Lido Villas

Planning Commission, Public Hearing
3303 and 3355 Via Lido
August 22, 2013

Project Summary

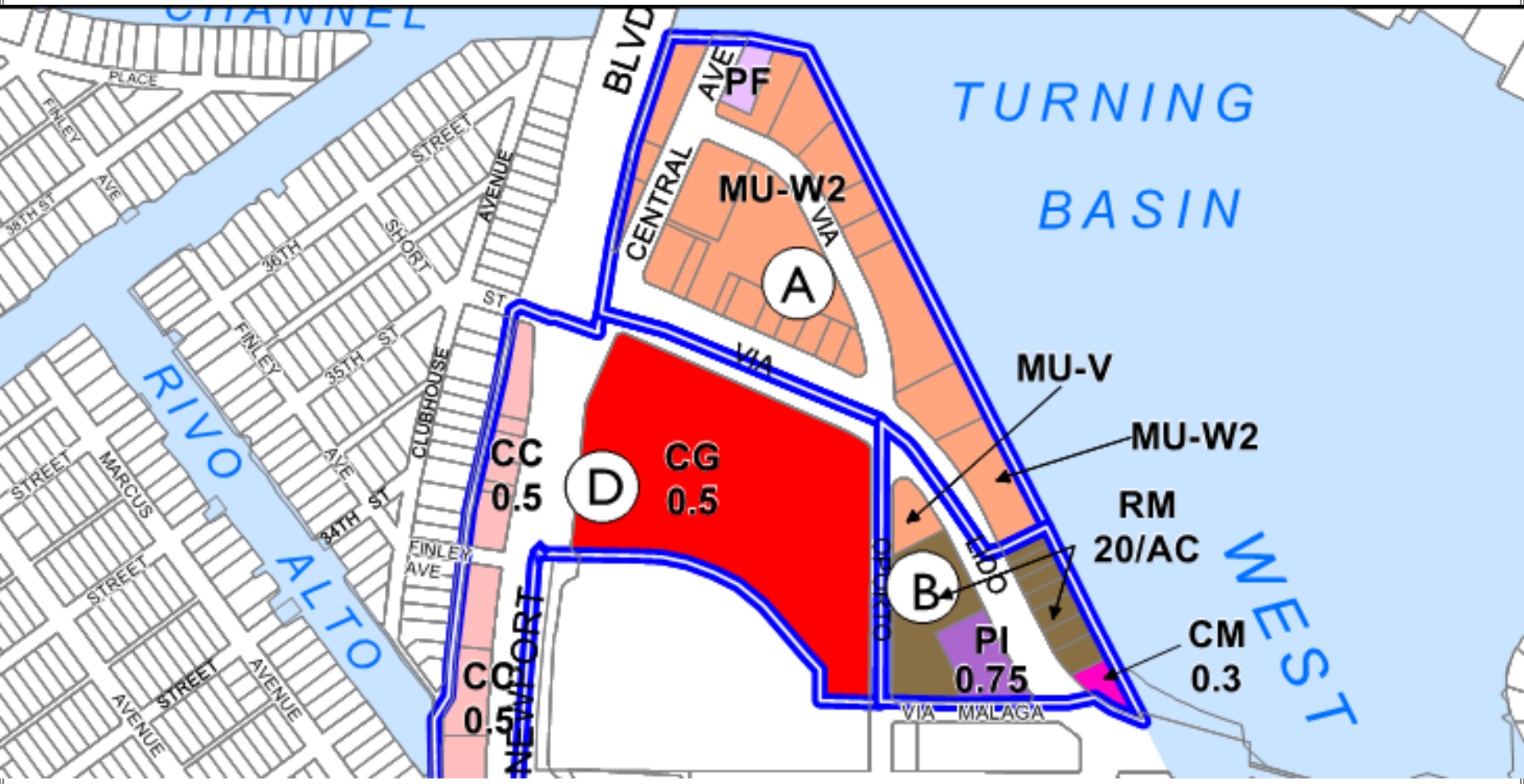
- Demolish 3-story office/retail building, church, and 56-space parking lot

- Construct 23 townhouse-style condominium dwellings and 12-space guest parking area

Applications (PA2012-146)

- General Plan Amendment No. GP2012-005
- Coastal Land Use Plan Amendment No. LC2013-001
- Zoning Code Amendment No. CA2012-008
- Site Development Review No. SD2013-001
- Tentative Tract Map No. NT2013-001
- Mitigated Negative Declaration No. ND2013-001

Vicinity Map-Lido Village



Aerial Photograph

Oblique Aerial facing East

3303 Via Lido from Via Lido

3303 Via Lido from Via Lido

3355 Via Lido-from Via Lido

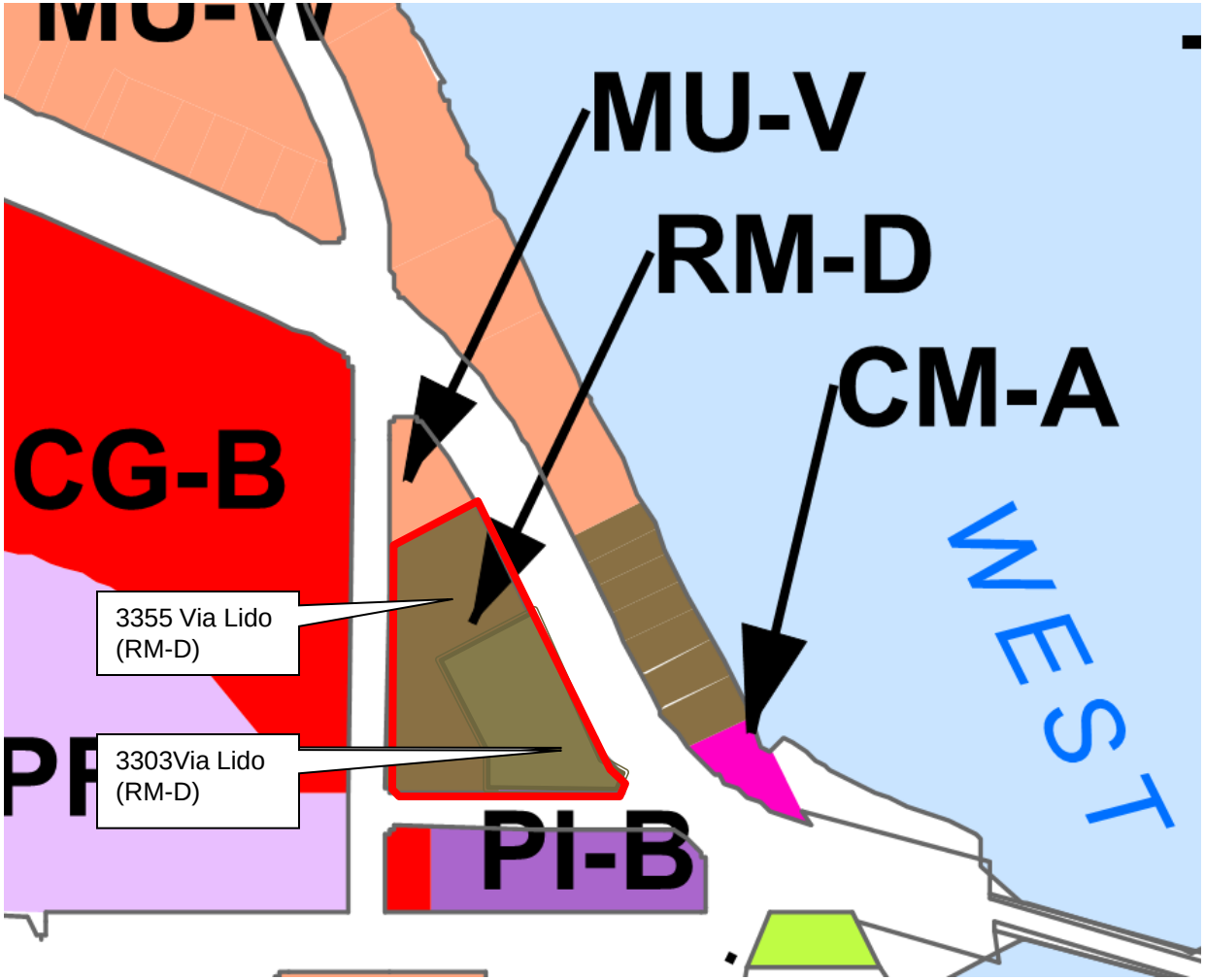
56-space surface parking lot

3303 Via Lido from Via Malaga

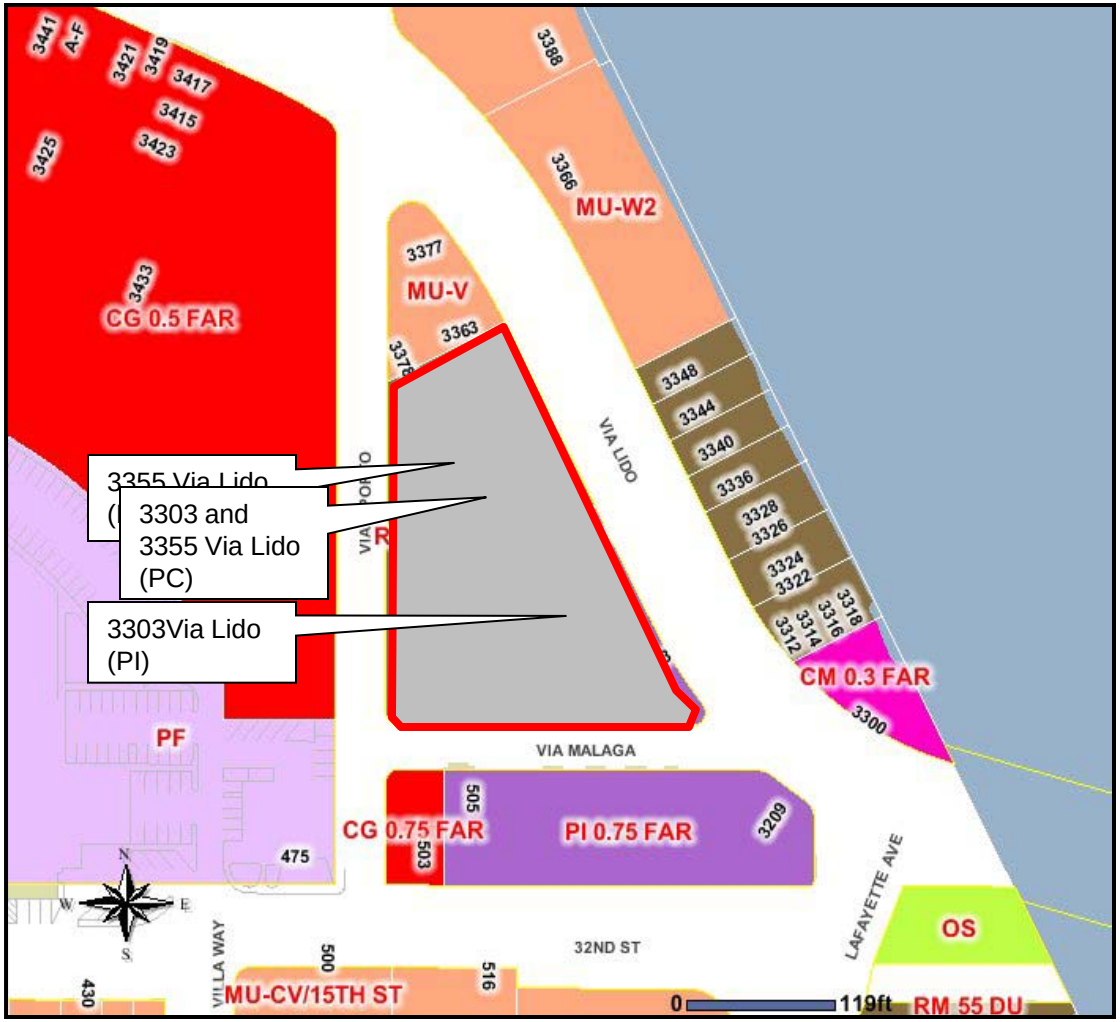
GP Amendment

- Section 423- Not a major amendment
- SB-18 Tribal Notification is ongoing

CLUP Amendment



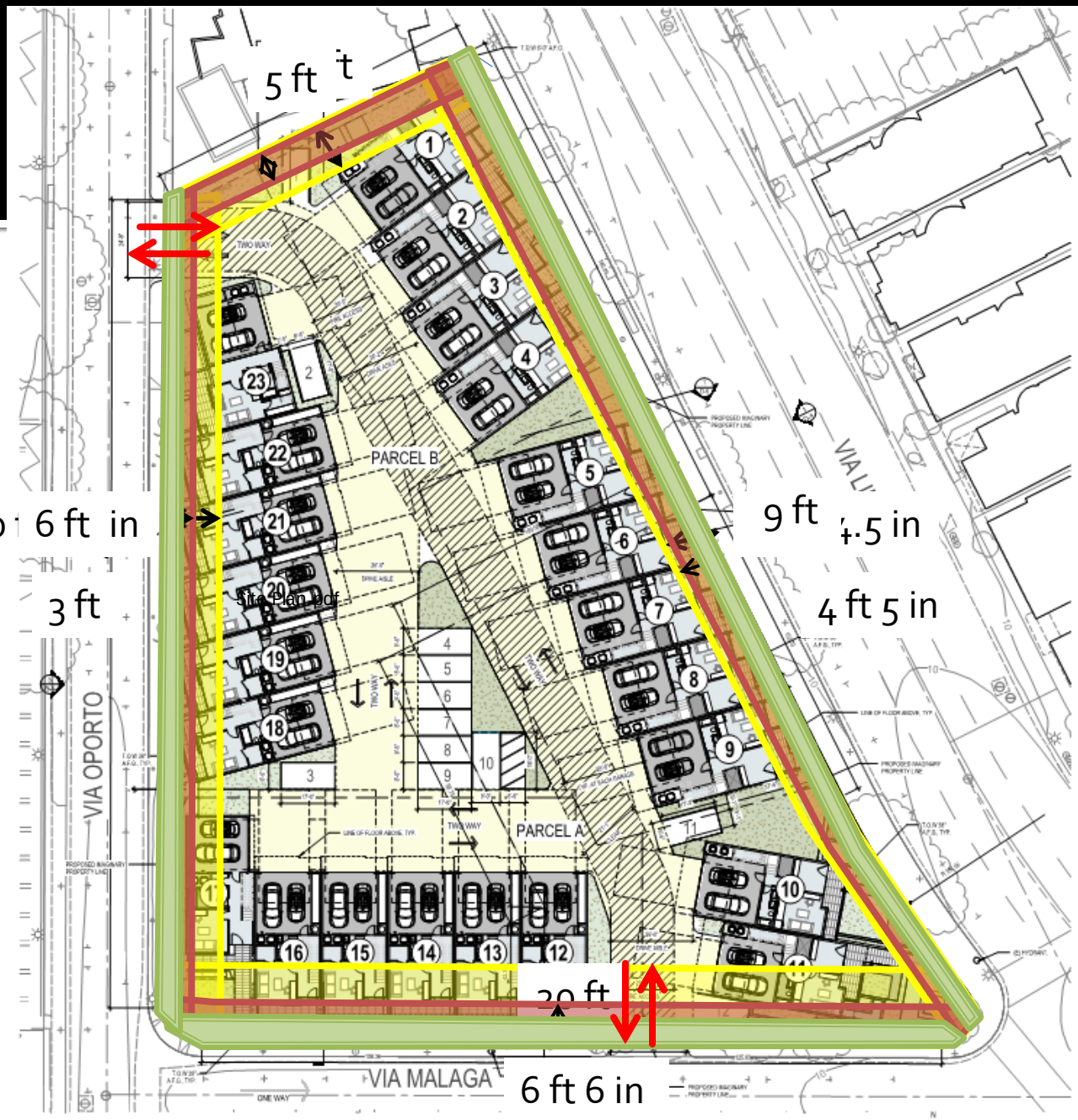
Zoning Amendment



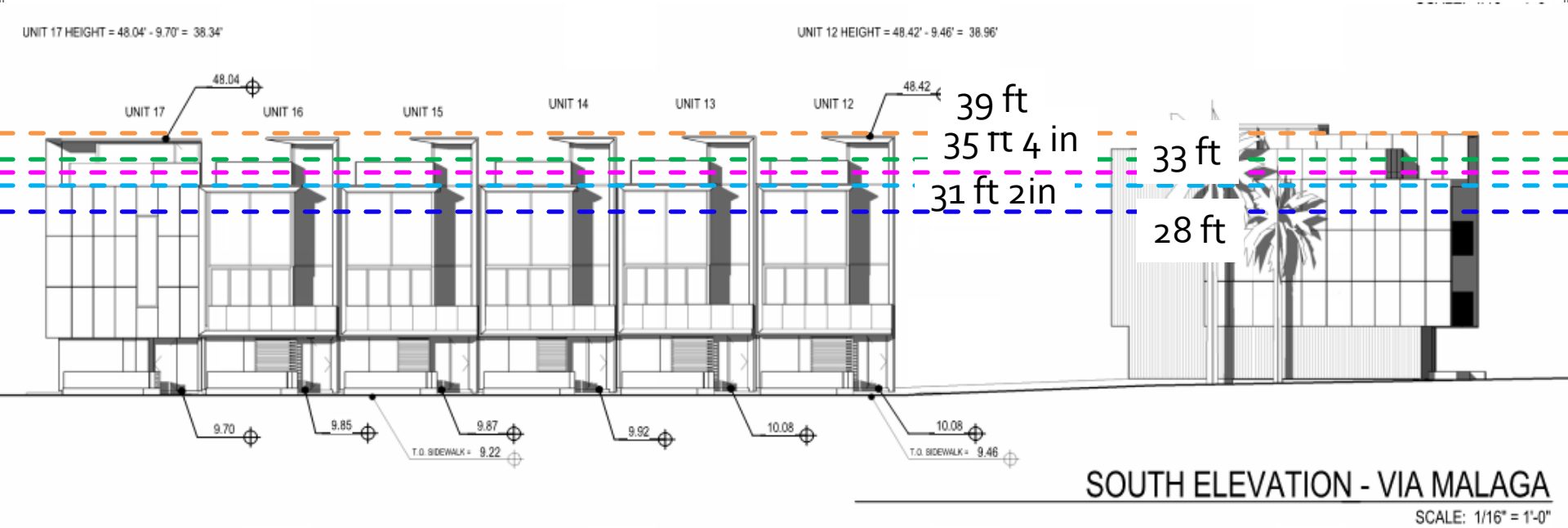
Lido Villas Planned Community

- Establish a planned community with development standards appropriate and compatible with Lido Village.
- Development standards are modeled after the RM Zoning District.
- Variations in height and setbacks are proposed.
- Waiver of 10 acre minimum.

Site Plan


5 ft
10 ft 6 ft in
3 ft
9 ft 4.5 in
4 ft 5 in
20 ft
6 ft 6 in
PARCEL B
PARCEL A
VIA OPORTO
VIA MALAGA
Site Plan.pdf
(N) SITE PLAN

Exterior Elevations-South



Lido Village Design Guidelines

Lido Triangle Goals

- Improvements should be sensitive to the less-intensive land uses of worship and residential sites.
- Traffic calming devices should be incorporated to promote safe street environments.
- Building and massing should be horizontal to reinforce the pedestrian interface.
- Pursue joint parking opportunities.

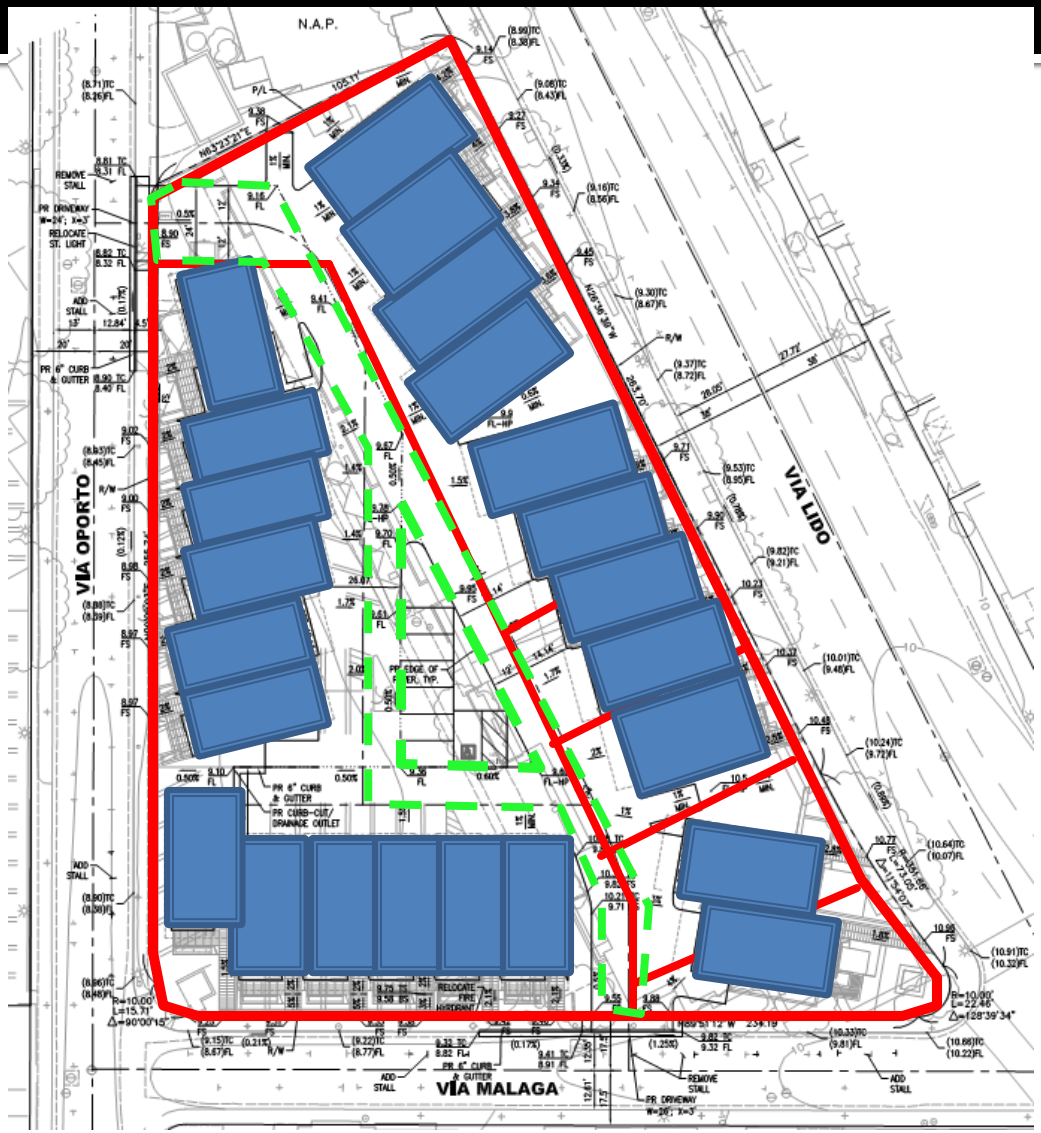
Architectural Themes

- Design Guidelines suggest Coastal or Mediterranean architectural themes or a combination thereof.
- Building materials consist of wood siding, stainless steel panels, and glass railings creating a modern interpretation.
- Guidelines are not standards.

Common Open Space

Existing Parcel Configuration

Tentative Tract Map



CEQA Review

- Mitigated Negative Declaration-ND2013-001
- State Clearing House No. 2013071050
- Public comment period July 12, 2013 through August 13, 2013.
- Mitigation Measures for Air Quality, Cultural Resources, and Hazards and Hazardous Materials are included in the Mitigation Monitoring Program.

Summary

- Land use amendments are compatible with the Lido Village neighborhood (add of 7 units).
- Land use and site design of the project are appropriate. Height and architecture may warrant additional discussion.
- Identify any suggested changes to project design, if appropriate.
- Tentative Council date is November 12, 2013

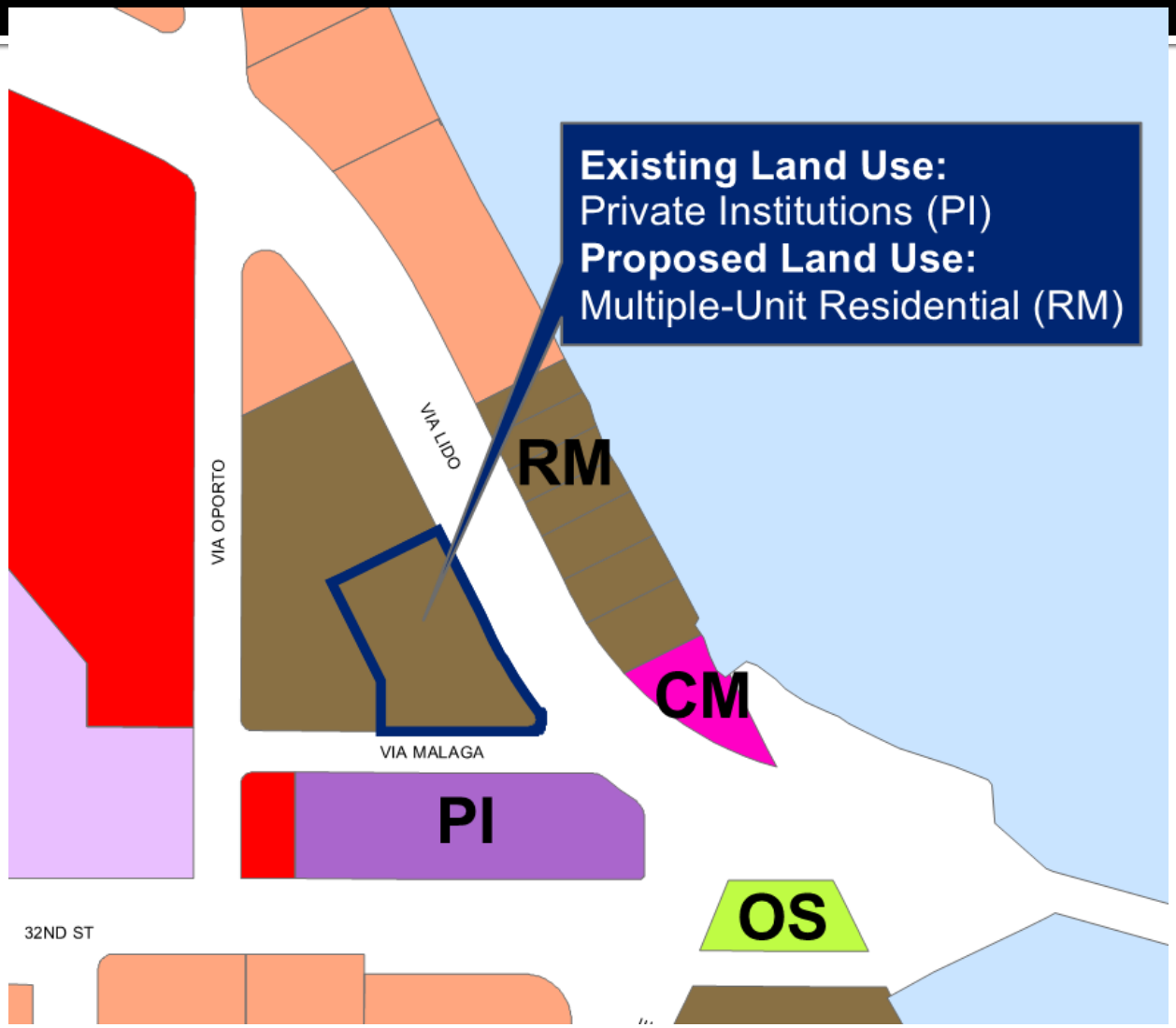
For more information contact:

Makana Nova
949-644-3249
mnova@newportbeachca.gov
www.newportbeachca.gov

Architecture

Oblique Aerial facing South

GP Amendment



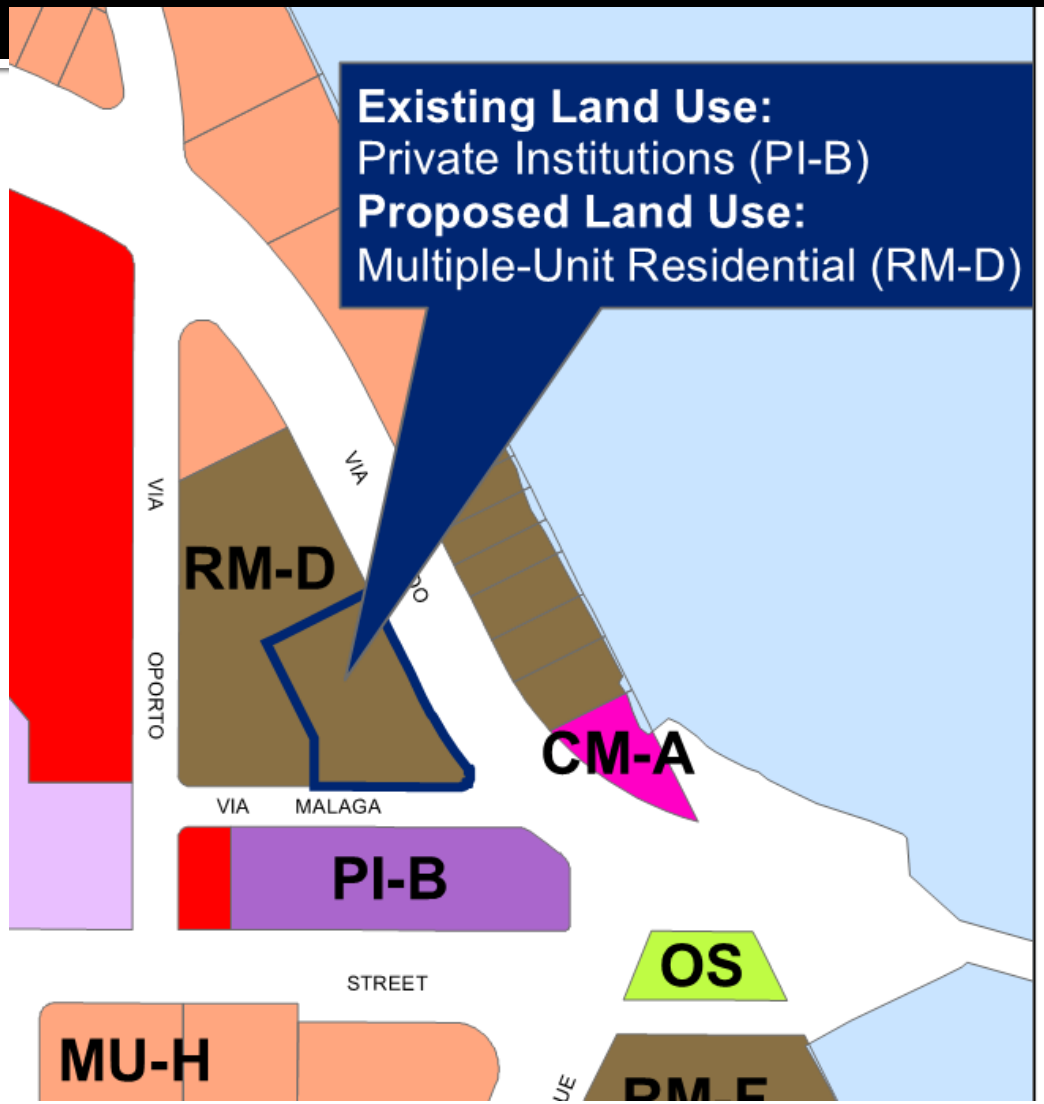
Section 423

	Increase in Allowed Floor Area	Increase in A.M. Peak Hour Trips	Increase in P.M. Peak Hour Trips	Increase in Allowed Dwelling Units
GP2012-005 (PA2012-146) 3303 Via Lido	0 sq. ft.	0	0	7
Prior Amendments (80%) 1. GP2011-010 (PA2011-209) 2. GP2011-003 (PA2011-024) 3. GP2010-005 (PA2010-052)	16,275	48.63	64.81	2
TOTALS	**16,275**	**48.63**	**64.81**	**9**
Section 423 Thresholds	**40,000 sq. ft.**	**100**	**100**	**100**
Vote	**No**	**No**	**No**	**No**

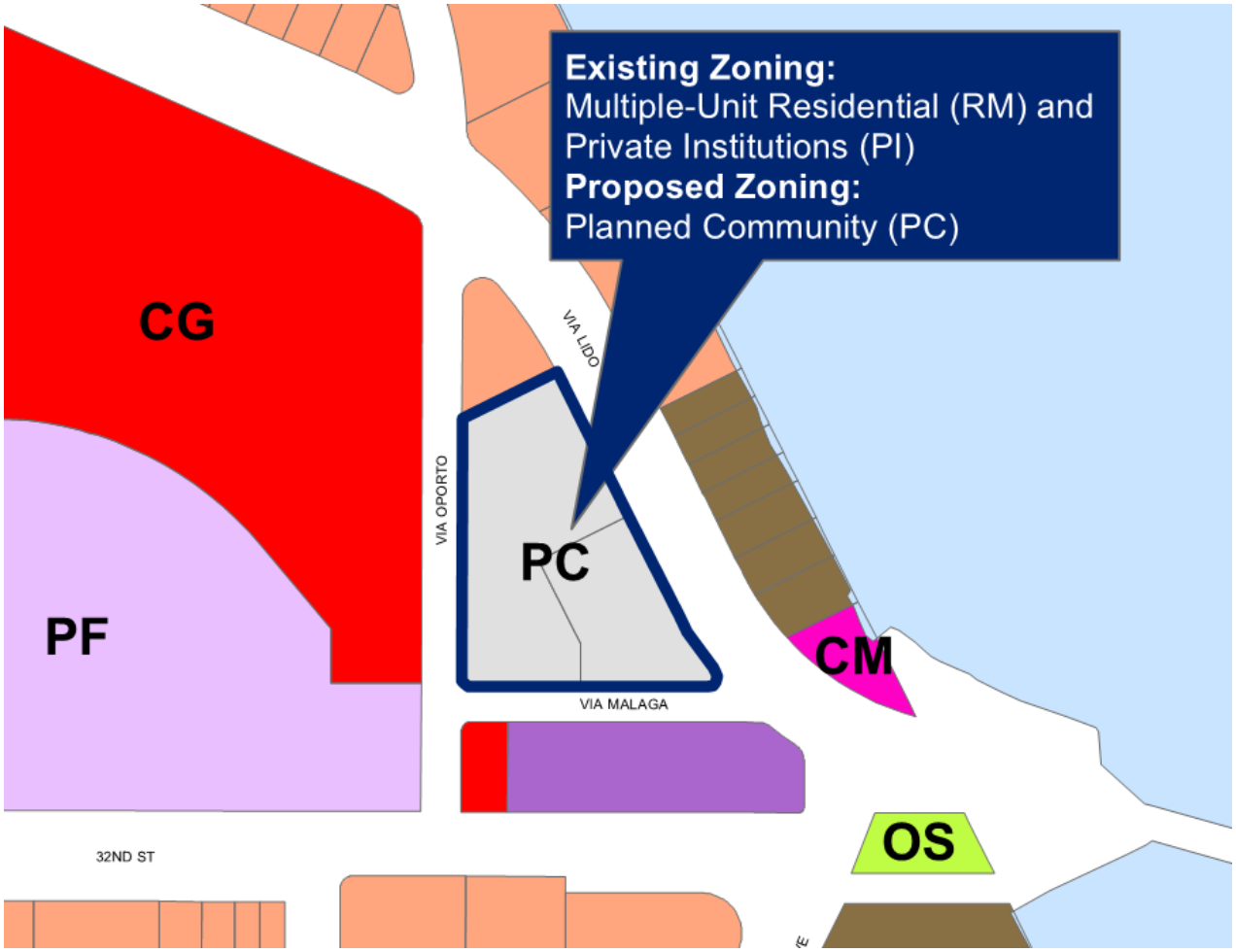
SB-18 Tribal Notification

- NAHC provided a list identifying 14 contacts with the MND
- 90-day consultation period ending November 4, 2013.
- A second round of notices sent August 6th
- A 45-day review period has been requested, which would end September 20th. Staff is awaiting responses from several contacts regarding this request.

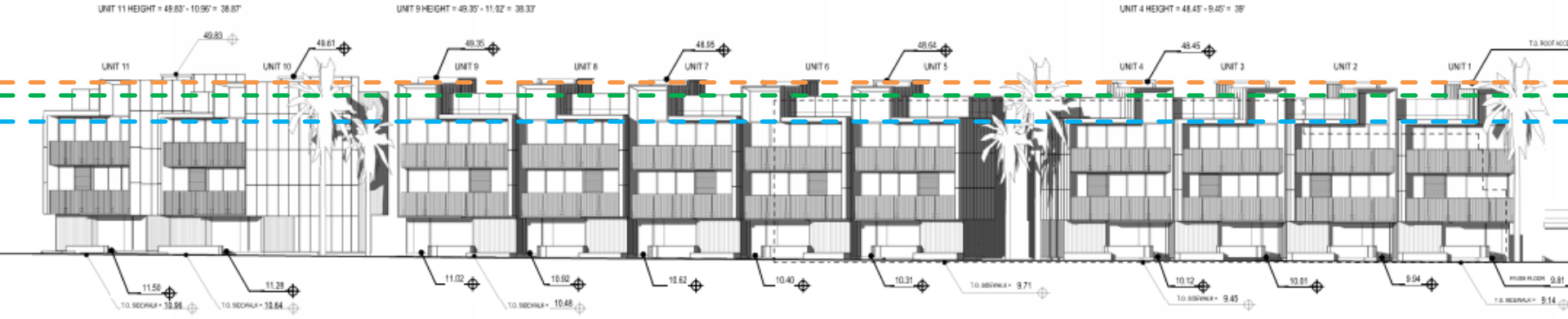
CLUP Amendment



Zoning Amendment



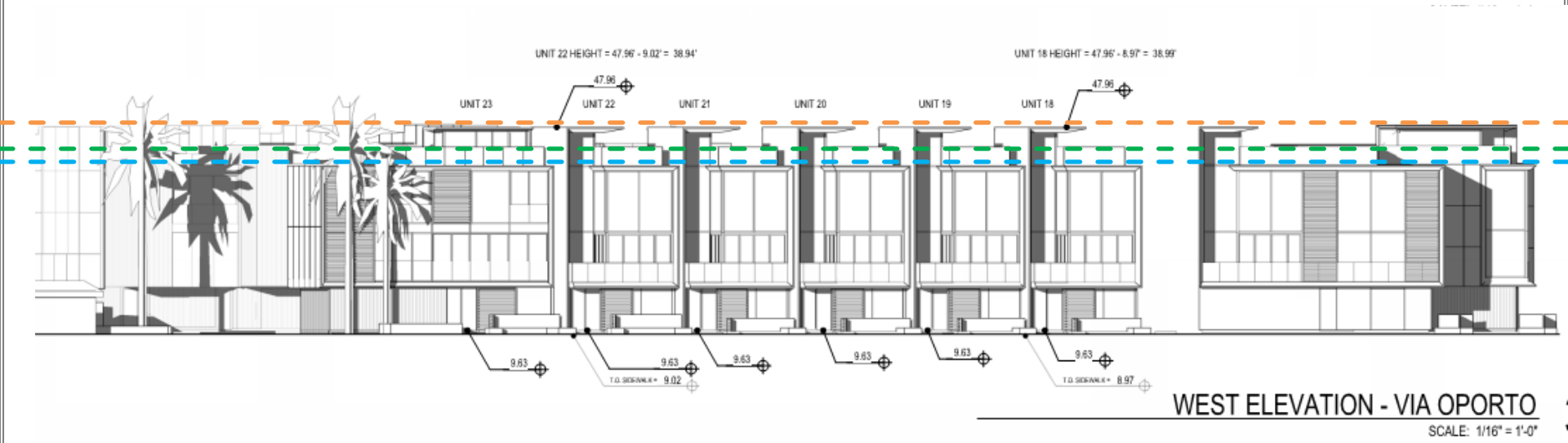
Exterior Elevations-East



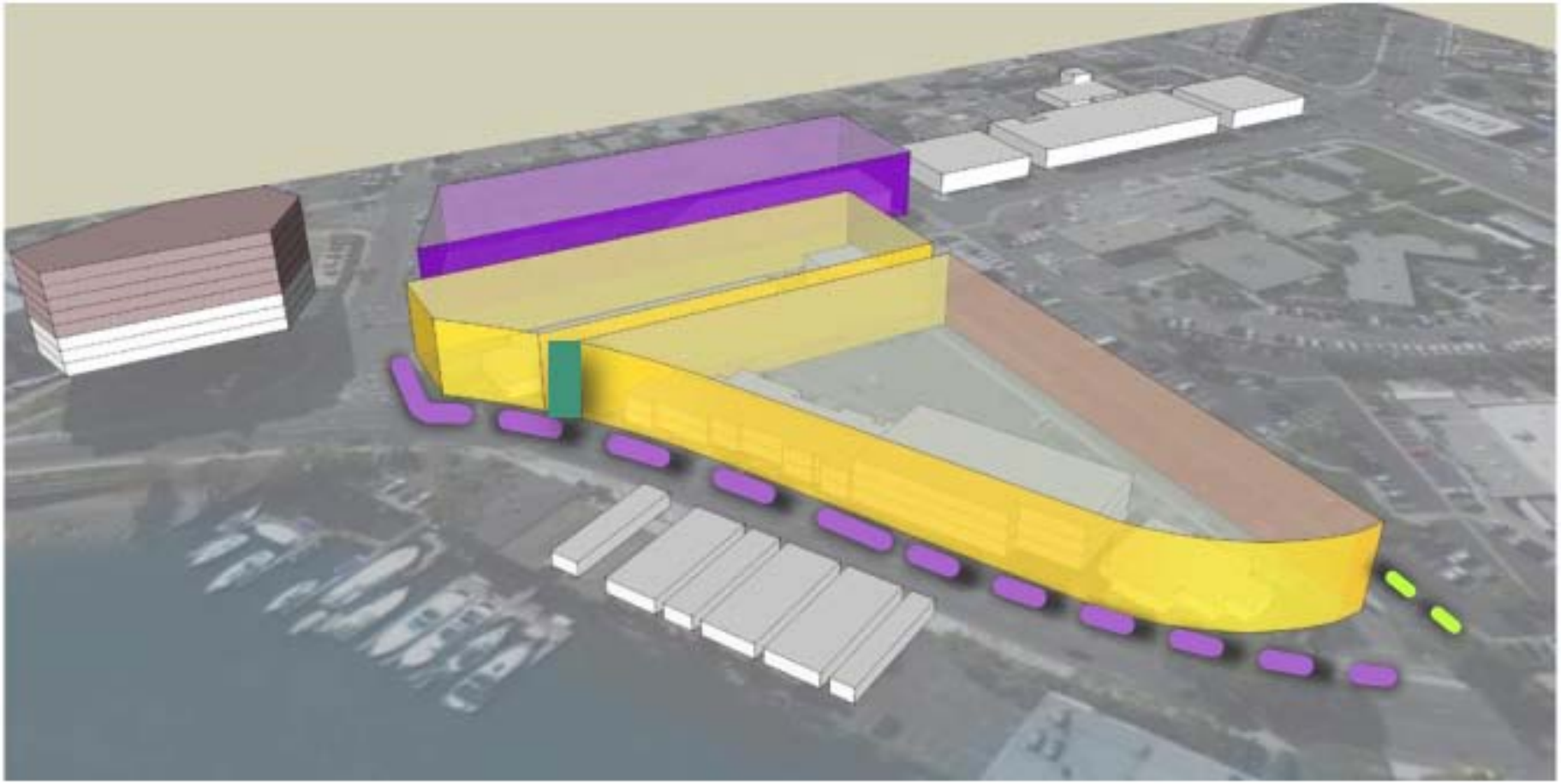
EAST ELEVATION - VIA LIDO 1

SCALE: 1/16" = 1'-0"

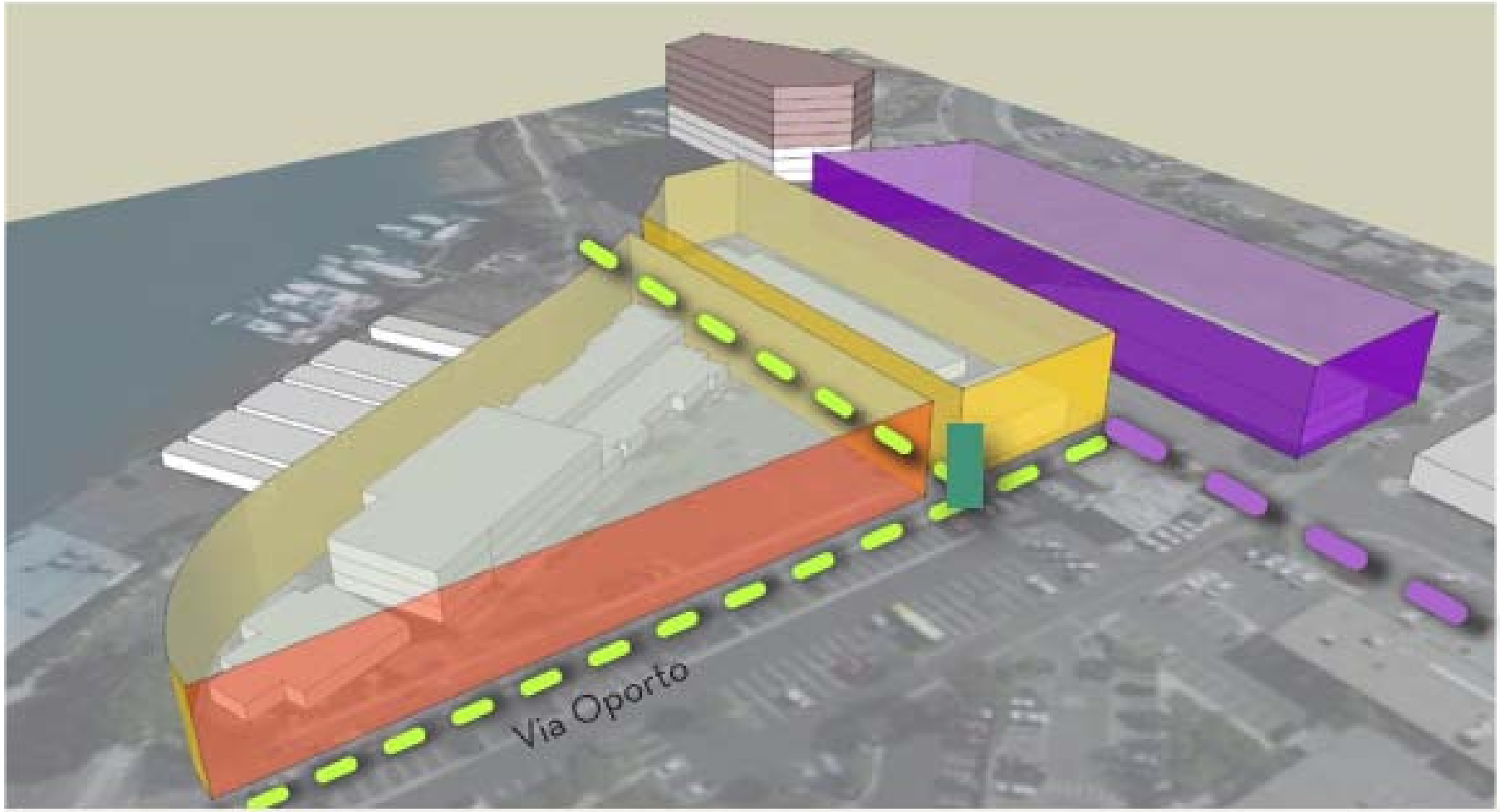
Exterior Elevations-West



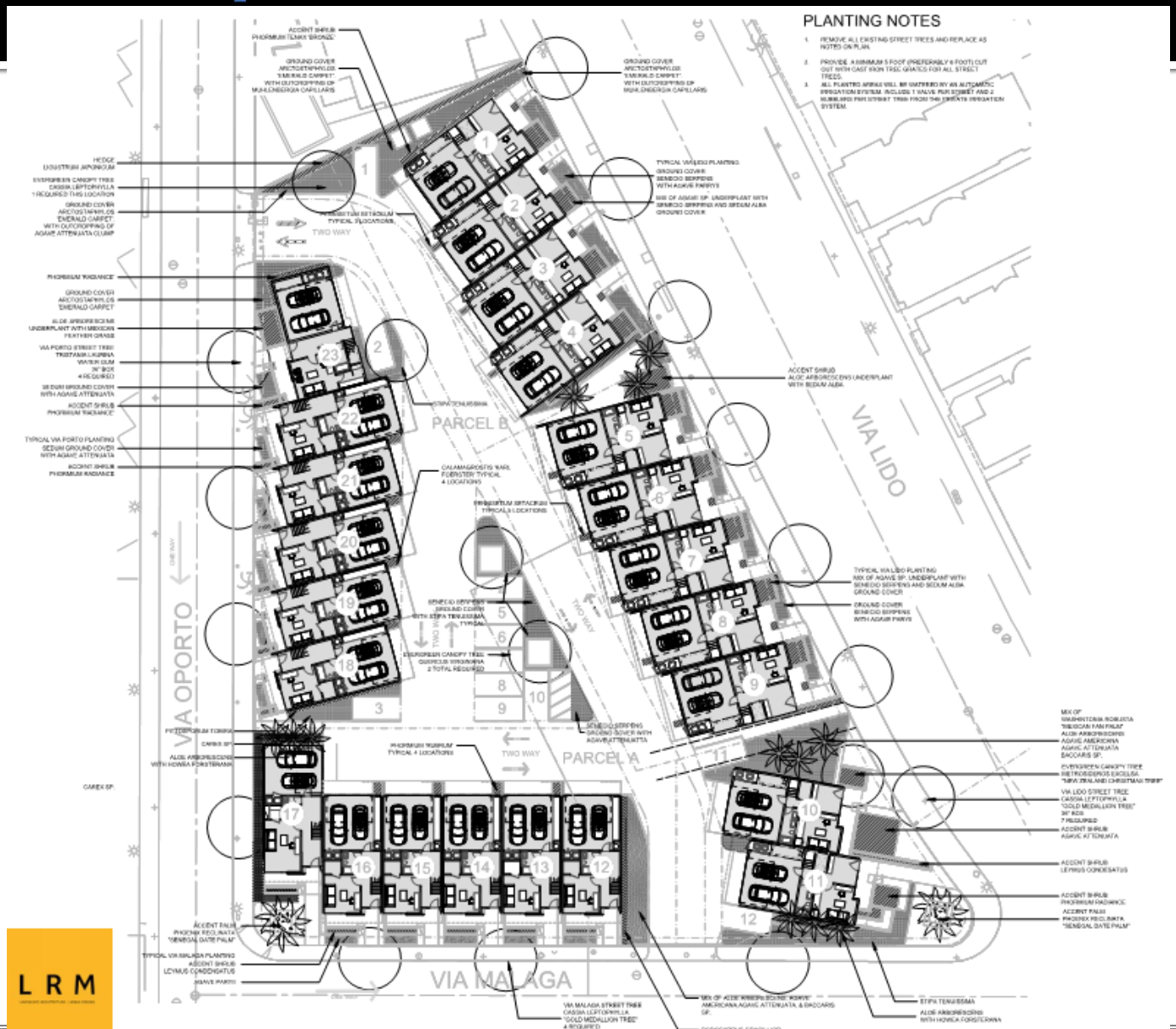
Edge Conditions



Edge Conditions



Landscape Plan



LRM

Alternatives

- Continue the item to the September 5th Planning Commission Meeting if additional consideration is necessary.
- If the Planning Commission recommends denial of the application, Staff suggests denying the application without prejudice to allow for an appropriate redesign of the project.

Updates

- One public comment and several agency comments were received in response to the MND.
- Impact Fees
- Requested revisions to conditions can be provided as an updated Exhibit "F" to the draft resolution for approval.
- Covenants, Conditions, and Restrictions
- Tentative Council date is November 12, 2013.