

City of Newport Beach

Land Use Element Amendment Advisory Committee Minutes

Date: February 4, 2014

Location: Newport Beach Central Library – 1000 Avocado Avenue
Friends Room

Members Present: Edward Selich, Council Member (Chair)
Nancy Gardner, Council Member
Larry Tucker, Planning Commission
Craig Batley, At-Large
Patricia Moore, At-Large
Paul Watkins, At-Large
Michael Melby, At-Large

Members Absent: Kory Kramer, Planning Commission
Jim Walker, At-Large

Staff: Kim Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director
Gregg Ramirez, Senior Planner
Leonie Mulvihill, Assistant City Attorney
Tony Brine, Traffic Engineer
Woodie Tescher, The Planning Center|DC&E (consultant)
Marissa Aho, The Planning Center|DC&E (consultant)
Marlie Whiteman, Urban Crossroads (consultant)

I. Call Meeting to Order

The meeting was called to order at 2:36 p.m. by Chair Selich.

II. Approval of the Minutes

Watkins moved to approve the minutes from January 7th as augmented by the audio tapes and comments received from Watkins and Jim Mosher.

Action: Minutes for January 7th, as amended, were unanimously approved.

III. Finalize Goals & Policies

Tescher reviewed the additional policies including the group of sustainability policies and policy LU 6.14.4 (Development Scale).

Leonie Mulvihill reviewed the Memo from the City Attorney's Office related to the sustainability policies (Attachment 3). The City Attorney's Office concurs with the recommendations from The Planning Center|DC&E. Subsequently Tescher summarized The Planning Center|DC&E's Memo dated February 3, 2014 to clarify mandates for climate change and greenhouse gas (GHG) emissions related to citywide and project specific applications.

Tescher, after discussion with Watkins in response to his policy recommendation, recommended further documentation for incorporating additional climate change and GHG clarity within an implementation strategy, which could include a Climate Action Plan or other documentation.

Mulvihill discussed the practical effect of the State requirements of CEQA related to the updated Land Use Element Amendment.

Gardner moved to accept the language on page (handwritten) 10/11 and the draft policies as a whole as presented. Selich seconded.

The committee engaged in further discussion on the Land Use Element Amendment process, additional resources for the committee members to review and clarification of projects that would and would not be subject to policies.

Public Comment:

A letter dated February 4, 2014 from Jean Watt was summarized. Watt called the committee's attention to the preservation of natural resources as a mitigation measure and asked to meet with staff.

Jim Mosher requested clarification on the committee's ability to make policy recommendations if the ballot measure on the entitlement portion of the update fails. Mulvihill provided additional clarification.

Moore asked to make a substitute motion to remove the following language pertaining to Policy LU X and approve the sustainability policies.

LU X Land use development practices that contribute to a sustained natural environment for use by future generations, economy, and well-being of Newport Beach's residents, while reducing greenhouse gas emissions ~~and impact on climate change.~~

Action: The substitute motion was unanimously approved.

The committee recommended final language for LU 6.14.4 that says:

LU 6.14.4 Development Scale ...To enable distinguished and quality architectural design to provide for increased height for the development of a hotel on the eastern portion of the 100 block.

Gardner moved, Watkins seconded.

Public Comment:

Jim Mosher made a comment pertaining to spot zoning.

Action: Final language for LU 6.14.4, unanimously approved.

IV. Preliminary Traffic Analysis Findings

Marlie Whiteman reviewed and summarized the initial findings related to intersection deficiencies. She also discussed the evaluation of VMT (Vehicles Miles Traveled). Tony Brine indicated that this is preliminary output from the traffic study and there may be some slight changes after additional analysis is completed.

The only impacted intersection is in the City of Irvine at Von Karman Avenue and Alton Parkway. Initial analysis shows the intersection with a Level of Service of "F". Selich asked for further clarification on how the traffic study analyzes intersections in Irvine. Brine and Whiteman discussed additional detailed analysis with the committee. Tucker asked what the Committee options are regarding the intersection in Irvine. Brine indicated that there are not physical mitigations that can be done and there may be other discussions with the City of Irvine to see what may be acceptable to them. Tucker recommended a reduced project alternative.

19th Street Bridge is included in the analysis because it is part of the City's Circulation Element, but additional traffic model runs will be done without the 19th Street Bridge. Selich asked that the recommended mitigation be based on impacts without the 19th Street Bridge. These numbers will be incorporated into the Final EIR.

Public Comment:

Jim Mosher asked that the presentation from the meeting be posted online.

Dorothy Kraus expressed concern related to the 2006 General Plan Introduction and Vision section.

Denys Oberman requested that changes to Design and Development for Lido Village (page 31) which references the Lido Village Design Guidelines be removed.

Brandt discussed next steps for the traffic analysis, including complete analysis, identify appropriate alternatives, and publishing the DEIR in mid-March. That document will be available for committee members and the public. The committee will reconvene in early April to make their final recommendations.

Watkins discussed trip neutrality. Brandt reminded the committee that they recommended consideration of projects for the environmental analysis. The project, recommended by the committee for analysis, was not trip neutral. Brandt clarified that a trip neutral project will be incorporated as an alternative.

Melby discussed the importance of keeping the identity of Newport Beach in mind as the committee is making recommendations and ensuring the best for the residents.

Public Comment:

The approval process was discussed in further detail.

V. Public Comment on Non Agenda Items

Gary Pickett recommended the following language for LU 6.19.10X Guiding Development of a District Corridor. Initiate a process immediately to review and, as appropriate, revise existing development standards and the Mariners' Mile Strategic Vision and Design Framework to ensure they adequately implement the vision for the form and quality of Mariners' Mile's coastal and inland development for such elements as viewshed and resource protection; building location, scale, mass, and height; architectural character and design; streetscape amenities; site access and parking; traffic and connectivity to the bayfront while allowing for economically feasible improvements to the area.

Selich indicated that the Council has included this in their goals for next year.

VI. Adjournment *Next Meeting Date: April 1, 2014, at 2:30 p.m.*

The agenda for the for the Regular Meeting was posted on January 31, 2014 at 11:25 a.m. in the Chambers binder located inside the vestibule of the Council Chambers at 100 Civic Center Drive and on the City's website on January 31, 2014, at 11:35 a.m.