Hill added that the bulb-out would provide an enhanced pedestrian experience with signage and landscaping. Project Consultant Dennis Stone invited the committee to discuss the proposed plan. Committee Member Ron Yeo inquired whether or not the proposed plan would require a traffic study. City Traffic Engineer Tony Brine clarified that the southbound through-lane on East Coast Highway is not a critical movement at the intersection and the proposed bulb-out at Begonia Avenue would not affect the level of service of the intersection. He further stated the northbound through-lane and turn lane are the critical movements at the intersection and they would remain intact. Committee Member Lisa Jordan inquired about the median between Gulfstream and Ruby's to see whether or not improvements could be completed. Mr. Sinacori pointed out that there is not much potential for landscape improvements in that particular median unless the lane drop is relocated west of Avocado Avenue. Councilmember Hill asked Committee Member Bernie Svalstad how the proposed plan as shown compares to the original *Vision Plan* of the Corona del Mar BID. Mr. Svalstad noted the plan is exactly what the BID was proposing. Committee Member Sandie Haskell added that she thought the plan was a good proposal.

Seeing no further comments from the Committee, Mr. Stone opened up the floor for public comment. Frank Peters, resident, urged the Committee to continue pursuing moving the lane drop west of Avocado Avenue and commented that the Committee Members have a major improvement opportunity. Scott Palmer, resident, commended the plan and noted that the proposed plan could be a starting point for a future project to move the drop lane further west. Len Hendrickson, resident, commented that the widening of the medians gives way to better plantings. Bob Hawkins, resident, noted that 50 parking spaces were waived for Avilas El Ranchito and the loss of on-street parking is a problem. He added that cumulative traffic impacts should be closely looked at and that environmental analysis should be required. Jim Mosher, resident, questioned whether or not the proposed plan involved widening of sidewalks, medians, or both and also requested clarification as to whether or not moving of the lane drop east of Avocado Avenue is not a problem. City Traffic Engineer Tony Brine confirmed if the lane is dropped eastward of Avocado Avenue and west of MacArthur, no amendment to the MPAH would be required as dropping a lane within a segment does not augment the way the Master Plan views lanes. Novelle Hendrickson, resident, commented on whether or not the business owners would appreciate 21 feet of additional landscaping in front of their businesses. Mr. Svalstad stated the merchants are in favor of the plan as landscaping can be implemented without hiding the storefronts. Mr. Palmer noted that parking for many businesses is also located behind the store buildings and Mr. Svalstad further added the BID is looking into the efficiency of use for public parking lots. Seeing no further comments from the members of the public, Mr. Stone closed the floor for public comment. Committee Member Ron Yeo moved to

adopt the proposed footprint plan to design and refine the landscaping elements. Committee Member Bernie Svalstad seconded the motion and the vote passed unanimously (5 – 0).

4. Roundtable Discussion

The Committee members were invited to provide ideas for concepts to include in the design process for the recommended footprint. A discussion ensued and several ideas were put forward including: 1) incorporation of a low wall/structured walkway to prevent pedestrians from crossing in undesignated places; 2) placement of benches and tiled walls in the bulb-out area similar to streetscapes in Palo Alto or San Clemente; and 3) utilization of local landmarks for inspiration in landscape architecture. Project Consultant Dennis Stone indicated that a landscape architect would be engaged and conceptual ideas would be provided at the next meeting.

5. Public Comment

Ron Hendrickson, resident, questioned who the landscape architect would be and urged the Committee to broaden thinking to landscaping styles of successful pedestrian streetscapes in other cities such as Santa Barbara's State Street or Rodeo Drive in Beverly Hills. Bob Hawkins, resident, commented that the potential outdoor dining on the additional sidewalk area would create a parking problem that would be exacerbated by the reduction of the on-street spaces. Frank Peters, resident, added that the additional pedestrian area might draw more foot and bicycle traffic which would not require parking spaces. Mr. Peters also expressed concern for the next meeting date of December 21, 2011 due to the holidays. After discussion amongst the Committee, no decision was made to change the next meeting date and it was noted that meeting materials would be posted online. Members of the public would be able to submit written comments if unable to attend.

6. City website – http://www.newportbeachca.gov/index.aspx?page=1959

7. Next Meeting – December 21, 2011 from 4:00 – 5:30 p.m.

The meeting adjourned at 5:15 p.m.