



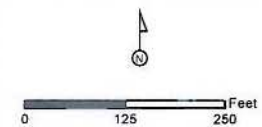

General Plan Land Use Element
Policies for
Mixed-Use Areas and Balboa Village

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CITY of NEWPORT BEACH
GENERAL PLAN
Figure LU20
BALBOA VILLAGE

Legend

-  Sub-Area
-  Tidelands and submerged lands
-  City Boundary
-  Highway



Source: City of Newport Beach and EIP Associates
PROJECT NUMBER: 10579-01
Date: 12/12/06



LAND USE POLICY

(A) Visitor-Serving Commercial

(B) Commercial or Mixed-Use
(Housing above Retail or Office)

(C) Two-Family Residential



LU 5.2.2 Buffering Residential Areas

Require that commercial uses adjoining residential neighborhoods be designed to be compatible and minimize impacts through such techniques as:

Incorporation of landscape, decorative walls, enclosed trash containers, downward focused lighting fixtures, and/or comparable buffering elements;

Attractive architectural treatment of elevations facing the residential neighborhood;

Location of automobile and truck access to prevent impacts on neighborhood traffic and privacy. (*Imp 2.1*)

LU 5.2.3 Alley Design

Improve and enhance the aesthetic quality of alleys without impacting service access. (*Imp 6.1, 8.1*)

Mixed-Use Districts and Neighborhoods

Goal

LU 5.3

Districts where residents and businesses are intermixed that are designed and planned to ensure compatibility among the uses, that they are highly livable for residents, and are of high quality design reflecting the traditions of Newport Beach.

Policies

LU 5.3.1 Mixed-Use Buildings

Require that mixed-use buildings be designed to convey a high level of architectural and landscape quality and ensure compatibility among their uses in consideration of the following principles:

Design and incorporation of building materials and features to avoid conflicts among uses, such as noise, vibration, lighting, odors, and similar impacts

Visual and physical integration of residential and nonresidential uses

Architectural treatment of building elevations and modulation of their massing

Separate and well-defined entries for residential units and nonresidential businesses

Design of parking areas and facilities for architectural consistency and integration among uses

Incorporation of extensive landscape appropriate to its location; urbanized streetscapes, for example, would require less landscape along the street frontage but integrate landscape into interior courtyards and common open spaces (*Imp 2.1*)



Illustrates mixed-use buildings that integrate ground floor retail and upper floor residential. Modulated building volumes and articulated elevations, separate entries for retail and residential, and orientation of the building to pedestrian-oriented streets.

LU 5.3.2 Mixed-Use Building Location and Size of Nonresidential Uses

Require that 100 percent of the ground floor street frontage of mixed-use buildings be occupied by retail and other compatible nonresidential uses, unless specified otherwise by policies LU 6.1.1 through LU 6.20.6 for a district or corridor. (*Imp 2.1*)

LU 5.3.3 Parcels Integrating Residential and Nonresidential Uses

Require that properties developed with a mix of residential and nonresidential uses be designed to achieve high levels of architectural quality in accordance with policies LU 5.1.9 and LU 5.2.1 and planned to ensure compatibility among the uses and provide adequate circulation and parking. Residential uses should be seamlessly integrated with nonresidential uses through architecture, pedestrian walkways, and landscape. They should not be completely isolated by walls or other design elements. (*Imp 2.1*)

LU 5.3.4 Districts Integrating Residential and Nonresidential Uses

Require that sufficient acreage be developed for an individual use located in a district containing a mix of residential and nonresidential uses to prevent fragmentation and ensure each use's viability, quality, and compatibility with adjoining uses. (*Imp 2.1, 6.1*)

All Commercial and Mixed-Use Districts

LU 5.3.5 Pedestrian-Oriented Architecture and Streetscapes

Require that buildings located in pedestrian-oriented commercial and mixed-use districts (other than the Newport Center and Airport Area, which are guided by Goals 6.14 and 6.15, respectively, specific to those areas) be designed to define the public realm, activate sidewalks and pedestrian paths, and provide “eyes on the street” in accordance with the following principles:

Location of buildings along the street frontage sidewalk, to visually form a continuous or semi-continuous wall with buildings on adjacent parcels

Inclusion of retail uses characterized by a high level of customer activity on the ground floor; to insure successful retail-type operations, provide for transparency, elevation of the first floor at or transitioning to the sidewalk, floor-to-floor height, depth, deliveries, and trash storage and collection

Articulation and modulation of street-facing elevations to promote interest and character

Inclusion of outdoor seating or other amenities that extend interior uses to the sidewalk, where feasible

Minimization of driveways that interrupt the continuity of street facing building elevations, prioritizing their location to side streets and alleys where feasible
(Imp 2.1)



Illustrates pedestrian-oriented characteristics of commercial and mixed-use projects, with transparent and articulated building elevations, wide sidewalks, and streetscape amenities.

LU 5.3.6 Parking Adequacy and Location

Require that adequate parking be provided and is conveniently located to serve tenants and customers. Set open parking lots back from public streets and pedestrian ways and screen with buildings, architectural walls, or dense landscaping. (Imp 2.1)

Policies

LAND USES

LU 6.12.1 Priority Uses

Accommodate visitor- and local-serving uses that take advantage of McFadden Square's waterfront setting including specialty retail, restaurants, and small scale overnight accommodations, as well as mixed-use buildings that integrate residential with ground level retail. *(Imp 2.1)*

DESIGN AND DEVELOPMENT

LU 6.12.2 Specific Plan Guidelines

Utilize design and development guidelines for McFadden Square identified in the Cannery Village/McFadden Square Specific Plan. *(Imp 2.1)*

Balboa Village

Goal

LU 6.13

An economically viable pedestrian-oriented village that serves local residents and visitors and provides residential in proximity to retail uses, entertainment, and recreation.

Policies

PRIORITY USES (refer to Figure LU20)

LU 6.13.1 Village Core [designated as "MU-V" Sub-Area "B"]

Encourage local- and visitor-serving retail commercial and mixed-use buildings that integrate residential with ground-level retail or office uses on properties. *(Imp 2.1)*

LU 6.13.2 Bay Frontage [designated as "CV(0.75)" Sub-Area A]

Prioritize water-dependent, marine-related retail and services and visitor-serving retail. (Imp 2.1, 24.1)

LU 6.13.3 Commercial Properties out of Village Core [designated as "RT" Sub-Area C]

Promote re-use of isolated commercial properties on Balboa Boulevard for residential units. (Imp 2.1)

DESIGN AND DEVELOPMENT**LU 6.13.4 Streetscapes**

Promote the completion of enhancements to Balboa Village's streetscapes to enhance the area's visual quality and character as a pedestrian-oriented environment. (Imp 20.1)

STRATEGY**LU 6.13.5 Rebuilding of Nonconforming Structures**

Permit existing commercial buildings that exceed the permitted development intensities to be renovated, upgraded, or reconstructed to their pre-existing intensity and, at a minimum, pre-existing number of parking spaces. (Imp 2.1)

LU 6.13.6 Enhancing Balboa Village's Viability and Character

Provide incentives for owners to improve their properties, to develop retail uses that serve adjoining residential neighborhoods, and retain and develop marine-related uses along the harbor frontage. (Imp 24.1)

Newport Center/Fashion Island

Newport Center/Fashion Island is a regional center of business and commerce that includes major retail, professional office, entertainment, recreation, and residential in a master planned mixed-use development. Fashion Island, a regional shopping center, forms the nucleus of Newport Center, and is framed by this mixture of office, entertainment, and residential. Newport Center Drive, a ring road that surrounds Fashion Island, connects to a number of interior roadways that provide access to the various sites within the Center and to the four major arterials that service this development. High-rise office and hotel buildings to the north of the Center form a visual background for lower rise buildings and uses to the south and west.

Interspersed in the Newport Center area are two hotels, public and semi-public uses including the Newport Beach Police and Fire Departments and Orange County Museum of Art, and entertainment uses (along the perimeter of Newport Center Drive). It is also the location of a transportation center, located at San Joaquin Hills Road and MacArthur Boulevard. Multi-family residential is located east of the Police Department. Lands adjacent to Coast Highway and Jamboree Road are developed for the Newport Beach Country Club and Balboa Bay Tennis Club, with adjoining single-family attached residential uses.

General Plan Land Use Element

Land Use Categories

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Land Use Element

Table LU1 Land Use Plan Categories

<i>Land Use Category</i>	<i>Uses</i>	<i>Density/ Intensity</i>
RESIDENTIAL NEIGHBORHOODS		
SINGLE UNIT RESIDENTIAL		
Single Unit Residential Detached—RS-D	The RS-D category applies to a range of detached single-family residential dwelling units on a single legal lot and does not include condominiums or cooperative housing.	Not applicable
Single Unit Residential Attached—RS-A	The RS-A category applies to a range of attached single-family residential dwelling units on a single legal lot and does not include condominiums or cooperative housing.	Not applicable
TWO UNIT RESIDENTIAL—RT	The RT category applies to a range of two family residential dwelling units such as duplexes and townhomes.	Not applicable
MULTIPLE RESIDENTIAL		
Multiple Residential—RM	The RM designation is intended to provide primarily for multi-family residential development containing attached or detached dwelling units.	Units per acre or cumulative amount of development as specified on the Land Use Figures
Multiple Residential Detached—RM-D	The RM-D designation is intended to provide primarily for multi-family residential development exclusively containing detached dwelling units.	Units per acre or cumulative amount of development as specified on the Land Use Figures
COMMERCIAL DISTRICTS AND CORRIDORS		
NEIGHBORHOOD COMMERCIAL—CN	The CN designation is intended to provide for a limited range of retail and service uses developed in one or more distinct centers oriented to primarily serve the needs of and maintain compatibility with residential uses in the immediate area.	Floor area to land area ratio or cumulative development indicated on Land Use Plan.
CORRIDOR COMMERCIAL—CC	The CC designation is intended to provide a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity.	Floor to land area ratio or cumulative development indicated on Land Use Plan.
GENERAL COMMERCIAL—CG	The CG designation is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs.	Floor area to land area ratio or cumulative development indicated on Land Use Plan.
RECREATIONAL AND MARINE COMMERCIAL—CM	The CM designation is intended to provide for commercial development on or near the bay in a manner that will encourage the continuation of coastal-dependent and coastal-related uses, maintain the marine theme and character, encourage mutually supportive businesses, encourage visitor-serving and recreational uses, and encourage physical and visual access to the bay on waterfront commercial and industrial building sites on or near the bay.	Floor area to land area ratio or cumulative development indicated on Land Use Plan.
VISITOR SERVING COMMERCIAL—CV	The CV designation is intended to provide for accommodations, goods, and services intended to primarily serve visitors to the City of Newport Beach.	Floor area to land area ratio or cumulative development indicated on Land Use Plan.

Table LU1 Land Use Plan Categories

<i>Land Use Category</i>	<i>Uses</i>	<i>Density/ Intensity</i>
REGIONAL COMMERCIAL—CR	The CR designation is intended to provide retail, entertainment, service, and supporting uses that serve local and regional residents. Typically, these are integrated into a multi-tenant development that contains one or more “anchor” uses to attract customers. Automobile sales, repair, and service facilities, professional offices, single-destination, and other highway-oriented uses are not permitted.	As specified by Table LU2
COMMERCIAL OFFICE DISTRICTS		
GENERAL COMMERCIAL OFFICE—CO-G	The CO-G designation is intended to provide for administrative, professional, and medical offices with limited accessory retail and service uses. Hotels, motels, and convalescent hospitals are not permitted.	Floor area to land area ratio or cumulative development indicated on Land Use Plan.
MEDICAL COMMERCIAL OFFICE—CO-M	The CO-M designation is intended to provide primarily for medical-related offices, other professional offices, retail, short-term convalescent and long-term care facilities, research labs, and similar uses.	Floor area to land area ratio of 0.75, except as specified on the Land Use Plan.
REGIONAL COMMERCIAL OFFICE—CO-R	The CO-R designation is intended to provide for administrative and professional offices that serve local and regional markets, with limited accessory retail, financial, service, and entertainment uses.	As specified by Table LU2
INDUSTRIAL DISTRICTS		
GENERAL INDUSTRIAL—IG	The IG designation is intended to provide for a wide range of moderate to low intensity industrial uses, such as light manufacturing and research and development, and limited ancillary commercial and office uses.	Floor area to land area ratio of 0.75, except as specified on the Land Use Plan.
AIRPORT SUPPORTING DISTRICTS		
AIRPORT OFFICE AND SUPPORTING USES—AO	The AO designation is intended to provide for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include professional offices, aviation retail, automobile rental, sales, and service, hotels, and ancillary retail, restaurant, and service uses.	Floor area to land area ratio of 0.5, except for warehousing which may be developed at a floor area to land ratio of 0.75.
MIXED-USE DISTRICTS		
MIXED USE VERTICAL—MU-V	The MU-V designation is intended to provide for the development of properties for mixed-use structures that vertically integrate housing with retail uses including retail, office, restaurant, and similar nonresidential uses. For mixed-use structures, commercial uses characterized by noise, vibration, odors, or other activities that would adversely impact on-site residential units are prohibited. Sites may also be developed exclusively for retail or office uses in accordance with the CN, CC, CG, or CO-G designations.	Mixed-Use buildings: floor area to land ratio of 1.5; where a minimum floor area to land ratio of 0.35 and maximum of 0.5 shall be used for nonresidential purposes and a maximum of 1.0 for residential. Nonresidential buildings: floor area to land area ratio of 0.75.

Table LU1 Land Use Plan Categories

Land Use Category	Uses	Density/ Intensity
MIXED-USE HORIZONTAL— MU-H	The MU-H designation is intended to provide for the development of areas for a horizontally distributed mix of uses, which may include general or neighborhood commercial, commercial offices, multi-family residential, visitor-serving and marine-related uses, and/or buildings that vertically integrate residential with commercial uses.	
Mixed-Use Horizontal 1— MU-H1	<p>The MU-H1 designation provides for a horizontal intermixing of uses.</p> <p>For properties located on the inland side of Coast Highway in the Mariners' Mile Corridor, (a) the Coast Highway frontages shall be developed for marine-related and highway-oriented general commercial uses in accordance with CM and CG designations; and (b) portions of properties to the rear of the commercial frontage may be developed for free-standing neighborhood-serving retail, multi-family residential units, or mixed-use buildings that integrate residential with retail uses on the ground floor in accordance with the CN, RM, CV, or MU-V designations respectively.</p> <p>Properties located in the Dover Drive/Westcliff Drive area may also be developed for professional offices or mixed-use buildings that integrate residential with retail or office uses on the ground floor in accordance with the CO and MU-V designations respectively.</p>	<p>Commercial or Office only: floor area to land ratio of 0.5.</p> <p>Multi-Family Residential only: 20.1–26.7 units per acre.</p> <p>Mixed-Use Buildings: floor area to land ratio of 1.5; where a minimum floor area to land ratio of 0.25 and maximum of 0.5 shall be used for nonresidential purposes and a maximum of 1.0 for residential.</p>
Mixed-Use Horizontal 2— MU-H2	The MU-H2 designation applies to properties located in the Airport Area . It provides for a horizontal intermixing of uses that may include regional commercial office, multi-family residential, vertical mixed-use buildings, industrial, hotel rooms, and ancillary neighborhood commercial uses.	<p>Residential: maximum of 2,200 units as replacement of existing office, retail, and/or industrial uses at a maximum density of 50 units per adjusted gross acre, of which a maximum of 550 units may be developed as infill.</p> <p>Nonresidential Uses: as defined by Table LU2</p>
Mixed-Use Horizontal 3— MU-H3	The MU-H3 designation applies to properties located in Newport Center . It provides for the horizontal intermixing of regional commercial office, hotel, multi-family residential and ancillary commercial uses. Within the Tennis Club, residential uses may be developed as single-family units.	<p>Residential: maximum of 450 units</p> <p>Hotel: 65 rooms in addition to those specified in Table LU2</p> <p>Other: Nonresidential: As specified by Table LU2</p>

Table LU1 Land Use Plan Categories

Land Use Category	Uses	Density/ Intensity
Mixed-Use Horizontal 4— MU-H4	The MU-H4 designation applies to properties where it is the intent to establish the character of a distinct and cohesively developed district or neighborhood containing multi-family residential with clusters of mixed-use and/or commercial buildings in such locations as the interior parcels of Cannery Village and 15 th Street on Balboa Peninsula. Permitted uses include (a) Multi-Family Residential, (b) General or Neighborhood Commercial, and/or (c) Mixed-Use structures, where the ground floor shall be restricted to nonresidential uses along the street frontage such as retail sales and restaurants and the rear and upper floors used for residential including seniors units and overnight accommodations (comparable to MU-V). Mixed-use or commercial buildings shall be required on parcels at street intersections and are permissible, but not required, on other parcels.	Mixed-Use Buildings: floor area to land area ratio of 1.5, where a minimum floor area to land area ratio of 0.25 and maximum 0.5 shall be used for retail uses and maximum of 1.0 for residential. Commercial only: floor area to land area ratio of 0.5. Multi-Family Residential only: 20.1–26.7 units per net acre.
MIXED-USE WATER RELATED—MU-W	The MU-W designation is intended to provide for commercial development on or near the bay in a manner that will encourage the continuation of coastal-dependent and coastal-related uses in accordance with the Recreational and Marine Commercial (CM) designation, as well as allow for the integrated development of residential.	
Mixed-Use Water 1— MU-W1	The MU-W1 designation is applied to waterfront locations along the Mariners' Mile Corridor in which marine-related, visitor-serving, commercial and residential uses are intermixed with buildings that provided residential uses above the ground floor. Permitted uses include those permitted by the CM, CV, Multi-Family Residential (MFR), and Vertical Mixed-Use (MU-V) designations. A minimum of 50% of the permitted square footage shall be used for the CM or CV land uses. No more than 50% of the waterfront area between the Arches Bridge and the Boy Scout Sea Base may be developed with mixed-use structures. A master or specific plan shall be required to ensure that the uses are fully integrated and impacts from their differing functions and activities are fully mitigated.	Mixed-Use Buildings: floor area to land ratio of 1.25; where a minimum floor area to land ratio of 0.35 and maximum of 0.5 shall be used for nonresidential purposes and the number of residential units shall not exceed the cumulative total for Multi-Family Residential specified below. Commercial only: floor area to land area ratio of 0.5. Multi-Family Residential only: 12 units per acre, with the number of units calculated based on a maximum of 50% of the property.

Land Use Element

Table LU1 Land Use Plan Categories

<i>Land Use Category</i>	<i>Uses</i>	<i>Density/ Intensity</i>
Mixed-Use Water 2— MU-W2	The MU-W2 designation is applied to waterfront locations in which marine-related uses may be intermixed with buildings that provide residential on the upper floors. Permitted uses include those permitted by the CM, CV, and MU-V designations. Free-standing residential shall not be permitted.	<p>Mixed-Use Buildings: floor area to land ratio of 1.25; where a minimum floor area to land ratio of 0.35 and maximum of 0.5 shall be used for nonresidential purposes and maximum of 0.75 for residential.</p> <p>In Lido Marina Village, the maximum floor area to land ratio shall be 1.5; where a minimum floor area to land ratio of 0.35 and maximum of 0.7 shall be used for nonresidential purposes and a maximum of 0.8 for residential.</p> <p>Nonresidential buildings: floor area to land area ratio of 0.5.</p>
PUBLIC, SEMI-PUBLIC, AND INSTITUTIONAL		
PUBLIC FACILITIES—PF	The PF designation is intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities.	Not applicable.
PRIVATE INSTITUTIONS—PI	The PI designation is intended to provide for privately owned facilities that serve the public, including places for religious assembly, private schools, health care, cultural institutions, museums, yacht clubs, congregate homes, and comparable facilities.	Floor to land area ratio or cumulative development indicated on Land Use Plan.
OPEN SPACE—OS	The OS designation is intended to provide areas for a range of public and private uses to protect, maintain, and enhance the community's natural resources.	Open spaces may include incidental buildings, such as maintenance equipment and supply storage, which are not traditionally included in determining intensity limits.

Table LU1 Land Use Plan Categories

<i>Land Use Category</i>	<i>Uses</i>	<i>Density/ Intensity</i>
OPEN SPACE/ RESIDENTIAL VILLAGE— OS(RV)	<p>The OS(RV) designation is intended for the preservation of Banning Ranch as open space, restoration of wetlands and other habitats, development of a community park, and consolidation of oil extraction and processing facilities.</p> <p>Should the property not be acquired, the designation permits the development of a planned residential community that integrates a mix of single-family detached, single-family attached, two family, and/or multi-family residential, with supporting schools, parks, community services, local-serving convenience commercial uses and services, and open spaces. A master or specific plan is required to depict the uses, street and infrastructure improvements, open spaces, development standards, design guidelines, and financial plan.</p>	<p>Priority: Open spaces, habitat restoration, and parks.</p> <p>Alternative: Maximum of 1,375 residential units, 75,000 sf of retail commercial, and 75 hotel rooms.</p>
PARKS AND RECREATION—PR	<p>The PR designation applies to land used or proposed for active public or private recreational use. Permitted uses include parks (both active and passive), golf courses, marina support facilities, aquatic facilities, tennis clubs and courts, private recreation, and similar facilities.</p>	<p>Not applicable for public uses.</p> <p>Private uses in this category may include incidental buildings, such as maintenance equipment sheds, supply storage, and restrooms, not included in determining intensity limits.</p> <p>For golf courses, these uses may also include support facilities for grounds maintenance employees.</p> <p>Other types of buildings and developments are limited as specified in Table LU2.</p>
TIDELANDS AND SUBMERGED LANDS—TS	<p>The TS designation is intended to address the use, management, and protection of tidelands and submerged lands of Newport Bay and the Pacific Ocean immediately adjacent to the City of Newport Beach. The designation is generally not applied to historic tidelands and submerged lands that are presently filled or reclaimed.</p>	Not applicable.

Calculation of floor area shall not include parking structures.