A G E N D A

General Plan/LCP Implementation Committee
January 17, 2007
3:30 p.m.
City Council Chambers Conference Room

I. Implementation Tasks (Attachment 1)

II. LCP Land Use Plan Amendment(s): Discussion of options

III. Zoning Code Revision: Major issue areas/timeline/RFP (Attachments 2 and 3)

IV. Planned Community Revisions (Attachment 4)

V. Single and Two Unit Residential design regulations

VI. Public Participation

VII. Schedule next meeting(s)

VIII. Topics for future meetings

IX. Public comments on non-agenda items

Attachment No. 1

Implementation Tasks

GENERAL PLAN IMPLEMENTATION TASKS
January 12, 2007

1. Interim Zoning Resolution (including ability to require development agreements)
   Staff, January 9, 2007

2. Procedures to implement single- and two-family design policies
   Staff, March 27, 2007

3. Zoning Code and Specific Plan rewrite
   Consultant, with staff input and review, December 11, 2007(tentative)

4. CLUP amendment
   Staff, April 27, 2007 to Coastal Commission

5. Housing Element certification by HCD
   EIP and staff, March 2, 2007

6. Park Dedication Fee (Quimby Act)
   Staff, February 27, 2007

7. ED Strategic Plan
   Staff, ADE and EDC, April 24, 2007

8. Fair Share Fee update
   Consultant, TBD

9. Airport Area infrastructure study and fee(s)
   Consultant (same as Fair Share Fee), TBD

10. Inclusionary Housing Ordinance and In-lieu fee
    Consultant (amend existing contract to update fee and incorporate new Housing Element policies), April 24, 2007

11. In-lieu parking fee
    Staff, February 27, 2007

12. Subdivision Code amendment re: residential subdivisions
    Staff, May 22, 2007

13. LCP Implementation Plan
    Staff, concurrent with/trailing Zoning Code rewrite

14. City Council Policy on development agreements
    Staff, February 27, 2007

15. Traffic signal synchronization
    Public Works staff, master plan June 2007

16. PC rewrite/revisions
    Property owners for major ones, their schedule
    Staff or consultant for smaller ones, with Zoning rewrite or second phase
    (Get time and cost estimates with Zoning RFP responses)

17. Banning Ranch Pre-Annexation and Development Agreement
    City Council, staff and property owners, TBD

18. Harbor Area Management Plan
    Harbor Commission and staff, September 2008

19. Run-off and Pollution Reduction Plan
    Coastal/Bay Water Quality Committee and staff, ongoing

20. Database refinements and maintenance
    Staff, refinements TBD, maintenance ongoing

21. Fiscal Impact Model training
    ADE and staff, February 23, 2007

<u>Lower Priority</u>

- Municipal Code amendments re: property maintenance standards
- Building Code amendments re: green buildings
- Amend City Council Policies on historic, archaeo and paleo resources

Attachment No. 2

Zoning Code Revision Issues

ISSUES TO BE ADDRESSED IN ZONING REWRITE
DRAFT January 12, 2007

1. New districts, including additional residential density categories and possibly multiple new mixed-use districts (consistent with GP)
2. Unified map (GP and Zoning)?
3. Inclusionary housing requirements
4. Flexible zoning provisions (ED Strategic Plan)
5. Incentives/restrictions for waterfront uses
6. Incentives for marine businesses in West Newport Mesa
7. Prohibition of on-shore facilities for off-shore oil and gas production
8. Stronger waterfront access requirements (also in LCP IP and Subdivision Code)
9. Public views
10. Revision of definitions section
11. Revision of Use Classifications/Tables
12. Review of Modification Permit Chapter (Is there a better way?)
13. Review of accessory structure regulations
14. Review of eating and drinking establishment regulations
15. Review of Chapter 20.86 (Low and Moderate Income in the Coastal Zone)
16. Convert Specific Plans to conventional zoning or overlay zones
17. TDR
18. Lot consolidation incentives (West Newport, Old Newport Boulevard, Mariners' Mile)

19. Fix height and grade regulations (easier to understand and administer fairly)
20. Residential setbacks on map or in more general regulation?
21. Alternatives to FAR for regulating size and bulk of houses
22. Minimum standards for residential outdoor living area/open space
23. Residential neighborhood character (design standards, guidelines, review?) (Include alleys)
24. Interfaces with non-residential uses and buffering requirements
25. Revise parking standards and establish in-lieu fee
26. Establish lighting standards
27. Non-conforming provisions
28. Real Specific Plan for West Newport Mesa?
29. Real Specific Plan (or overlay) for Balboa Peninsula? Balboa Village separate?
30. Extend (or eliminate) Mariners' Mile Specific Plan? Overlay for pedestrian village? (Should City do MU/residential standards quickly?)
31. Height change for inland Mariners' Mile properties?
32. Comprehensive plan for Newport Center? (or individual property owners do PC amendments and City rewrite zoning?)
33. New Airport Office district
34. Standards for parking on residential lots in Corona del Mar
35. New provisions for rebuilding non-conforming floor area in Corona del Mar

36. Should the Zoning Code be "removed" from the Municipal Code? (Taken out of the blue folder). This would be for formatting purposes to allow the use of more graphics, exhibits and diagrams to aid in the interpretation and use of the code.

***The entire structure and most processes and regulations need to be evaluated. This list should be considered a starting point only.

Attachment No. 3

Zoning Code Revision Timeline

TENTATIVE SCHEDULE – ZONING CODE REWRITE
January 12, 2007

1	Committee approval and circulation of Request for Proposals	February 14, 2007
2	Proposals due	March 16, 2007
3	Committee selection of consultant(s), fee negotiation, and City Council approval of PSA	April 24, 2007
4	Iterative drafting and staff/Committee review	October 26, 2007
5	City Council approval (1st reading)	January 2008

Notes

Allows 6 months.

Consultant(s) may not find this feasible.

Is this enough time for review by staff who administer the Code (and are busy with current projects)?

Does not incorporate any public participation process, or interim review/study sessions with Planning Commission and/or City Council.

Allows 4 public hearings at Planning Commission and 5 at City Council, with Friday delivery of City Council staff reports following Planning Commission hearings.

Attachment No. 4

Planned Community Revisions

Planned Community Texts
January 12, 2007

Planned Community	Change required	Change recommended
Harbor View Hills	➢ Area 17 to PR ➢ Remove Broadmoor Seaview from Map ➢ Change Statistical Analysis to match GP ○ DUs ○ Uses ○ Acreages	➢ Eliminate cemetery and reservoirs from PC ➢ Eliminate school info from text ➢ Eastern open space now a part of Newport Ridge PC
North Ford	➢ Areas 1 & 2 to match General Plan ➢ Add area for single family and a chapter for single family development standards ➢ Change Statistical Analysis to match GP ○ DUs ○ Uses ○ Acreages	Amend permitted uses in Light Industry – Area 1
Big Canyon	➢ Change Statistical Analysis to match GP ○ DUs ○ Uses ○ Acreages ➢ Label church site as Area 17 and add to Statistical Analysis	
Versailles on the Bluff/Villa Balboa	Re-write entire text or rezone to RS-A.	

Planned Community Texts
January 12, 2007

Planned Community	Change required	Change recommended
Newport Place	➢ Re-write entire text ➢ Land Use Map changes o Industrial Site 1A to General Commercial o Industrial Site 3A to Prof. & Bus Office o Industrial Site 4 to Prof. & Bus Office ➢ Revise Statistical Analysis ➢ Eliminate Industrial development standards	
Jasmine Creek	Revise Statistical Analysis to reflect existing units.	Eliminate school information
Koll Center Newport	Revise Statistical Analysis to reflect correct square footages.	Re-write text
Corporate Plaza	Revise Map to show the entry arc as open space.	
Broadmoor Pacific View	Change Statistical Analysis to reflect 161 dus instead of 175 dus.	Eliminate school information
Civic Plaza (now San Joaquin Plaza)	None	
Land Rover	PC-20 does not exist. PC adopted on 12/22/1975 was Civic Plaza, which did not cover the site. Rezone to a General Commercial district.	
Sea Island	Change Statistical Analysis to reflect 132 dus instead of 226 dus. Consider rezone to RS-A.	
Westcliff Grove	None	Consider rezoning to R-1
Block 800 – Newport Center	Change Statistical Analysis to reflect correct square footage.	

Planned Community Texts
January 12, 2007

Planned Community	Change required	Change recommended
Aeronutronic Ford	Change Statistical Analysis to reflect existing dus.	
Banning Newport Ranch	Recind	
Newport Village	➢ Change Statistical Analysis to correct retail square footage of 105,000 sq. ft. ➢ Change park acreage from 4 acres to 12.85 acres.	
Block 400 – Newport Center	➢ Change Statistical Analysis to reflect correct square footages ➢ Add development standards for Area II	
Corona del Mar Homes	None	Consider rezoning to R-1 & R-2
Villa Point	None	Consider rezoning to RS-A
Jasmine Park	None	Consider rezoning to RS-A
Bayview	Change Statistical Analysis to reflect 27,000 retail square feet. (Check if GP is in error.)	
CdM Seniors	None	Consider rezoning to RS-A if senior housing commitment is secured in another instrument (Condition of approval, deed restriction, covenant).
Point del Mar	None	
Fashion Island	Increase development limit to 1,619,525 square feet.	
Castaways Marina	Change Statistical Analysis to reflect commercial square footage limitation of 2,000 square feet.	
Hoag Hospital		Done through Master Plan process.

Planned Community Texts
January 12, 2007

Planned Community	Change required	Change recommended
Bayview Landing	Change Statistical Analysis, permitted uses and development regulations to reflect multi-family use.	
Corporate Plaza West	Change Statistical Analysis to reflect 162,364 gross square feet of permitted office.	
Newporter North	Change Statistical Analysis to reflect 149 DUs (verify number).	
San Diego Creek North/Jamboree MacArthur	Correct Land Use Plan (Map) to reflect the re-designation of the FJMC area, change Statistical Analysis to reflect the 0.5 FAR.	
Upper Castaways	Change the Statistical Analysis to reflect 119 DUs (verify number).	
Balboa Bay Club	None.	
Block 500 – Newport Center	Change Statistical Analysis to reflect 408,084 gross square feet of permitted office.	
Bonita Canyon	Change Statistical Analysis to reflect new DU limits.	
Newport Coast	None	
Newport Ridge	Change Statistical Analysis to reflect new DU limits.	
Newport Harbor Lutheran Church	None	

Planned Community Texts
January 12, 2007

Planned Communities by Use Permit:

Bayside Village MHP	Continue Use Permit
Oakwood Garden Apartments	Consider rezone to MFR
Park Newport	Consider rezone to MFR
Bayside Village Boat Launch and Storage	Continue Use Permit
Promontory Point	Consider rezone to MFR
Newport Crest	Consider rezone to SF-A
Newport Terrace	Consider rezone to SF-A
Emerald Village (now Crown Point)	Rezone to PI
Villa Balboa	Consider rezone to SF-A

Note: Delaney's Lido Peninsula PC was not adopted, because while the motion to approve was passed (3-2-2), an ordinance requires 4 affirmative votes. Only other actions are use permits for Delaney's Sea Shanty (now Bluewater Grill).

NOTE: ALL OF THE CITY'S PC TEXTS ARE PROBLEMATIC BECAUSE THEY DIFFER IN ORGANIZATION, LEVEL OF DETAIL AND INCONSISTENT TERMINOLOGY. A PROJECT TO RESTRUCT, REFORMAT AND UPDATE ALL TEXTS COMPREHENSIVELY SHOULD BE CONSIDERED.