



**CITY OF NEWPORT BEACH
Citizen Advisory Panel Meeting
Lido Village Design Guidelines**

Meeting Minutes

**Newport Beach OASIS Senior Center, Room 4
801 Narcissus Avenue, Newport Beach
Thursday, October 27, 2011
4:00 p.m. to 5:30 p.m.**

Rush Hill, Council Member Liaison
Kimberly Brandt, Community Development Director
David Keely, Senior Civil Engineer
Jim Campbell, Principal Planner
Jaime Murillo, Associate Planner
Todd Larner, Project Consultant
Timothy Collins, Project Consultant

Committee Members:
Craig Batley
Roberta Buchanan
Bill Dunlap
Hugh Helm
Richard Luehrs
George Schroeder

The meeting was called to order at 4:00PM.

All committee members were present (Roberta Buchanan and Richard Luehrs arrived at 4:10 PM). Committee members, consultants and staff were introduced. The following items were discussed:

1. Approval of October 6, 2011, meeting minutes

Tim Collins, project consultant, indicated that the minutes incorrectly stated a date of October 10, 2011. The correct date should be October 6, 2011. All committee members consented and the October 6, 2011, meeting minutes were approved as modified.

2. Update from October 20, 2011, Planning Commission

Tim Collins provided an overview of the Planning Commission discussion regarding the Draft Lido Village Design Guidelines. He indicated that the Planning Commission had minor editorial comments and focused their discussion on the future design of the marina and methods to reduce the negative effects of the boat charters. George

Schroeder, committee member, stated that he attended the meeting and believed the Planning Commission thoroughly read and understood the document. Jim Campbell, Principal Planner, stated that the Planning Commission did not have a lot of concern with the document, which is a testament to the quality of the document.

3. Design Guidelines- Final Recommendation

Tim Collins explained that every effort has been made to consolidate the input and comments from the Community Open House, Citizen Advisory Panel meetings, and the Planning Commission. Todd Larner of William Hezmalhalch Architects provided a brief presentation, including an overview of the most frequent comments received and content and discussion items for final draft of the Design Guidelines. After consolidating all the input and comments received, Todd Larner explained that six major items needed to be resolved by the committee members. The following six major topic areas were discussed:

- *Study Areas*- The need to look at different study areas within the Village and the relationship to edges and corridors was explained.
- *Architectural Styles*- Based on input received on the architectural guidelines, the architectural styles have been revised to Coastal and Mediterranean.
- *Enforceability and Incentives*- The Design Guidelines reference an existing section of the Zoning Code (Section 20.16.020) that requires new development to comply with the Design Guidelines. The Incentives discussion will be clarified to describe what types of incentives are currently authorized and which will require review and approval by the City Council.
- *Plant Materials/Palette*- Concerns with plant materials/palette and compatibility was discussed and refinement of the landscape palette to California Friendly.
- *Pedestrian Accessibility*- The need to increase pedestrian accessibility within the design areas and pedestrian connections.
- *Revised Images/Public Landscape*- Conceptual images of landscaping improvements within the public right-of-way.

Todd Larner also discussed the following major revisions proposed for the Design Guidelines:

- Chapter 1- Clarification that Lido Village is the gateway to the Peninsula and not the City.
- Chapter 2- Expand waterfront planning and more emphasis future dock improvements to reduce negative effects of charter boats.

- Chapter 3- Better explain the importance of the public rights-of-way in accomplishing the delivery of the Village unification and sense of place.
- Chapter 5- Allow future programming of the City Hall site to benefit the broader Village, not just a development itself.

Todd Lerner also explained that one or two different street scenes would be prepared illustrating the anticipated public gathering and activity that can be created by introducing architectural elements into the street and public space.

Tim Collins asked the committee members for their input. The committee members generally supported the concept of increasing the width of sidewalks and creating public space to support outdoor living and a place for people to sit, read, gather, dine, etc.

Members of the public commented on the need to address the charter boats along the waterfront and also expressed support for increased outdoor use and dining.

A member of the public also commented that the enforcement section of the Design Guidelines is too vague, questioned the longevity of the document and how it would be adopted and enforced, and also questioned how the incentives would be granted. Kimberly Brandt, Community Development Director, responded that the Design Guidelines would be adopted by City Council Resolution and would not become effective until then. The longevity of the Design Guidelines is up to the purview of the City Council, but they would remain effective unless revised or rescinded by the City Council. The Incentives section is intended to be broad to provide examples of possible incentives that may be granted, but are subject to future action by the City Council prior to implementation. The Incentives section would be revised to clarify which incentives can currently be granted per the Zoning Code and which incentives would require subsequent City Council action.

All members of the CAP voted to incorporate the revisions as discussed for the final draft of the Design Guidelines.

4. Next Steps

Tim Collins and Council Member Rush Hill thanked the CAP members for their services.

Jim Campbell discussed that the Ad-Hoc Neighborhood Revitalization Committee will review the Design Guidelines on November 10th with the goal that they will recommend the Design Guidelines for adoption by the City Council at the December 13th City Council meeting. Tim Collins indicated that the final draft of the Design Guidelines would be submitted to the City on November 21st.

Don Howard, representing the Fritz Duda Company, commented that it was extremely valuable attending these meeting and hearing the ideas and concepts that were presented. He mentioned that they are excited to be one of the first projects to be developed under the Design Guidelines and a catalyst for future implementation.

The meeting was adjourned at 5:05 PM.