



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

100 Civic Center Drive  
Newport Beach, California 92660

949 644-3200  
[newportbeachca.gov/communitydevelopment](http://newportbeachca.gov/communitydevelopment)

## Memorandum

**To:** Planning Commissioners  
**From:** Brenda Wisneski, Deputy Community Development Director  
Ben Zdeba, Associate Planner  
**Date:** June 9, 2016  
**Re:** Item No. 6 - West Newport Mesa Streetscape Master Plan

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City staff, with support from RRM Design, has continued to work with the community to develop a Streetscape Master Plan for the West Newport Mesa area. A second community workshop was conducted on March 16, 2016, to review and comment on draft concepts.

The attached presentation summarizes the comments received at the workshop and includes preliminary concepts for the Planning Commission's review and comment. After incorporating comments from the Planning Commission, staff will return to the community once again. A final recommendation from the Planning Commission will be sought in July.



# West Newport Mesa

## STREETSCAPE MASTER PLAN

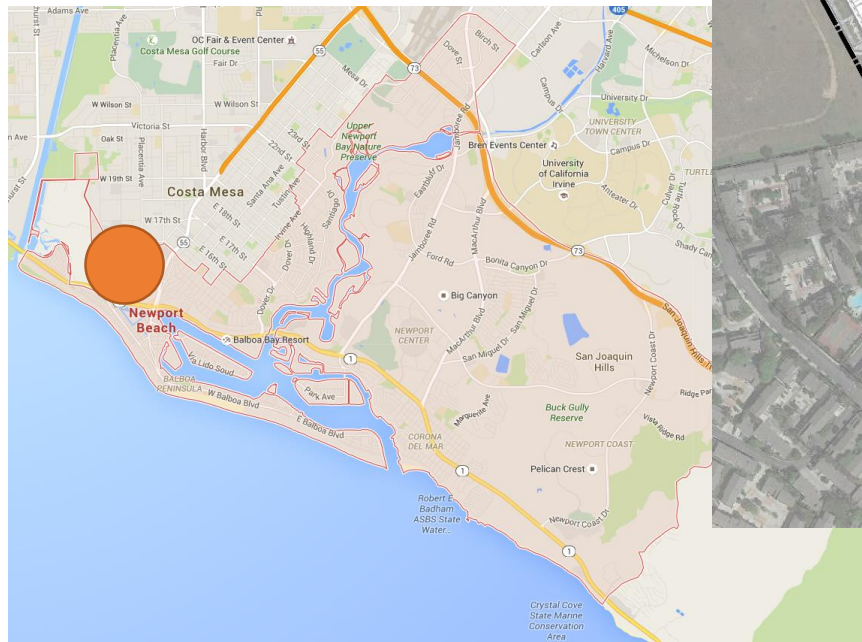
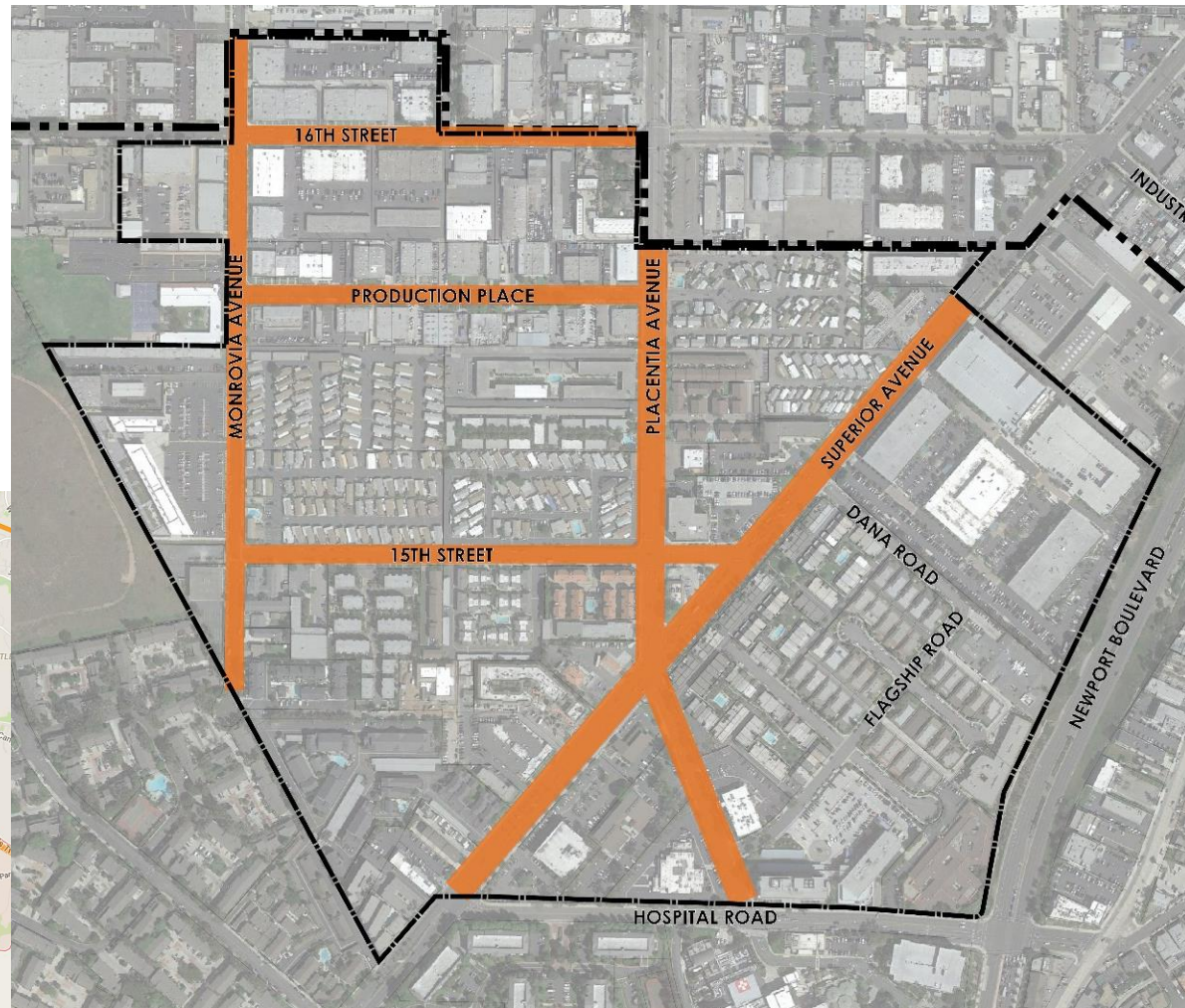


# Project Overview

West Newport Mesa Streetscape Master Plan



- Superior Avenue
- Placentia Avenue
- Monrovia Avenue
- 16<sup>th</sup> Street
- Production Place
- 15<sup>th</sup> Street



# Project Goals

## West Newport Mesa Streetscape Master Plan



- Develop a **Unified Theme** for the Public Realm.
- Implement **Complete Street Principles** to Better Serve Pedestrians, Transit Riders, Bicyclists, and Automobiles.
- **Enhance Facilities** for Bicyclist and Pedestrian.
  - Bike Route Signage and Striping
  - Enhance Walkability
- **Improve Landscape Areas** More Aesthetically Pleasing and Consistency in Plant Material within the Study Area.
- **Utilize Sustainability Measures** such as Low Water Use Planting and LED Lighting.
- Identify Opportunities for **Traffic Calming** where Applicable.



# Public Outreach

West Newport Mesa Streetscape Master Plan



## TOP 10 COMMUNITY DESIRES

#	What we heard...	Potential Solutions	S
1	Improve walkability and pedestrian safety	<ul style="list-style-type: none"> <li>Widen sidewalks</li> <li>Enhance crosswalks</li> <li>Bulbouts on Monrovia Avenue</li> </ul>	
2	Improve bicycle safety	<ul style="list-style-type: none"> <li>Sharrows - Monrovia Avenue, 16th Street, 15th Street</li> <li>Striped Lanes - Placentia Avenue</li> </ul>	
3	Address high speeds on roadways	<ul style="list-style-type: none"> <li>Explore vehicle improvements</li> <li>Landscape medians</li> </ul>	
4	Streetscape beautification	<ul style="list-style-type: none"> <li>Additional landscaping amenities 7 and lighting 8</li> <li>Improved maintenance program</li> </ul>	
5	Increased shade and more street trees	<ul style="list-style-type: none"> <li>Install low water use canopy trees</li> </ul>	
6	Remove turf and replace with low water use planting	<ul style="list-style-type: none"> <li>Install native, drought tolerant plants</li> </ul>	
7	Increase street amenities and create gathering spaces	<ul style="list-style-type: none"> <li>Benches, bike racks, pet waste stations, trash and recycling receptacles</li> </ul>	
8	Increase visibility and need for lighting	<ul style="list-style-type: none"> <li>Lighting - Monrovia Avenue, 16th Street, Production Place, 15th Street</li> </ul>	
9	Improve parking availability	<ul style="list-style-type: none"> <li>Shared parking</li> </ul>	
10	Address drainage issues on Production Place	<ul style="list-style-type: none"> <li>Stormwater runoff analysis</li> </ul>	

WEST NEWPORT MESA STREETScape MASTER PLAN  
CITY OF NEWPORT BEACH



- Stakeholder Meetings
- 2 Workshops
- Established Top 10 Community Desires and Possible Implementation Solutions



# Proposed Improvements



## West Newport Mesa Streetscape Master Plan

### Potential Solutions S

- Widen sidewalks
  - Enhance crosswalks
  - Bulbouts on Monrovia Avenue
- Sharrows - Monrovia Avenue, 16th Street, 15th Street
  - Striped Lanes - Placentia Avenue
- Explore vehicle improvements
  - Landscape medians
- Additional landscaping amenities 5 6 and lighting 7 8
  - Improved maintenance program
- Install low water use canopy trees
- Install native, drought tolerant plants
- Benches, bike racks, pet waste stations, trash and recycling receptacles
- Lighting - Monrovia Avenue, 16th Street, Production Place, 15th Street
- Shared parking programs P
- Stormwater runoff analysis



# Site Furnishings

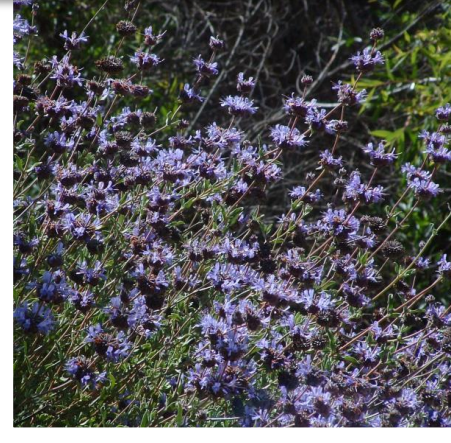
West Newport Mesa Streetscape Master Plan



# Plant Palette



West Newport Mesa Streetscape Master Plan



# Placentia Avenue

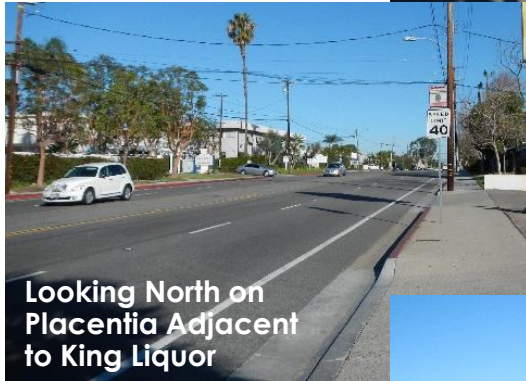
West Newport Mesa Streetscape Master Plan



## Existing Conditions



View South of Superior Avenue Intersection, Looking North



Looking North on Placentia Adjacent to King Liquor



Looking North on Placentia Adjacent to Ebb Tide Project

## Proposed Improvements



- Pedestrian and Bicycle Facility Upgrades
- Landscape Medians
- Low Water Use Planting
- Entrance and Wayfinding Signs
- Setback Guidelines for Future Development

# Placentia Avenue

West Newport Mesa Streetscape Master Plan



**Existing**

**Proposed  
Improvements**

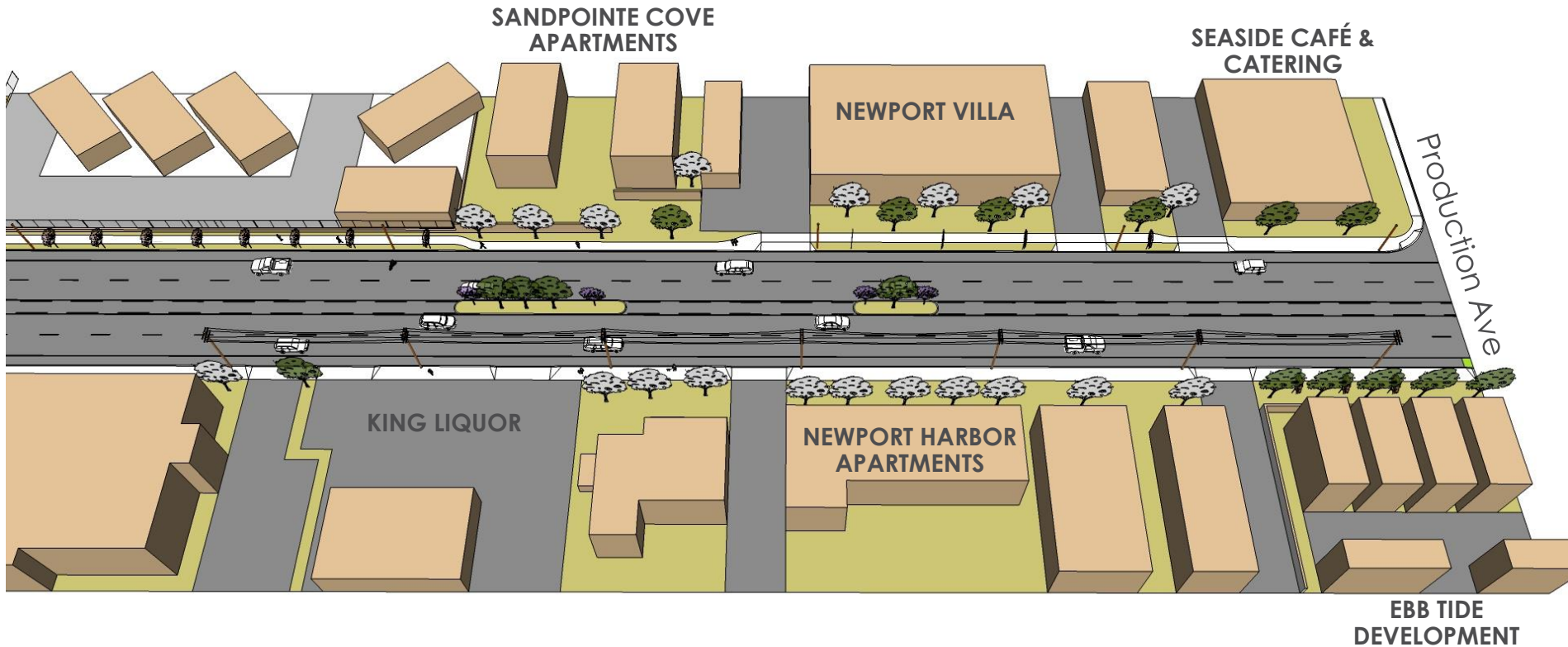


# Placentia Avenue

West Newport Mesa Streetscape Master Plan



## Proposed Medians



EBB TIDE  
DEVELOPMENT



# Placentia Avenue

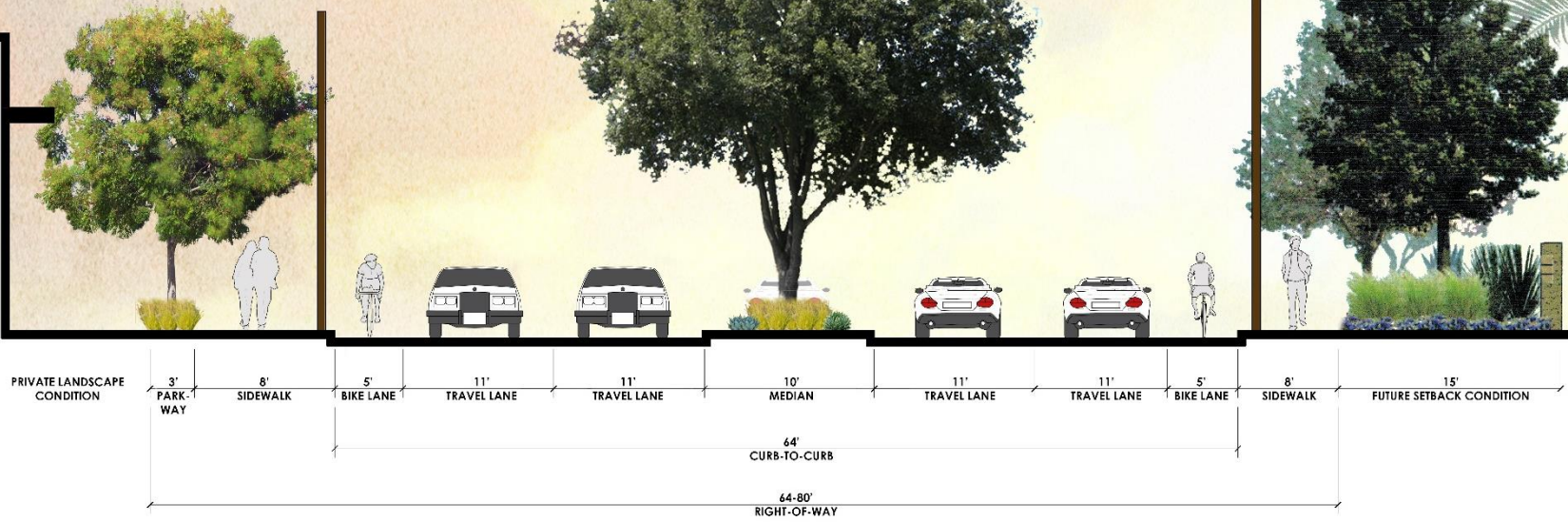
West Newport Mesa Streetscape Master Plan



**Street Trees  
And Parkways**

**New  
Medians**

**New Setback  
Treatment**



# Placentia Avenue

West Newport Mesa Streetscape Master Plan



## Existing View

Looking North



# Placentia Avenue

West Newport Mesa Streetscape Master Plan



## Proposed Improvements

- Sidewalk Improvements
- Bike Lane Striping
- Landscape Medians
- Low Water Use Planting
- Site Furnishings
- Turf Replacement



# Superior Avenue

West Newport Mesa Streetscape Master Plan



## Existing Conditions



## Proposed Improvements

- Turf replacement with low water use planting
- Site furnishings
- Wayfinding Signs
- Future Development Setback Treatments
- Pedestrian and Bicycle Safety Enhancements



# Monrovia Avenue, 16<sup>th</sup> Street, Production Place, 15<sup>th</sup> Street



West Newport Mesa Streetscape Master Plan

## Existing Conditions



Monrovia Avenue  
Looking North from  
the East Side

## Proposed Improvements



- Pedestrian lighting
- Sharrow Striping
- Low water use planting
- Shared Parking at Coastline College
- Wayfinding signage
- Bulbouts on Monrovia:
  - 15<sup>th</sup> Street
  - Production Place
  - 16<sup>th</sup> Street
- Future Setback Treatments
- Site furnishings



## Recent Improvements



Monrovia Avenue Looking  
South in Front of Coastline  
Community College



Monrovia Avenue  
Looking South in  
Front of Carden Hall

# Monrovia Avenue, 16<sup>th</sup> Street, Production Place, 15<sup>th</sup> Street



West Newport Mesa Streetscape Master Plan



**Existing**

## Proposed Improvements



# 15<sup>th</sup> Street



West Newport Mesa Streetscape Master Plan



## Existing View

Looking Toward Placentia Avenue



# 15<sup>th</sup> Street



West Newport Mesa Streetscape Master Plan



## Proposed View

Looking Toward Placentia Avenue

- Increase in Lighting
- Sharrows
- Low Water Use Planting
- Shared Parking at Coastal College
- Sidewalk Improvements
- Crosswalk Enhancements



# Public Outreach

West Newport Mesa Streetscape Master Plan



- Stakeholder Meetings.....January 26, 2016
- Public Workshop #1.....February 17, 2016
- Planning Commission Meeting.....February 18, 2016
- Public Workshop #2.....March 16, 2016
  - Review Concepts
- **Planning Commission Meeting.....June 9, 2016**
- Public Open House -Review Plan.....June 15, 2016
- Planning Commission Final Review.....July 7, 2016
- Project Master Plan Complete.....July 14, 2016
- City Council Adoption.....July 26, 2016

