



**APPROVED  
AS AMENDED**

**CITY OF NEWPORT BEACH  
Citizen Advisory Panel Meeting  
West Landscaping - Design Guidelines**

**Meeting Minutes**

**Newport Beach City Hall  
Fire Conference Room  
3300 Newport Blvd., Building D  
Wednesday, November 9, 2011  
4:00 p.m. to 5:30 p.m.**

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Edward Selich – Council Member Liaison  
Kimberly Brandt – Community Development Director  
Brenda Wisneski – Deputy Community Development Director  
Jim Campbell – Principal Planner  
Ben Zdeba – Planning Technician  
Dave Webb – Deputy PW Director/City Engineer  
Iris Lee – Senior Civil Engineer  
Dennis Stone – Project Consultant

Committee Members:  
Cindy Koller  
Gina Lesley  
Jeffrey Morris  
Tony Petros  
Paul Watkins

The meeting was called to order at 4:00 p.m.

1. Call Meeting to Order
2. Roll Call

All Committee Members were present with exception of Jeffrey Morris.

All Staff Members were present with exception of Principal Planner Jim Campbell.

3. Approval of Minutes from September 28, 2011 Meeting

Committee Member Paul Watkins moved to approve the minutes as presented and Committee Member Cindy Koller seconded the motion. A vote ensued and the minutes were unanimously approved as presented with a 4-0 vote.

4. Current Business

Project Consultant Dennis Stone provided a brief preface of the process including a status update of the Santa Ana Heights CAP as well as the Lido Village CAP. He further

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distinguished the difference between conceptual-level details and construction-/design-level details. Cindy Koller questioned who determines the budget and order of all CAP projects and it was clarified that the Neighborhood Revitalization Committee in addition to City Council would determine that aspect.

Councilmember Ed Selich provided a brief PowerPoint presentation of a “tree island” (or bulb-out) concept utilized in Seal Beach that could be applied to the Balboa Boulevard stretch from 32<sup>nd</sup> Street to the Mix-Master due to the existing constraints on landscaping opportunities. The concept includes several small, circular bump-outs from the curb that are constructed in a manner that should not restrict drainage patterns and leaves the existing curb face intact.

## A. Concept Study Review and CAP Recommendations

### *i. Balboa Boulevard*

David Volz and Gary Vasquez of the landscape architecture firm David Volz Design (DVD) presented the concept for Balboa Boulevard from West Coast Highway to the Mix-Master including the intersection of Balboa Boulevard and West Coast Highway. David Volz acknowledged the opportunity presented by Councilmember Selich. The concept presented for Balboa Boulevard included the existing, tall palm trees with the addition of smaller, underlying canopy trees (i.e., African Tulip) to create more texture and color. In addition, the parkway would feature a “Little Gem” version of the Magnolia tree as well as a green screen to unify the various residential fences and walls along the street side. It was also presented that new short mid-block medians could be constructed at the end of alleyways to provide the biggest beautification effect without a major impact on traffic circulation. A discussion took place and several questions were raised with respect to the concept. Committee Member Cindy Koller expressed a concern as to whether or not the “private parks” located near 46<sup>th</sup> Street were considered in the design process. David Volz stated the elements shown in the concept could be applied throughout Balboa Boulevard. Committee Member Gina Lesley inquired about the upkeep of the Magnolia trees. David Volz clarified that the “Little Gem” variation is a smaller canopy with larger pods and is easier to maintain in comparison to other variations. Committee Member Tony Petros requested that DVD provide an overview of tree specifications and root fan, or the span of roots and how they may affect the surrounding

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hardscaped areas. Landscape Architect Gary Vasquez provided brief profiles of the trees and City Engineer Dave Webb assured that the City's arborists and General Services Department have reviewed the trees and do not consider the conceptual palette to be problematic.

Prior to presenting further, resident George Shroeder provided comment with respect to the tree islands possibly impacting parking along the streets and also cautioned the use of green screens as they may encourage unruly pedestrians to traverse closer the residential properties.

David Volz proceeded to present the concept for the intersection of West Coast Highway and Balboa Boulevard. The conceptual plan calls for an overstory of taller palm trees mixed with an understory of street trees in addition to serpentine seat walls and groundcover. The plan also contained a location for a monument entry sign on the southwestern corner of the intersection as well as a low-lying green screen to buffer the vehicles queuing for the Jack in the Box drive-through on the southeastern corner. In addition, David Volz noted the 12-foot bike lane on the southeastern corner of the intersection could be narrowed to a minimum of 8 feet such that 4 feet of landscaping area could be gained and effectively buffer/deemphasize the Jack in the Box drive through area. Few concerns were raised by the Committee with respect to the presented intersection concept. Ms. Koller was concerned with the size of the monument sign and questioned whether or not uplighting could be incorporated. It was further clarified that the monument shown was the City Standard and that a modification to it would require City Council approval and that uplighting could be added. Mr. Petros also urged that an alternative design be considered for the sign and referred to the sign on the corner of Bayside Drive and Jamboree Road as an example. Ms. Lesley requested clarification on the type of palm trees proposed and it was further determined that the palm trees were intended to tie in the three stretches of West Coast Highway, Superior Avenue, and Balboa Boulevard.

The Committee continued to provide input with respect to the Balboa Boulevard and intersection stretch in its entirety. Committee Member Paul Watkins commented on whether or not the 38<sup>th</sup> Street park would

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be incorporated in the design process and also inquired about lighting. It was determined that decorative streetlighting could be incorporated eventually, but it is not part of the level of detail within the conceptual plan. Mr. Watkins also expressed his appreciation for the landscape architects and commended their work. Mr. Petros further echoed Mr. Watkins remarks and commented that the addition of **medians at the end of an alleyway** ~~alleyway medians~~ could possibly slow traffic. He also expressed support for the incorporation of tree islands where they do not compromise traffic safety or parking and stressed that green screens along Balboa Boulevard should only be utilized where there is public support for them.

Dennis Stone ensured there was no more Committee discussion and opened up the public comment.

The public comments included praise for the design and also appreciated the overall revitalization effort. Several specific comments were also made. A resident commented on the alleyway behind the multi-tenant commercial development at West Coast Highway and Balboa Boulevard and expressed a need to screen the area from public view due to trash cans and trash areas behind the commercial buildings. Resident Bob Rush questioned how many of the tall palm trees would be wasted as part of the conceptual plan. Gary Vasquez of DVD clarified that most of the tall palms would remain in the existing location or would be relocated. He further clarified that some of the smaller palms might be removed. Mr. Rush also urged that any artwork should be incorporated cautiously to preclude a negative image. He further requested that the landscaping on the northeastern corner of the West Coast Highway and Superior Avenue intersection be moved closer to the street level to gain the most impact. Additional public input was provided regarding the undergrounding of utilities; however, Dennis Stone clarified it is not a part of the CAP's purview. Lastly, Jim Mosher, resident, also commented on the project requiring approval of the California Coastal Commission. City Engineer Dave Webb assured that the determination of whether or not Coastal Commission approval was required would be made further along.

Public comment was closed and Dennis Stone reviewed the recommendation to be considered by the Committee. Gina Lesley moved

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to approve the recommendation with key items added and Tony Petros seconded the motion. A vote followed and the Committee unanimously voted (4-0) to approve recommendation of the Balboa Boulevard concept plan with consideration of the following items:

- The park area by River Avenue fronting Balboa Boulevard as well as the bus-stop area should be considered in the design process to further screen the commercial alleyway.
- The design of the gateway sign should be closely looked at to make a more unique and aesthetically pleasing sign. Framing the sign to make it stand out or incorporating the sign into the wall should also be considered.
- Tree islands (**bulb-outs**) should be incorporated between 32<sup>nd</sup> Street and the Mix-Master where they do not compromise safety or parking.
- Lighting should be incorporated with the gateway sign to provide visibility.
- Green screens along Balboa Boulevard should be incorporated cautiously with consideration of the sentiment of the nearby residents.
- The landscaping on the northeastern corner of the West Coast Highway and Balboa Boulevard intersection should be pushed down closer to the street level.
- 38<sup>th</sup> Street park should be considered in the design as part of the concept.

*ii. West Coast Highway*

This item was continued to the next meeting scheduled for December 14, 2011 at 4:00 p.m.

*iii. Superior Avenue*

This item was continued to the next meeting scheduled for December 14, 2011 at 4:00 p.m.

5. Next Steps

Dennis Stone commented that the goal of the CAP would be to bring the overall conceptual package for review to the next Neighborhood Revitalization Committee meeting on December 15, 2011.

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6. Public Comments

Bob Rush questioned the process after the recommendation is approved and inquired what the implementation plan would be in terms of the smallest modules implemented at any given time. Committee Member Tony Petros requested that the implementation of the plan be discussed such that the CAP would have input on which improvements could be implemented first.

7. Next Meeting – December 14, 2011, 4:00 p.m. – 5:30 p.m.

8. The meeting was adjourned at 5:30 p.m.