



CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

ACTION MINUTES

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, September 24, 2008**

Members Present:

X	Ed Selich, Mayor, Chairman
X	Leslie Daigle, Mayor Pro Tem
X	Don Webb, Council Member
X	Barry Eaton, Planning Commissioner
X	Robert Hawkins, Planning Commissioner
X	Michael Toerge, Planning Commissioner

Advisory Group Members Present:

X	Mark Cross
	Larry Frapwell
	William Guidero
	Ian Harrison
X	Brion Jeannette
	Don Krotee
	Todd Schooler
	Kevin Weeda
	Dennis Wood

Staff Representatives:

X	Sharon Wood, Assistant City Manager
X	David Lepo, Planning Director
X	Aaron Harp, Assistant City Attorney
X	James Campbell, Senior Planner
X	Gregg Ramirez, Senior Planner

E = Excused Absence

Committee Actions

1. **Agenda Item No. 1** – Approval of minutes of September 10, 2008.

Action: Committee approved the draft minutes.

Vote: Consensus

2. Agenda Item No. 2 – Zoning Code Re-Write

Action: The Committee discussed three chapters of the draft Zoning Code:

- **Chapter 20.32 - Density Bonus.** Staff explained that this chapter has been drafted in accordance with state law. The Committee discussed the parking requirements, determined that the review authority for incentives should remain the City Council and requested that a formula or tracking system be created to determine the value of improvements associated with resale provisions of affordable units built in compliance with this chapter.
- **Chapter 20.34 - Inclusionary Housing.** Staff explained that this chapter is intended to implement Housing Program No, 2.2.1 and explained that this chapter is not required by state law therefore the city has flexibility in creating standards. The Committee and staff discussed how this chapter may help with achieving the City's RHNA. Committee discussed the chapter and directed staff to:
 - Re-asses affordability requirement percentages (20.34.030.A.1) and make them consistent with the 15% average policy.
 - Require that when determining number of affordable units required that standard rounding be used when units are provided (20.34.030).
 - Amend section 20.34.030 to require that the affordable units be required to be designed and have a comparable number of bedrooms as market rate units with the exception that affordable units do not need to have more than three bedrooms.
 - Add a requirement for monitoring affordable units required by an AHIP (20.34.070.A)
 - Amended section 20.34.080 to limit the use of the Affordable Housing Trust Fund money to only those actions directly related to the development or retention of affordable housing.
 - Amend section 20.34.090 to include specific requirements when an adjustment or waiver to the requirements of this chapter is requested.
- **Chapter 20.36 – Conversion or Demolition of Affordable Housing in the Coastal Zone.** Staff explained that this chapter has been draft to implement state law (Mello Act)
 - The Committee directed staff to re-evaluate section 20.36.030 regarding the feasibility of replacing a residential use with a non-residential use.

Vote: Consensus

3. Agenda Item No. 3 - Zoning Code Re-write – Distribution of review resource material

Action: No materials were distributed.

Vote: None

4. Agenda Item No. 4 – Items for a Future Agenda

Action: Staff gave an update on the Fair Share Fee study

Vote: None