



== CITY OF ==

NEWPORT BEACH

PB&R Commission Staff Report

Agenda Item No. _____
July 5, 2016

TO: Parks, Beaches & Recreation Commission

FROM: Community Development Department
Brenda Wisneski, Community Development Director
949-644-3226, kbrandt@newportbeachca.gov

PREPARED BY: Brenda Wisneski, Deputy Community Development Director

TITLE: West Newport Mesa Streetscape Master Plan

ABSTRACT:

The City seeks to develop a cohesive character for West Newport Mesa through streetscape improvements.

RECOMMENDATION:

Review and comment on the draft West Newport Mesa Streetscape Master Plan.

FUNDING REQUIREMENTS:

The Master Plan will guide consideration of future public and private improvements. Estimated costs for implementing the improvements will be included in the final Master Plan. There are no direct funding requirements associated with adoption of the Master Plan.

DISCUSSION:

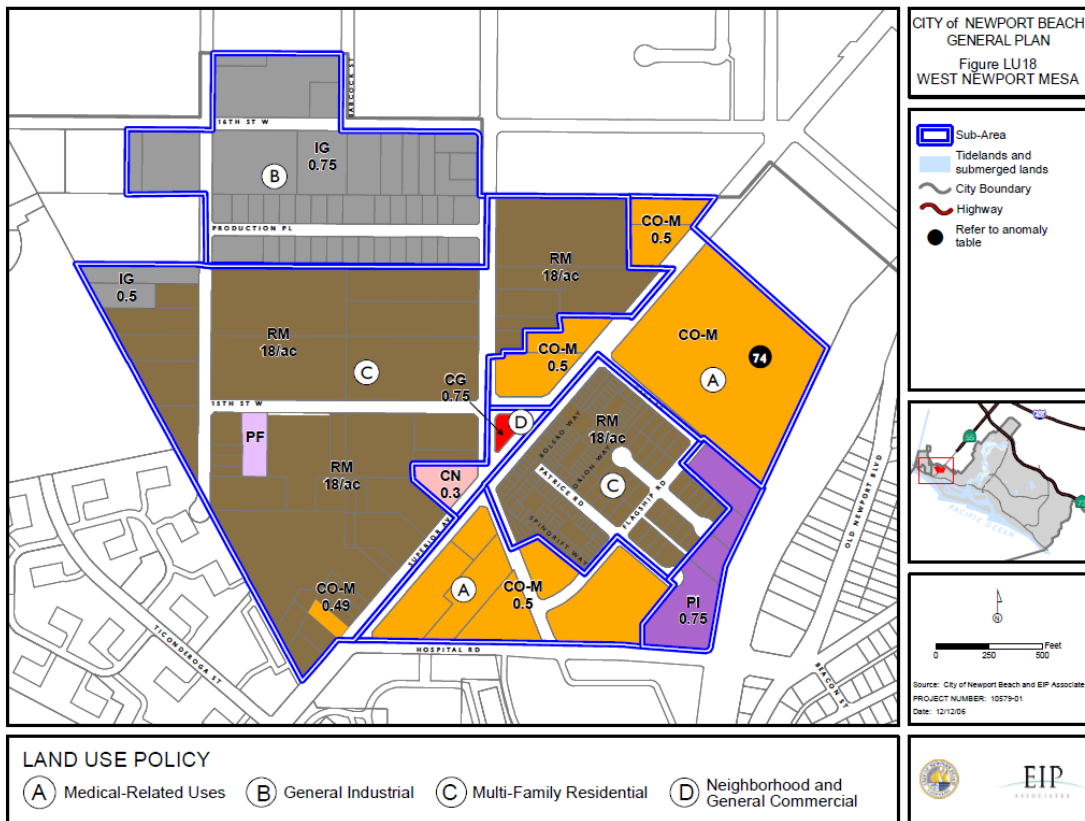
In January 2016, the City kicked-off the development of a West Newport Mesa Streetscape Plan which is intended to unify the many diverse elements of this community through sidewalks, parkways and landscape improvements that encourage pedestrian and bicycle use and enhance the aesthetics of the public realm. The project area is shown in Exhibit 1.

The need for the streetscape plan was identified in 2015, when the City Council created the Height Overlay Zone for the residential area within West Newport Mesa neighborhood which allows residential development additional building height in exchange for increased building setbacks from the street. The increased setbacks create the opportunity to augment the public realm.

City staff, with support from RRM Design, has worked with the community to develop a Streetscape Master Plan for the West Newport Mesa area. Community workshops were conducted on February 17, 2016, and March 16, 2016, to review and comment on draft concepts. A final public open house was held on June 22, 2016, to review some of the more advanced renderings.

The attached presentation summarizes the comments received from the community at the public workshops and open house as well as the Planning Commission during prior reviews in April and June, and includes preliminary concepts for the Parks, Beaches and Commission's review. Also attached is a plant palette identifying the proposed plantings for trees and shrubs and groundcover.

Exhibit 1 Project Area



A final recommendation from the Planning Commission will be sought on July 11, 2016, on the Master Plan document. The City Council is scheduled to consider the Master Plan July 26, 2016.

ENVIRONMENTAL REVIEW:

This action is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

Attachments: A. West Newport Mesa Streetscape PowerPoint Presentation
 B. West Newport Mesa Streetscape Plant Palette

Attachment No. A

West Newport Mesa Streetscape PowerPoint
Presentation

West Newport Mesa

STREETSCAPE MASTER PLAN

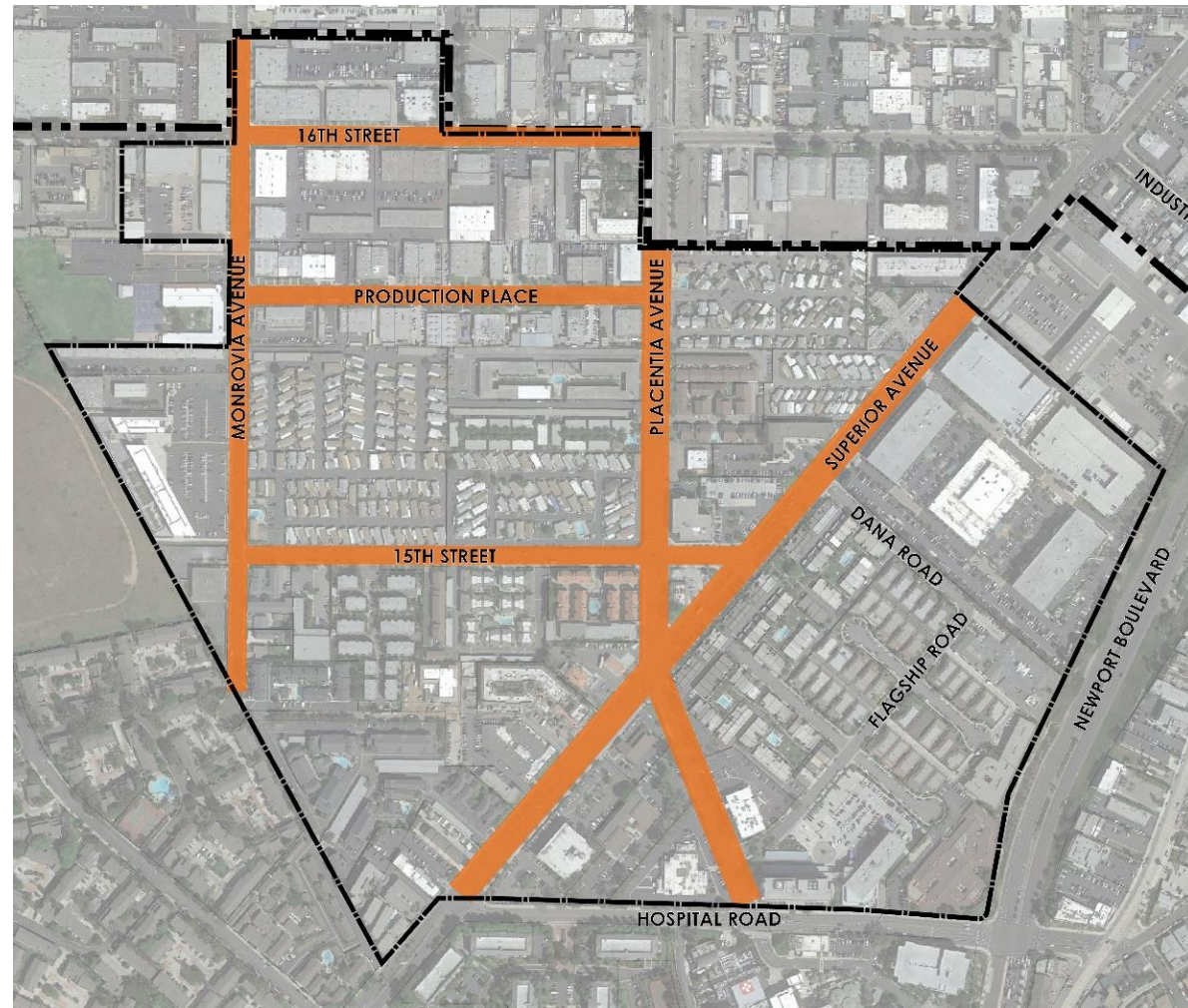


Project Overview

West Newport Mesa Streetscape Master Plan



- Superior Avenue
- Placentia Avenue
- Monrovia Avenue
- 16th Street
- Production Place
- 15th 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.



Site Furnishings

West Newport Mesa Streetscape Master Plan



Placentia Avenue

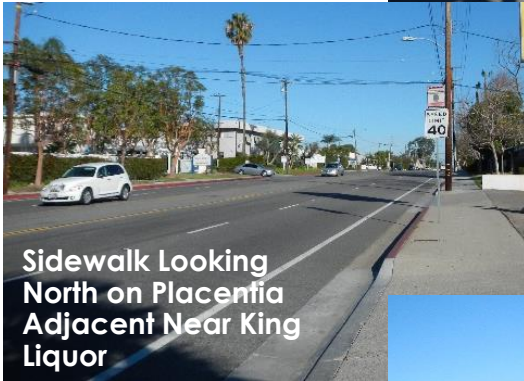
West Newport Mesa Streetscape Master Plan



Existing Conditions



Grass Parkway
South of Superior
Avenue
Intersection,
Looking North



Sidewalk Looking
North on Placentia
Adjacent Near 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

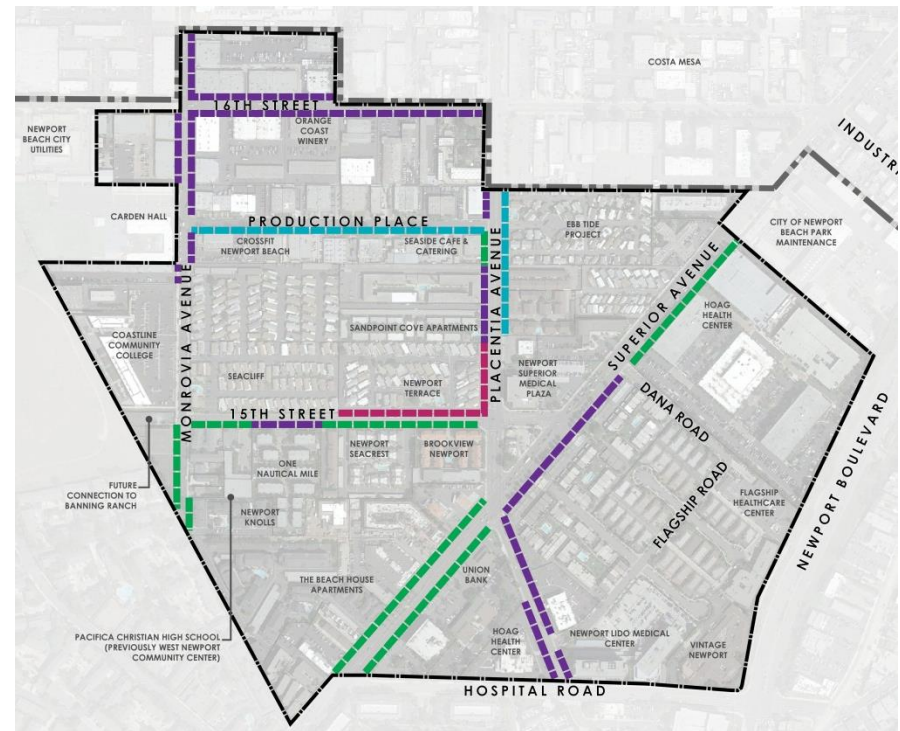
Public Realm Improvements

West Newport Mesa Streetscape Master Plan



Sidewalk and Parkways

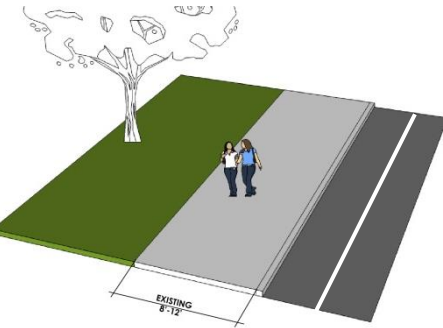
- Turf replacement with low water use planting
- Site furnishings
- Wayfinding Signs
- Future Development Setback Treatments
- Pedestrian and Bicycle Safety Enhancements



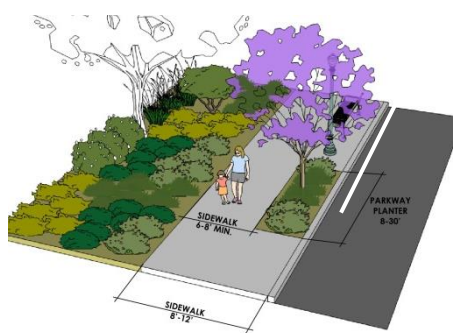
LEGEND

- || CITY LIMITS
- PROJECT BOUNDARY
- TYPE A CONDITION
- TYPE B CONDITION
- TYPE C CONDITION
- TYPE D CONDITION

Existing Conditions



Proposed



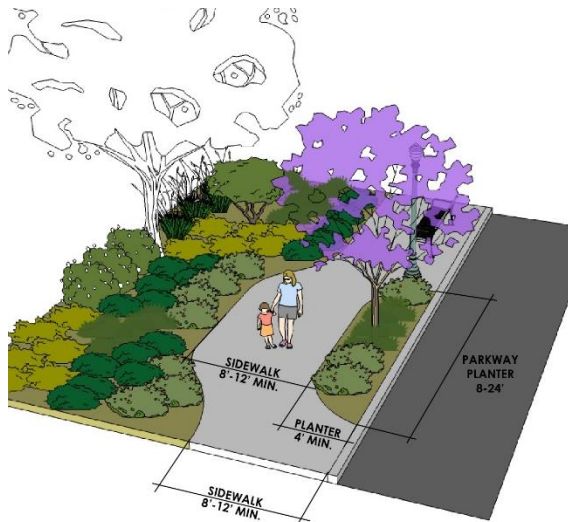
Placentia Avenue

West Newport Mesa Streetscape Master Plan



Existing

Proposed
Improvements



Placentia Avenue

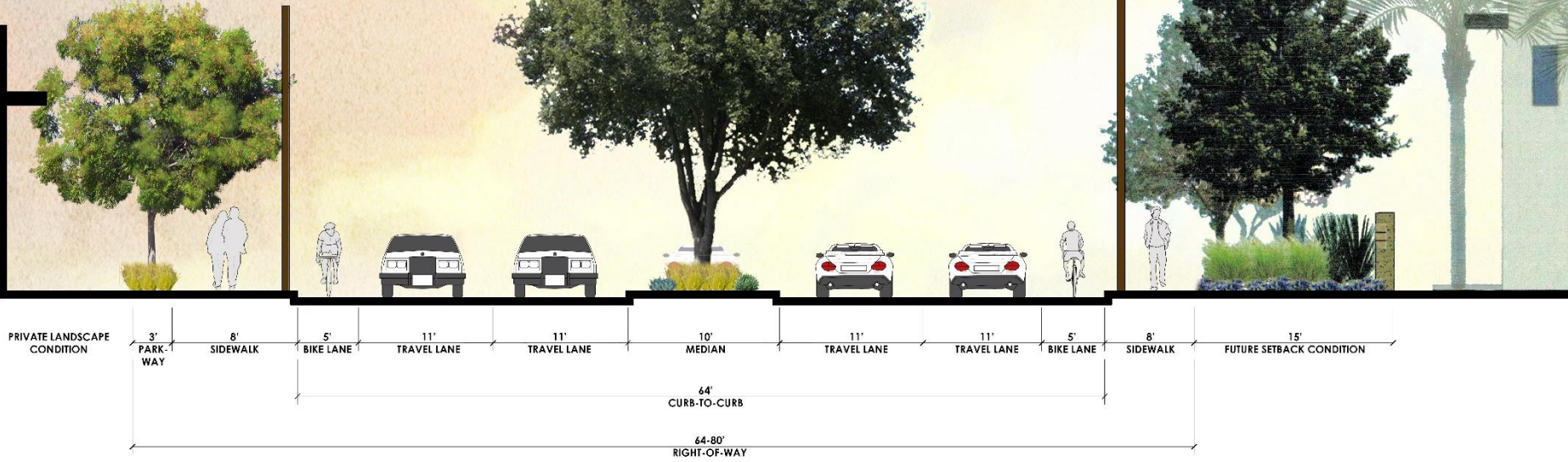
West Newport Mesa Streetscape Master Plan



**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



Monrovia Avenue, 16th Street, Production Place, 15th Street

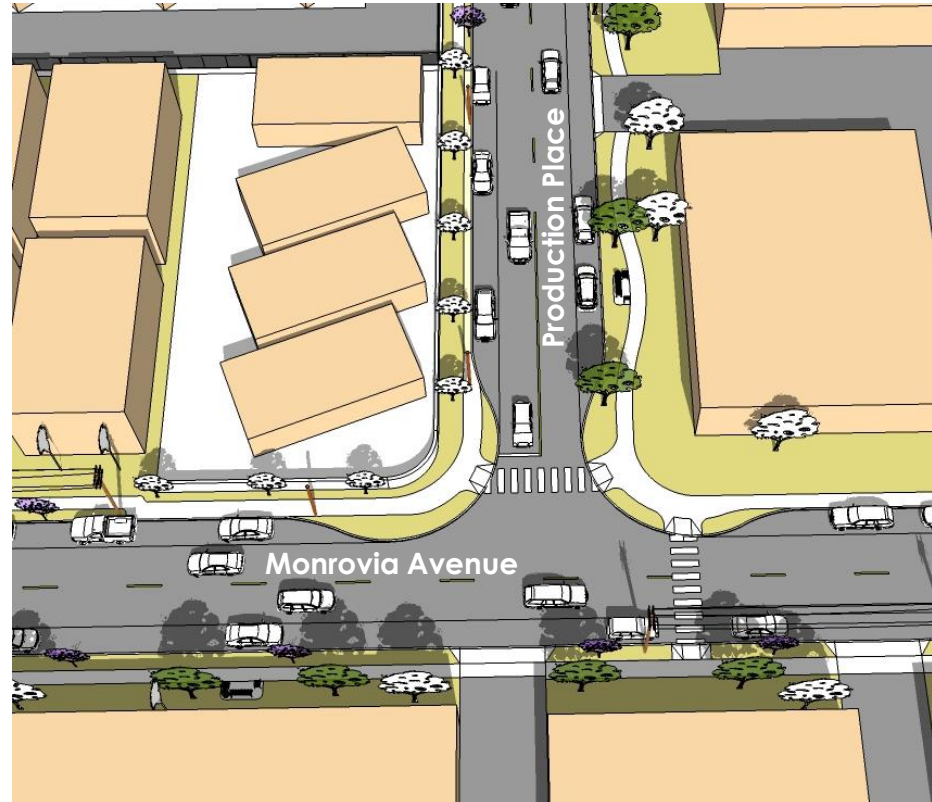


West Newport Mesa Streetscape Master Plan



Existing

Proposed Improvements



15th Street



West Newport Mesa Streetscape Master Plan



Existing View

Looking Toward Placentia Avenue



15th 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



Placentia Avenue & Superior Avenue Trees

West Newport Mesa Streetscape Master Plan



Arbutus unedo
Strawberry Tree



Lagerstroemia indica
'Natchez'
White Crape Myrtle



Lophostemon confertus
Brisbane Box



Magnolia grandiflora
'Little Gem'
Little Gem Magnolia



Platanus racemosa
California Sycamore



Syagrus romanzoffiana
Queen Palm



Tipuana Tipu
Tipu Tree



Tristaniaopsis laurina
Water Gum



Ulmus parvifolia
Chinese Elm



Monrovia Avenue, 16th Street, Production Place, and 15th Street Trees



West Newport Mesa Streetscape Master Plan



Arbutus unedo
Strawberry Tree



Laurus nobilis 'Saratoga'
Saratoga Laurel



Lophostemon confertus
Brisbane Box



Magnolia grandiflora
'Little Gem'
Little Gem Magnolia



Metrosideros excelsa
New Zealand Christmas Tree



Tipuana tipu
Tipu Tree



Tristaniaopsis laurina
Water Gum



Ulmus parvifolia
Chinese Elm



Additional Trees

West Newport Mesa Streetscape Master Plan



Agonis flexuosa
Peppermint Tree



Arbutus 'Marina'
Arbutus



Bauhinia variegata
Coast Live Oak



Brachychiton acerfolius
Flame Tree



Phoenix dactylifera
Date Palm



Quercus agrifolia
Coast Live Oak



Shrub Palette

West Newport Mesa Streetscape Master Plan



Example Installed Landscapes



West Newport Mesa Streetscape Master Plan



Project Schedule

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 -ReviewJune 22, 2016
- Park & Rec Commission - ReviewJuly 05, 2016
- Planning Commission Final Review.....July 11, 2016
- City Council Adoption.....July 26, 2016

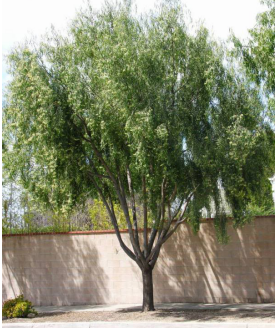


Attachment No. B

West Newport Mesa Streetscape Plant
Palette

TREES

SHRUBS AND GROUND COVER



Agonis flexuosa
Peppermint Tree



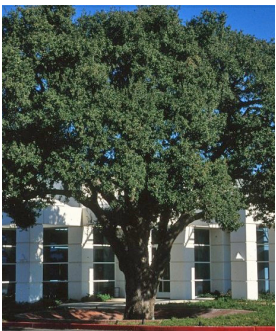
Arbutus unedo
Strawberry Tree



Metrosideros excelsa
New Zealand Christmas Tree



Platanus racemosa
California Sycamore



Quercus agrifolia
Coast Live Oak



Tipuana tipu
Tipu Tree



Tristaniopsis laurina
Water Gum



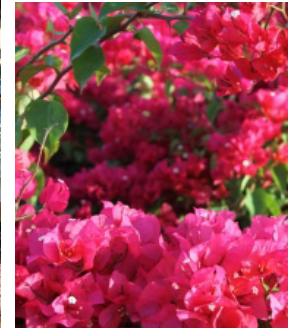
Ulmus parvifolia
Chinese Elm



Agave americana
Blue Agave



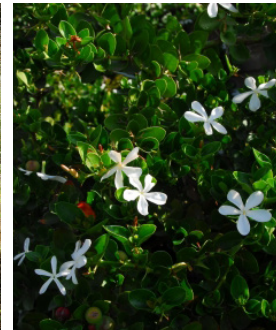
Agave parryi
Parry's Agave



Bougainvillea spp.
Bougainvillea



Carex praegracilis
California Field Sedge



Carissa macrocarpa
Natal Plum



Cistus purpureus
Purple Rockrose



Keckiella cordifolia
Heartleaf Keckiella



Muhlenbergia rigens
Deer Grass



Myoporum parvifolium
Creeping Myoporum



Salvia clevelandii
Cleveland Sage



Senecio serpens
Blue Chalk Sticks



Yucca filamentosa 'Golden Sword'
Golden Sword Yucca

TREE PALETTE																		
SPECIFICATIONS												LOCATION						
Tree Species <i>Botanical Name</i> Common Name	Height		Spread			Spacing			Median	Parkway	Accent	Gateway	Superior Avenue	Placencia Avenue	Monrovia Avenue	16th Street	Production Place	15th Street
	<40'	>40'	<20'	20-40'	>40'	20-30' O.C.	30-40' O.C.	40-60' O.C.										
<i>Agonis flexuosa</i> Peppermint Tree	●			●		●			●	●		●	●		●	●		
<i>Arbutus 'Marina'</i> Arbutus	●		●							●	●	●	●		●	●		
<i>Arbutus unedo</i> Strawberry Tree	●		●			●				●	●	○	○	P	P	P	P	
<i>Bauhinia variegata</i> Purple Orchid Tree	●			●		●				●	●	●	●	●	●	●	●	
<i>Brachychiton acerfolius</i> Flame Tree		●		●			●		●	●		●	●		●	●		
<i>Lagerstroemia indica 'Natchez'</i> White Crape Myrtle	●		●			●			●	●	●	○	P	●	●	●		
<i>Laurus nobilis 'Saratoga'</i> Saratoga Laurel	●			●		●			●	●		●	●		○	○		
<i>Lophostemon confertus</i> Brisbane Box		●		●		●			●	●		●	○	○	●	●		
<i>Magnolia grandiflora 'Little Gem'</i> Little Gem Magnolia	●		●			●			●	●	●	●	P	○	P	○		
<i>Metrosideros excelsa</i> New Zealand Christmas Tree	●			●			●		●	●		●	●	P	●	●	○	
<i>Phoenix dactylifera</i> Date Palm		●		●		●			●	●	●	●	●					
<i>Platanus racemosa*</i> California Sycamore		●		●			●		●	●		●	P					
<i>Quercus agrifolia</i> Coast Live Oak		●			●		●		●	●		●	●					
<i>Syagrus romanzoffiana</i> Queen Palm		●		●		●			●	●		P						
<i>Tipuana tipu</i> Tipu Tree	●				●		●		●	●	●	●	●		○	○		
<i>Tristaniopsis laurina</i> Water Gum		●		●			●		●	●		○	●	●	●	●		
<i>Ulmus parvifolia</i> Chinese Elm		●			●		●		●	●		●	○			○		

Legend: P = Primary Trees ○ = Secondary Trees

*Known to be attacked by the Polyphagus Shot Hole Borer Beetle. Assess the severity of the beetle before planting this species.

SHRUB & GROUNDcover PALETTE

SPECIFICATIONS														LOCATION					
Tree Species <i>Botanical Name</i> Common Name	Height		Spread			Spacing			Median	Parkway	Accent	Gateway	Superior Avenue	Placencia Avenue	Monrovia Avenue	16th Street	Production Place	15th Street	
	<3'	>3'	<3'	3-5'	>5'	0-3' O.C.	3-5' O.C.	5-10' O.C.											
<i>Aeonium</i> spp. Canary Island Rose	●		●			●									●	●	●	●	
<i>Agave americana</i> Blue Agave		●			●			●	●			●	P	●	●	●	●		
<i>Agave attenuata</i> Agave		●		●				●	●			●	O						
<i>Agave desmettiana</i> <i>'Variegata'</i> Variegated Dwarf Agave	●			●		●			●	●	●	●	O	P	P	P	P		
<i>Agave parryi</i> Parry's Agave	●			●		●			●	●	●	●	●	●	O	●	O		
<i>Agave victoria-reginae</i> Queen Victoria Agave	●		●			●			●	●	●	●	O	P	P	P	P		
<i>Aloe</i> spp. Aloe		●		●				●	●			●	O						
<i>Anigozanthos flavidus</i> Kangaroo Paw	●		●			●			●		●		●	●	●	●	●		
<i>Bougainvillea</i> spp. Bougainvillea	●				●			●	●	●	●	●	O	O	P	O	O		
<i>Callistemon viminalis</i> 'Little John' Little John Bottlebrush		●		●				●	●				O	P					
<i>Carex divulsa</i> European Gray Sedge	●		●			●			●	●			●	●	P	P	P		
<i>Carex praegracilis</i> California Field Sedge	●		●			●			●	●				●	●	●	●		
<i>Carissa macrocarpa</i> Natal Plum	●			●				●	●				●	P		●	●		
<i>Carpinteria californica</i> Bush Anemone		●		●				●	●				●	●	●	●	●		
<i>Cistus purpureus</i> Purple Rockrose		●		●				●	●				O	P	●		●		
<i>Festuca idahoensis</i> <i>'Siskiyou Blue'</i> Idaho Fescue	●		●			●			●	●			P	O	P	P	P		
<i>Hardenbergia violacea</i> Purple Lilac Vine		●			●			●	●					P			P		

Legend: P = Primary Shrubs and Groundcover, O = Secondary Shrubs and Groundcover

SHRUB & GROUNDcover PALETTE																		
SPECIFICATIONS													LOCATION					
Tree Species <i>Botanical Name</i> Common Name	Height		Spread			Spacing			Median	Parkway	Accent	Gateway	Superior Avenue	Placencia Avenue	Monrovia Avenue	16th Street	Production Place	15th Street
	<3'	>3'	<3'	3-5'	>5'	0-3' O.C.	3-5' O.C.	5-10' O.C.										
<i>Keckiella cordifolia</i> Heartleaf Keckiella		●		●			●		●	●	●	●	●	●	●	●	●	●
<i>Muhlenbergia lindheimeri</i> <i>'Leni'</i> Autumn Glow Muhly		●		●			●		●			●	●	●	●	●	●	●
<i>Muhlenbergia rigens</i> Deer Grass		●		●			●		●	●		P	P	P	P	P	P	P
<i>Myoporum parvifolium</i> Creeping Myoporum	●				●			●	●			●	●	●	●	●	●	●
<i>Penstemon heterophyllus</i> Beard Tongue	●		●			●			●	●	●	●	●	●	●	●	●	●
<i>Rosmarinus officinalis</i> Rosemary		●		●			●		●	●		P	P	P	P	P	P	P
<i>Salvia clevelandii</i> Cleveland Sage		●		●			●		●	●	●	●	●	●	●	●	●	●
<i>Salvia mellifera</i> Black Sage		●		●			●		●	●		●	●	●	●	●	●	●
<i>Salvia leucantha</i> Mexican Sage Bush		●		●			●		●	●	●	P	P	P	P	P	P	P
<i>Senecio serpens</i> Blue Chalk Sticks	●		●			●			●	●		P	P	P	P	P	P	P
<i>Yucca filamentosa</i> <i>'Golden Sword'</i> Golden Sword Yucca	●			●			●		●	●	●	●	○					

Legend: P = Primary Shrubs and Groundcover, O = Secondary Shrubs and Groundcover