

NEWPORT BEACH GENERAL PLAN

A PROGRESS REPORT ON THE GENERAL PLAN LAND USE ELEMENT AMENDMENT

APRIL 2014

WHERE WE HAVE BEEN

By 2002, Newport Beach realized that the City's General Plan had not been updated since 1998 and was significantly out of date. Residents, stakeholders and city leaders launched a multi-year, community driven process to significantly update the General Plan driven by more than 50 meetings with the community. Newport Beach residents and City leadership worked for four years – their efforts culminated in a General Plan that protects the quality of life in Newport Beach, embodies the values of the community and serves as a road map for elected officials and city staff to plan for the future.

In accordance with the Greenlight Initiative, which requires voter approval of the City's General Plan, the update was placed on the ballot in November 2006 and approved by the voters. The 2006 General Plan was a huge success for Newport Beach and has delivered on its goals since its adoption.

WHERE WE ARE TODAY

In May 2013, the City initiated an amendment to the Land Use Element to review its effectiveness in achieving the community's vision and update it to reflect legislation, emerging best practices, and changing economic markets since the General Plan was adopted – like an oil change rather than rebuilding the automobile's engine. With oversight of the Land Use Element Amendment Advisory Committee (LUEAAC) beginning in July 2013, a limited number of targeted and strategic changes have been recommended. These policy, land use, and development capacity amendments, as described in this newsletter, were recommended by the LUEAAC to be studied in the environmental document for the project. The LUEAAC will finalize their recommendation on April 1, 2014 and the amendment will continue to be vetted by the community, Planning Commission, and City Council. Once approved, it will be placed on the ballot for final voter approval in November 2014.

COMMUNITY INPUT

Throughout the process for amending the Land Use Element the City has solicited input from the community through the City's website, the formation of the LUEAAC, additional meetings and correspondence with stakeholders and by hosting a public information meeting on

September 9, 2013 and EIR scoping meeting on November 5, 2013.

The LUEAAC was appointed by the City Council on June 25, 2013. The LUEAAC is composed of Council Members Edward Selich, who is Chair of the committee, and Nancy Gardner; Planning Commissioners Kory Kramer and Larry Tucker, and At-Large Members Craig Batley, Michael Melby, Patricia Moore, Jim Walker, and Paul Watkins.

Eleven meetings were conducted by the LUEAAC between July 2013 and February 2014 to discuss options, receive input from the community, and develop the amendments to be evaluated in the Supplemental Environmental Impact Report (SEIR), and formulate recommendations to be considered by the Planning Commission and City Council.

We Want Your Input

The City and the LUEAAC invite you to attend the following meetings and hearings to provide your input and help further tailor the committee's policy, land use, and development capacity recommendations.

April 1, 2014 – Land Use Element Amendment Advisory Committee Meeting - @ 2:30 Central Library Friends Room

April 10, 2014 – Public Information Meeting @ 6pm Civic Center Community Room

April 30, 2014 – End of Public Review of Draft SEIR

May – June 2014 – Public Hearings, Planning Commission and City Council

November 2014 – Public Vote

For additional information, please see the following page on the City's website.

<https://www.newportbeachca.gov/index.aspx?page=2289>

PROPOSED POLICY CHANGES

The proposed policy changes recommended by the LUEAAC generally fall within three major categories:

- ✓ promote health and sustainability;
- ✓ integrate the Neighborhood Revitalization Citizen Advisory Panel (CAP) recommendations; and
- ✓ clean up language to make all city policies consistent and understandable.

Health and Sustainability

Since the 2006 General Plan was adopted, promoting sustainability and healthy communities has become an even more important part of our lives. Designing communities to support these goals is a major component of the Land Use Element update.

While the existing General Plan incorporates many of these concepts, we can do more. The LUEAAC recommended that 11 Sustainable Development and Health related policies be included in the Land Use Element Amendment. They include:

LU 1.X Environmental Health

Promote sustainable land use and development practices that minimize the use of non-renewable resources and reduce greenhouse gas emissions.

LU 1.X2 Healthy Population

Promote land use and development practices that contribute to the health and wellness of Newport Beach's residents.

LU 2.X Recreational Centers

Maintain and enhance a network of recreational facilities and programs to serve all phases of life. (Imp 29.3)

LU 2.X3 Locally-Grown Food

Promote the production and distribution of locally grown food by allowing farmers markets, food cooperatives, and neighborhood or community gardens.

LU 3.X1 Community Connectivity

Promote improved connectivity between Newport Beach's key districts through well-landscaped and safe pedestrian corridors, bicycle trails, wayfinding signage, and similar elements.

LU X.X Regulating Sustainable Development

Promote and, where appropriate, require new development and reconstruction to comply with sustainable building practices incorporating a "whole system" approach to designing and constructing buildings that consume less energy, water, and other resources, facilitate natural ventilation, use daylight effectively, and are healthy, safe, comfortable, and durable.

LU X.X2 Existing Structure Reuse

Encourage the retention, adaptive reuse, and renovation of existing buildings with "green" building technologies to retain the structure's embodied energy, increase energy efficiency, and limit the generation of construction waste.

LU X.X3 Sustainable Sites and Land Development

Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste generation incorporating such techniques as:

- Concentrating and designing development to promote walking, bicycling, and use of public transit as an alternative to automobile travel;
- Capturing and re-using stormwater runoff on-site for irrigation and groundwater percolation;
- Managing wastewater and using recycled water, including encouraging the use of grey water;
- Orienting buildings to maximize opportunities for solar



energy use, daylighting, and ventilation;

- Using landscapes that conserve water and reduce green waste;
- Shading of surface parking, walkways, and plazas; and/or
- Recycling and/or salvaging for reuse of construction and demolition debris.

LU X.X4 Revitalization of Obsolete and Underused Properties

Encourage the consolidation of small commercial, industrial, and mixed-use parcels to facilitate revitalization and redevelopment.

LU X.X5 Heat Island Effect

Reduce the “heat island effect” by promoting such features as reflective roofing, green roofs, light-colored paving, and reducing the unshaded extent of parking lots with a dense tree canopy.

LU X.X6 Orange County Sustainable Communities Strategy

Implement practices for infill and mixed use development, affordable housing, and density to achieve objectives for reduction of vehicle trips and commute distances, air pollution, greenhouse gas emissions and energy consumption and improvement of public health consistent with applicable policies of the Orange County Sustainable Communities Strategy (SCS).

* Note the X.X denotes the draft policies that have not been incorporated into the final document, which will be renumbered.

Neighborhood Revitalization Citizen Advisory Panels (CAP) Recommendations

In 2011, the City Council identified six areas of the community which needed some focused consideration. These areas were Lido Village, Balboa Village, Corona del Mar, West Newport, Santa Ana Heights and Mariners’ Mile. The specific needs and opportunities of each area were unique, so Citizen Advisory Panels (CAPs) were appointed for each area. The CAPs produced plans and guidelines representative of the character and vision for each village which were considered by the Land Use Element Amendment Advisory Committee (LUEAAC) in developing additional policies for each area.

LIDO VILLAGE

The focus of Lido Village was to create design guidelines to provide property

owners and the city strong positive images and design for the renewal of Lido Village. After several CAP meetings, a public open house, and review by the Neighborhood Revitalization Committee, the Lido Village Design Guidelines were approved by the City Council in December 2011. The Design Guidelines establish the vision for the rebirth of Lido Village as the gateway to the Balboa Peninsula.

The following policy recommendations incorporate the work done by the Lido Village Citizen Advisory Committee into the Land Use Element.

LU 6.9.X Vested Uses

Allow existing commercial buildings that exceed the maximum floor area and/or that do not provide the minimum number of parking spaces to be re-constructed to their pre-existing floor area provided that no less than the pre-existing number of parking spaces is provided.

DESIGN AND DEVELOPMENT

LU 6.9.X2 Lido Village Design Guidelines

Achieve a distinctive identity and



quality for Lido Village through implementing guidelines for design and landscape specified by the Lido Village Design Guidelines.

LU 6.9.X3 Multi-Modal Village

Enhance Lido Village's accessibility for residents and visitors by providing all common modes of transportation for residents and visitors including walking, bicycling, watercraft, and vehicles.

LU 6.9.X4 Gateway

Create a vibrant gateway village in the heart of Newport Beach's historic Balboa Peninsula, with landscaping and streetscape.

LU 6.9.X5 Character and Design

Maintain a high quality of development design in Lido Village in consideration of the following design objectives:

- **Unification:** Creating a sense of place through a unifying theme for Lido Village with defined gathering spaces, increased connectivity, and improved wayfinding;
- **Visual Appeal:** Creating a distinct identity for Lido Village by encouraging Coastal and Mediterranean architecture, creating an attractive gateway, maximizing view corridors and scenic opportunities, and incorporating art and landscaping; and
- **Sustainability:** Promoting economic and environmental sustainability by encouraging energy and water efficient practices in consideration of economic realities and viability, and celebrating California-friendly landscapes.

BALBOA VILLAGE

The task for the Balboa Village CAP was to set a new vision and implementation strategies for the revitalization of Balboa Village. Following a several month process which included input from the community, the CAP developed the Balboa Village Master Plan that includes strategies addressing parking, zoning, appearance and new commercial investment in Balboa Village. In September 2012, the City Council approved the Balboa Village Master Plan and formed the Balboa Village Advisory Committee to oversee its implementation.

The following policy recommendations incorporate the work done by the Balboa Village Citizen Advisory Panel into the Land Use Element.

LU 6.13.X Balance and Mix of Uses-Areawide

Accommodate a mix of land uses including residential, restaurants, retail shops and services that cater to both residents

and visitors. (Imp XX)

LU 6.13.X4 Balboa Village Fun Zone

Accommodate a mix of land uses capitalizing on the area's historic identity and character and bayfront setting including restaurants, retail shops and services catering to both residents and visitors. (Imp XX)

DESIGN AND DEVELOPMENT

LU 6.13.4 Streetscapes and Visual Quality (*existing policy*)

Enhance the visual quality of Balboa Village's streetscapes by promoting a pedestrian-oriented environment and offering incentives for owners to improve their properties. (Imp 20.1)

LU 6.13.X5 Balboa Village Design Guidelines.

Require that development exhibits a high quality of site and building design in conformance with the Balboa Village Design Guidelines. (Imp XX)

WEST NEWPORT

The West Newport CAP developed a preliminary design for a Capital Improvement Project for beautification of West Coast Highway from the Santa Ana River to the Arches Bridge and of Balboa Boulevard from West Coast Highway to McFadden Square. In December 2011, the City Council approved the landscape design concepts which are intended to enhance the corridor and give it a more welcoming feel for residents and visitors of this part of Newport Beach.

The following policy recommendation incorporates the work done by the



West Newport Citizen Advisory Committee into the Land Use Element.

LU 6.17.2 Improved Visual Image and Quality

Implement streetscape improvements consistent with the design concepts developed by the 2011 Citizen Advisory Panel to enhance the area's character and image as a gateway to Newport Beach and develop a stronger pedestrian environment at the commercial nodes. (Imp 20.1)

CORONA DEL MAR

The Corona del Mar CAP developed a preliminary design of a Capital Improvement Project for beautification of the south side of East Coast Highway from Avocado Avenue to Dahlia Avenue. This effort also included the preparation of an Entryway Enhancement Project in coordination with the Corona del Mar Business Improvement District. Improvements to this area continue to be under review by the City.

The following policy recommendation incorporates the work done by the Citizen Advisory Panel and Corona del Mar Business Improvement District into the Land Use Element.

LU 6.20.2 Shared Parking Structures

Accommodate the development of structures on public or private parcels or other public/private arrangement that provides additional off-street parking for multiple businesses along the corridor, provided that the ground floor of the corridor frontage is developed for pedestrian-oriented uses. (Imp 2.1, 16.10)

MARINERS' MILE

The Council's direction indicated a multi-layered approach was required to consider the complex issues within Mariners' Mile. As such, efforts focused on Mariners' Mile are planned to occur in Summer 2014. However, the LUEAAC spent a considerable effort to formulate policies to help identify issues and direct future efforts within Mariner's Mile and recommended the following policy be incorporated into the Land Use Element.

LU 6.19.10X Guiding Development of a District Corridor

Initiate a process 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 heights; architectural character and design; streetscape amenities; site access and parking; traffic and connectivity to the bayfront.

AIRPORT AREA

The following policies were recommended for inclusion in the Airport Area by the LUEAAC.

LU 6.15.5X Transfer of Development Allocations

Permit transfer of development allocations within the Airport Area Mixed-Use districts subject to the approval of the City with the finding that the transfer is consistent with the intent of the General Plan and the transfer will not result in any adverse traffic impacts.

LU 6.15.6X Affordable Housing Projects

Permit housing projects that include a minimum of 30 percent of the total units for affordable to lower income households and are developed at a minimum density of 30 units per acre to be constructed on parcels of 5 acres or greater as an exception from Residential Village requirements for a minimum 10 acres in lot size and phasing described in Policy LU 6.15.6 to facilitate the development of affordable housing consistent with the Housing Element.

* Note the X.X denotes the draft policies that have not been incorporated into the final document, which will be renumbered.

Internal Consistency and Administrative Updates

The remainder of the recommended policies provide internal consistency with other General Plan Elements; City policies are considered administrative updates – or “word-smithing”.

Examples of these administrative changes include:

- Providing an additional level of detail. (continue as an economically self-sustaining community)
- Providing clarification. (Open spaces vs. Designated open spaces)
- Correcting errors. (identify vs. identity)



PROPOSED LAND USE AND DEVELOPMENT CAPACITY CHANGES

The LUEAAC has recommended retention of the land use designations and development capacities on the vast majority of the City, with reductions in development capacity in parts of the city which will lower vehicle trips. In very limited areas of the city where transportation infrastructure can support it, increases in development capacity were recommended to be evaluated in the environmental analysis.

PROPOSED REDUCTIONS IN DEVELOPMENT CAPACITY

These eight sites have volunteered to have their development capacities capped at the existing improvements to the property. This change will prevent any future growth and increase in traffic at these sites. See matrix and map for additional details.

PROPOSED LAND USE CHANGES

Two minor land use changes are recommended to reflect the existing uses. See matrix and map for additional details.

REDUCTIONS IN DEVELOPMENT CAPACITY MAP



REDUCTIONS IN DEVELOPMENT CAPACITY MATRIX

Map Reference	Location	2006 General Plan		Existing	Recommendation	
		Designation	Allowable		Reduction	Remaining
3	Westcliff Plaza	Neighborhood Commercial (CN)	138,500 SF	112,986 SF	15,514 SF	10,000 SF
6	Newport Coast Center	Neighborhood Commercial (CN)	141,787 SF	103,712 SF	37,825 SF	200 SF
7	Newport Coast Hotel	Visitor-Serving Commercial (CV)	2,150 rooms	1,104 rooms	1,001 rooms	45 rooms
8	Bayside Center	Neighborhood Commercial (CN)	66,000 SF	65,284 SF	366 SF	350 SF
9	Harbor View Center	Neighborhood Commercial (CN)	74,000 SF	71,993 SF	1,875 SF	150 SF
10	The Bluffs	General Commercial (CG)	54,000 SF	50,312 SF	3,538 SF	150 SF
11	Gateway Park	Commercial Corridor (CC)	4,356 SF	0 (Park)	4,356 SF	0
15	Newport Ridge (various areas)	Multi-Unit & Single Unit Residential	2,550 DUs	2,187 DUs	(356 DUs)	7 DUs

LAND USE CHANGE MATRIX

Map Reference	Location	2006 General Plan		Existing	LUEAC Recommendation	
		Designation	Allowable Density		Designation	Density
1	1526 Placentia (King's Liquor)	Multi-Unit Residential (RM)	18 DU/ Acre	7,524 SF	General Commercial (CG)	0.5 FAR
2	813 East Balboa Boulevard	Two-Unit Residential (RT)	2 DUs	Day Spa/ Legere Property	Mixed-Use Vertical (MU-V)	1.5 FAR (0.7 non-res; 0.8 res)

PROPOSED MODIFIED CAPACITY

In five areas, Newport Center/Fashion Island, two properties on Newport Center Drive, Harbor View Elementary School, and four properties located in the Airport Area (referenced on the matrix and map below), changes of development capacity were recommended by the LU-EAAC for study in the EIR.

- ✓ Newport Center/Fashion Island - modification is consistent with the 2006 General Plan recognizing Newport Center as an area appropriate for growth, limited new development to increase the tax base to support City services and community priorities.
- ✓ Newport Center Drive properties - also consistent with the 2006 General Plan recognizing Newport Center as an area appropriate for growth, limited new development will grow the tax base supporting City services and community priorities.
- ✓ Harbor View Elementary School - modification will provide the opportunity for the school to increase enrollment by 72 students, without a General Plan amendment, if approved by an independent Conditional Use Permit process.
- ✓ Airport Area – significant increases in development capacity are under consideration for properties referred to as Lyon Communities and Saunders. While slight increases are sought to accommodate retail uses at the Hangars and congregate care at the corner of Jamboree and Campus.

LAND USE CHANGE MAP



MODIFIED CAPACITY MATRIX

Map Reference	Location	2006 General Plan		Existing	Proposed Changes		Increase/ Decrease
		Designation	Allowable		Designation	Capacity	
5	Newport Center/Fashion Island	Commercial (CR, CO-R, CO-M, CV), Mixed Use Horizontal (MU-H3), Multi-Unit Residential (RM)	Various	Retail, Office, Residential, Hotel	No Change	Various	Regional Office 500,000 SF; Regional Commercial 50,000 SF; Multi-Family 500 units
17	150 Newport Center Drive	Regional Commercial Office (CO-R)	8,500 SF	8,500 car wash	Mixed Use Horizontal (MU-H3)	125 hotel rooms (24.8 K Commercial)	125 hotel rooms (24.8 K Commercial)
18	100 Newport Center Drive	Regional Commercial Office (CO-R)	17,500 SF	17,500 SF Museum	Mixed Use Horizontal (MU-H3)	32,000 SF	15,000 SF
12	Harbor Day School 3443 Pacific View Dr.	Private Institution	.35 FAR	99,708 SF	No Change	.40 FAR	14,244 SF

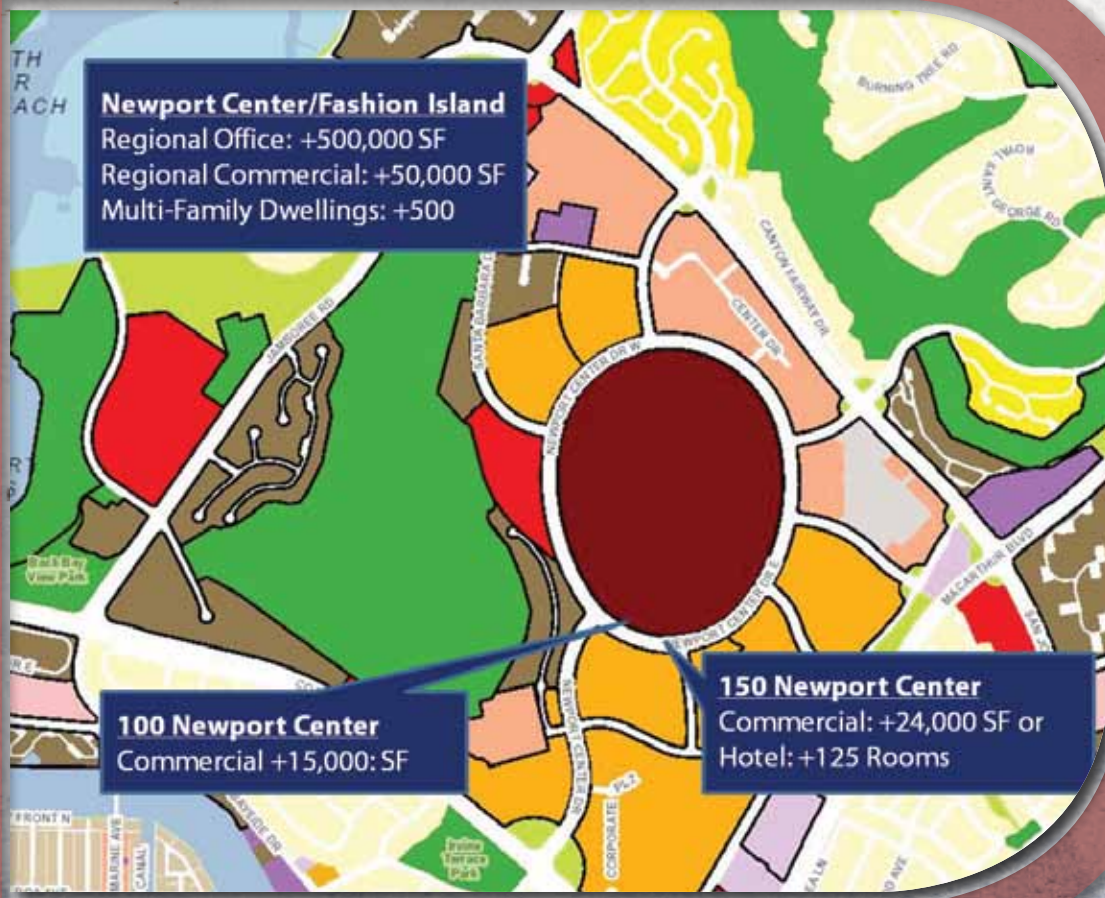
MODIFIED CAPACITY MATRIX

Map Reference	Location	2006 General Plan		Existing	Proposed Changes		Increase/Decrease
		Designation	Allowable		Designation	Capacity	
4	Saunders Properties	Airport Office and Supporting Uses (AO)	306,923 SF Office	306,923 SF Office	Mixed Use Horizontal (MU-H2)	545,000 SF Office 329 DUs	238,077 SF 329 DUs
	The Hangars	General Commercial Office (CO-G)	288,264 SF Office	288,264 SF Office	General Commercial (CG)	278,264 SF Office/Retail	11,800 SF Retail
	Lyon Communities	Mixed Use Horizontal (MU-H2)	250,176 SF Office	250,176 SF Office	No Change	Retail: 85K SF Res: 850 DUs replacement Hotel: 150 Rooms	Retail: 85K SF Res: 850 DUs replacement Hotel: 150 Rooms
	UAP Companies 4699 Jamboree and 5190 Campus	Mixed Use Horizontal (MU-H2)	46,044 SF Office	46,044 SF Office	No Change	Mixed Use: 46,044 SF Congregate Care: 148,000 SF	Revise Anomaly #6 to allow 2.0 FAR if trip neutral congregate care

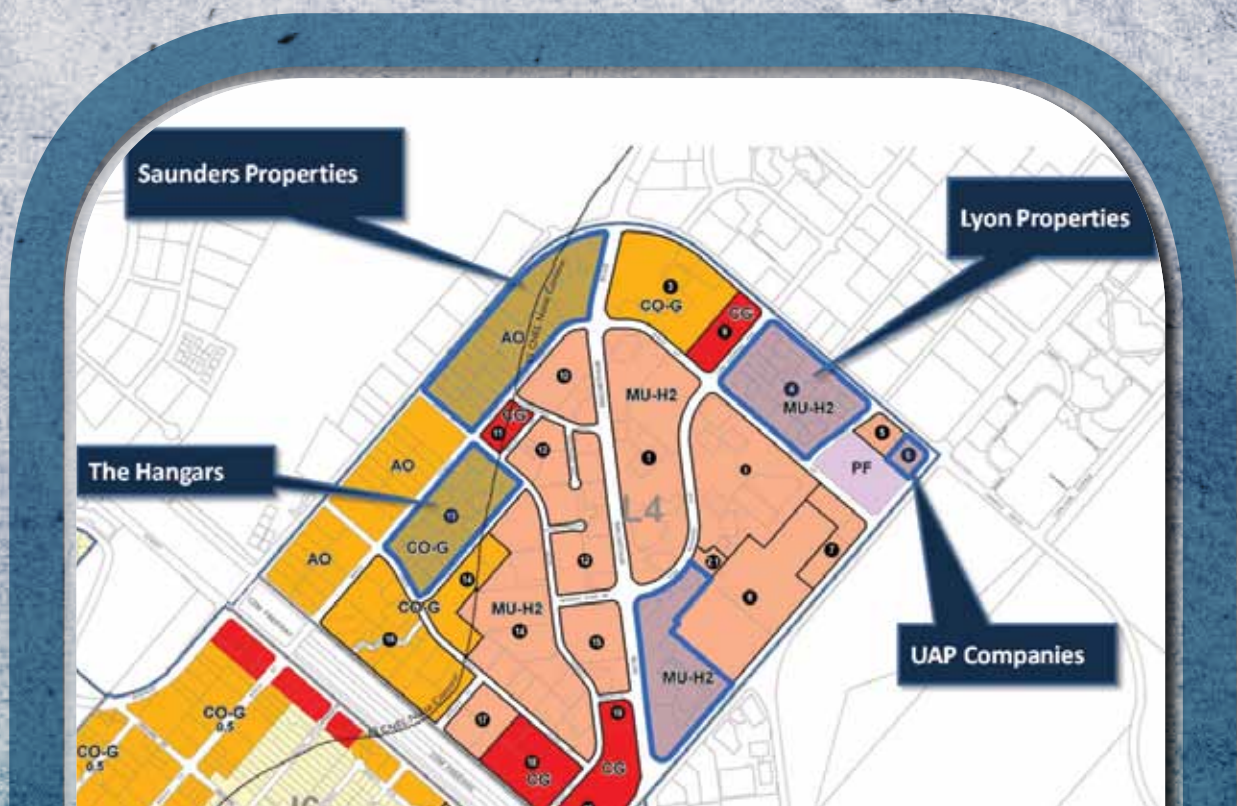
MODIFIED CAPACITY MAP



NEWPORT CENTER/FASHION ISLAND MAP (#5 EXPANDED)



AIRPORT AREA MAP (#4 EXPANDED)



SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

The City released a Draft Supplemental Environmental Impact Report (SEIR) on March 17, 2014 to address the environmental effects associated with the implementation of the City's proposed General Plan Land Use Element Amendment. The California Environmental Quality Act (CEQA) requires that local governmental agencies, prior to taking action on projects, consider the environmental consequences of such projects. In this case the City has prepared a Supplement to the Environmental Impact Report that was prepared for the 2006 General Plan.

An EIR is a public document designed to provide the public and local and state governmental agency decision makers with an analysis of potential environmental consequences to support informed decision making. This document focuses on changes to the 2006 General Plan and changes in circumstances since preparation of the 2006 General Plan EIR that could result in any new significant impacts or an increase in the severity of significant impacts as disclosed in the 2006 General Plan EIR.

The SEIR also addresses new California Legislation including:

- Assembly Bill 31 (Global Warming Solutions Act of 2006)
- Senate Bill 375 (Sustainable Communities Act of 2008)
- Senate Bill 97 (Regarding Greenhouse Gas (GHG) Emissions – 2010)
- Senate Bill 226 (CEQA Streamlining Provisions for Infill Projects – 2011)

The analysis determined no significant impacts in the following areas: Aesthetics, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Public Services, Utilities and Service Systems.

The analysis determined potentially significant impacts in the following areas: Air Quality, Green House Gas Emissions, Noise, Population and Housing, and Transportation/Traffic. The following is a brief summary of these findings:

Air Quality – Compared to the 2006 General Plan, the proposed project would result in the same significant air quality impacts; however the SEIR has identified a mitigation measure that would reduce the impact to less than significant by requiring new development proposals which include sensitive land uses (e.g., residential, school, day

care centers) within a predetermined to submit a health risk assessment.

Green House Gas Emissions – Compared to the 2006 General Plan, the proposed project would result in a substantial increase in the total magnitude of GHG emissions but would decrease GHG emissions on a per capita basis (i.e., increase plan efficiency). The policies and implementation actions in the City's General Plan would ensure that GHG emissions from buildout of the proposed project would be minimized to the extent practicable.

Noise – Similar to the 2006 General Plan, development in accordance with the proposed project would increase groundborne vibration related to construction activities, specifically grading and demolition. Intensification of land uses at some of the proposed project's subareas could result in vibration impacts greater than the 2006 General Plan. Therefore, impacts would be significant and unavoidable.

Population and Housing – Buildout of the proposed project would increase the City's population by up to 3,838 persons in comparison to buildout of the 2006 General Plan (approximately 3.7 percent increase). This increase would exceed the 2035 SCAG population projections for the City by almost 18 percent, but slightly improve the jobs-housing balance.

Transportation/Traffic – Vehicular traffic from the proposed project in conjunction with the additional trips which may be created by John Wayne Airport (Airport Settlement Agreement) could result in significant impacts at study-area intersections. Until the EIR analysis for the amendment of the Airport Settlement Agreement is completed, it is not possible to identify with precision all potential environmental effects of the proposed project related to traffic. Additionally, vehicular traffic from the proposed project in conjunction with cumulative traffic would result in significant impacts to nearby freeways. No feasible mitigation measures that can be implemented by the City of Newport Beach have been identified.

Alternative Project – An alternative project was also studied in the draft SEIR that would eliminate any land use and development capacity changes in the Airport Area. This alternative was chosen as a means of self-mitigating some of the potential impacts that were identified in the SEIR.



City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Make Your Voice Heard

Attend the Land Use Element Amendment Public Information Meeting

April 10, 2014 @ 6pm

Newport Beach Civic Center – Community Room

100 Civic Center Drive

Copies of the Draft SEIR and technical appendices are available for public review at the following locations:

- City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Boulevard, Newport Beach, California 92658
- City of Newport Beach, Central Branch, 1000 Avocado Avenue, Newport Beach, California 92660
- City of Newport Beach, Balboa Branch, 100 East Balboa Boulevard, Newport Beach, California, 92661
- City of Newport Beach, Mariners Branch, 1300 Irvine Avenue, Newport Beach, California 92660
- City of Newport Beach, Corona del Mar Branch, 420 Marigold Avenue, Corona del Mar, California 92625
- City Website - <http://www.newportbeachca.gov/index.aspx?page=1347> , located under General Plan Land Use Element Amendment.

Comments on the adequacy of the Draft SEIR will be accepted by the City **between March 17, 2014 and April 30, 2014** and must be received no later than **5:00 PM on April 30, 2014**. Please direct any questions regarding the Draft SEIR to Gregg Ramirez at (949) 644-3219 or email at gramirez@newportbeachca.gov.