COMMUNITY DEVELOPMENT FORUM 2018

February 26, 2018
Civic Center Community Room
COMMUNITY DEVELOPMENT FORUM

- Welcome
- Meet Planning Division Staff
- See some of what we are working on
- Learn how to stay informed
- Understand the Process
OUR MISSION

A responsive, focused and knowledgeable team of professionals guiding community development in the public’s best interest while promoting the quality of life and safety of those who live in, work in and visit the City of Newport Beach.

Seimone Jurjis, P.E.
Community Development Director
GUIDING PRINCIPLES

• We must be inclusive in our leadership.
• Our focus is performance, our goal is service.
• We strive for efficiency, simplicity, and solutions.
• We must look ahead and plan for the future.
NEWPORT BEACH PLANNING

• Eleven dedicated planners
• Supported by administrative and technical professionals
• Implement/administer land use policy and regulations
• General Plan, Zoning, Local Coastal Program, Subdivision, California Environmental Quality Act
NEWPORT BEACH PLANNING

• Staff the Permit Center
• Provide information – standards and process
• Review building permits/plans for compliance with standards
• Coordinate with Building, Public Works, Fire, Code Enforcement and other agencies
• Process discretionary/legislative applications

Jim Campbell,
Deputy Community Development Director
Property owners apply for permits – duty to process

- **Ministerial** – no judgement and City must permit if compliant
- **Discretionary** – judgement exercised, may permit if compliant with facts to support findings (i.e. no detriment)
- **Legislative** – change law or policy (e.g. General Plan Amendment, Zone Change, Regulation change).
NEWPORT BEACH PLANNING

New Single Family & Duplex Activity
2013-2017

SFD & Duplex - 652 permits
Setback Determinations - 12
Variances - 8

Jim Campbell,
Deputy Community Development Director
Division Activity 2017

Discretionary Cases - 208 (111 CDPs)
Code Enforcement Cases - 3,828 (23% zoning-related)
Phone Calls - 24,400
Public Meeting Agenda preparation - 58
Public Records Act Requests - 180

Jim Campbell,
Deputy Community Development Director
Application Review Process

- Submittal – staff reviews to determine if complete or not
- Multi-disciplinary review - does the project meet standards
  - Building, Public Works, Fire, Police, Municipal Operations, Recreation, Code Enforcement, other agencies
- Analysis - traffic studies, CEQA documentation, other studies (e.g. utilities, views, fiscal, access, water quality, etc.)
- Results of process often re-shapes the application/project
Application Review Process (continued)

• General Plan consistency review
• Zoning consistency review
• Local Coastal Program consistency review (if applicable)
• Prepare Recommendation for action (e.g. approve, approve with conditions or changes, deny)
• Decision-Makers – Director, Zoning Administrator, Planning Commission, and City Council review
DAN CAMPAGNOLO

- How to participate and stay informed
- City website
  - Sign Up for E-Mail Alerts
  - Planning Case Log
  - Project Map Viewer
  - Environmental Documents, Building Activity
  - Social Media

Dan Campagnolo,
Systems Administrator
CURRENT PROJECTS AND CASES

STAY INFORMED

CURRENT PLANNING CASES

INTERACTIVE PROJECT MAP

ENVIRONMENTAL DOCUMENTS

BUILDING ACTIVITY REPORTS
CURRENT PLANNING CASES

ENVIRONMENTAL DOCUMENTS

BUILDING ACTIVITY REPORTS
<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Project Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code Amendment</td>
<td>1 CITYWIDE PROJECT</td>
</tr>
</tbody>
</table>

**Description:** ZONE CODE UPDATE AMENDMENT - minor revisions and clean up amendment

**Contact:** M. Whelan - 949-644-3221
<table>
<thead>
<tr>
<th>Project ID</th>
<th>Description</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>PA2017-178</td>
<td>Request for approval of a Coastal Development Permit (CDP) to allow the demolition of an existing single-family residence and the construction of a new 3,830 square foot, 2-story home and attached 3-car garage. The project also includes landscaping, hardscape and drainage. The proposed residence complies with all applicable development standards including height, setbacks, and floor area limits. No deviations are requested.</td>
<td>G. Ramirez - 949-644-3219</td>
</tr>
<tr>
<td>PA2017-179</td>
<td>Coastal development permit to allow the demolition of existing single-family residence and construction of a new 6,672-square foot, single-family residence with an attached 656-square-foot garage.</td>
<td>J. Murillo - 949-644-3209</td>
</tr>
<tr>
<td>PA2017-180</td>
<td>A coastal development permit to allow the demolition of an existing single-family residence and the construction of a new three-story, 3,364-square-foot, single-family residence with an attached 445-square-foot, two-car garage. The project includes hardscape, landscape planters, and subsurface drainage facilities</td>
<td>L. Schuller - 949-644-3237</td>
</tr>
</tbody>
</table>
**PA2017-179  Sheehy Residence**

**CD2017-076 - Coastal Development Permit**

**Description:** Coastal development permit to allow the demolition of existing single-family residence and construction of a new 6,672-square-foot, single-family residence with an attached 656-square-foot garage.

**Contact:** J. Murillo - 949-644-3209

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**More Information**

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
<th>Status</th>
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<tbody>
<tr>
<td>09/01/2017</td>
<td>Application</td>
<td>SUBMITTED</td>
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<tr>
<td>09/05/2017</td>
<td>Admin Setup</td>
<td></td>
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<tr>
<td>09/11/2017</td>
<td>Project Review Request</td>
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<tr>
<td>09/29/2017</td>
<td>Letter Sent</td>
<td>Incomplete</td>
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</table>
What's Going on in My Neighborhood?

- CIP's in Construction
- Trending Development
- Active Planning Activities
- Active Building Permits
Permit Number: X2016-4036

Address: 216 33RD ST
Description: MFR NEW DUPLEX W/ATT GARAGE 3,879/412 SF, CARPORT 340 SF, ROOF DECK 648 SF
Lido House

The proposed Lido House Hotel is a luxury, 130-room hotel set on a 4.25 acre site that formerly housed the City’s City Hall.

More Information
LIDO HOUSE HOTEL

Update

RD Olson has filed an application for amendments to the General Plan, Coastal Land Use Plan (CLUP), and Zoning Code to increase the maximum allowable floor area for the previously approved, 130-room Lido House Hotel by 4,745 square feet. Additionally, the applicant seeks amendments of the previously approved Site Development Review and Conditional Use Permit for the hotel to reflect the added floor area.

No increase in hotel guestrooms is requested and the added floor area would support: enclosure of an exterior pre-function space in front of the ballroom with the actual ballroom space decreasing by 925 square feet; expansion of the lobby by pushing the entry doors out at both the north and south sides to enhance circulation space; expansion of the hotel management office areas to meet management needs; enlargement of the spa sitting area to create a more generous relaxation space; enlargement of “back of house” areas for improved circulation and storage; enlargement of two guestrooms into suites located on the second floor with no increase in the number of total guestrooms; and an increase to the proposed ancillary retail area by 191 square feet and a 5 square foot expansion of the pool bar.
What’s Going on in My Neighborhood?

All Available Layers

- Police Calls for Service Last 7 Days
- Fire Department Calls Last 30 Days
- Current Projects
- Short-Term Lodging
- Tree Maintenance

- Animal Call - 24 Hrs
- Assault - 24 Hrs
- Disturbance - 24 Hrs
- Parking Problem - 24 Hrs
- Police Activity - 24 Hrs
CURRENT PROJECTS AND CASES

STAY INFORMED

CURRENT PLANNING CASES

ENVIRONMENTAL DOCUMENTS
PROJECTS / ENVIRONMENTAL DOCUMENT DOWNLOAD PAGE

- Archived Environmental Documents
- Cumulative Projects List

WARNING: SOME PDF FILES ARE VERY LARGE AND MAY TAKE SEVERAL MINUTES TO DOWNLOAD.

Contents of CEQA_REVIEW

File Name:
- 2006 General Plan Update EIR
- Back Bay Landing
- Birch Medical Office Addendum
- Coyote Canyon Gas Recovery Demolition and Telecom Update (PA2016-091)
- Ebb Tide Project IS MND
- Echo Beach (Seashore Village MND)
- General Plan Land Use Element Amendment
- Harbor Pointe Senior Living
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CURRENT PROJECTS AND CASES

STAY INFORMED

CURRENT PLANNING CASES

INTERACTIVE PROJECT MAP

BUILDING ACTIVITY REPORTS
# ACTIVITY REPORTS

City of Newport Beach  
Community Development Department  
WEB100 - Permits Issued Between 2/11/2018 and 2/17/2018  
Comp type - COMB / ELEC / MECH / PLUM / HARV / SOLAR / POOL / FIRECOMB / CIP / FIRE

<table>
<thead>
<tr>
<th>PERMIT #</th>
<th>ISSUED DATE</th>
<th>ADDRESS</th>
<th>DESCRIPTION</th>
<th>VALUATION</th>
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<tr>
<td>S2017-0171</td>
<td>10/11/2017</td>
<td>3621 SAUSALITO DR</td>
<td>SFR SPA W/ REFLECTIVE POND 216 ft</td>
<td>$35,000.00</td>
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<tr>
<td></td>
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<td>GDM LANDSCAPE</td>
<td>31878 DEL OBISPO, STE 118 #435 SAN JUAN CAP CA 92675</td>
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<tr>
<td></td>
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<td>31878 DEL OBISPO #11-435 SAN JUAN CAPISTRANO CA 926</td>
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<td></td>
<td></td>
<td></td>
<td>1201 N TUSTIN AVE ANAHEIM CA 92807</td>
<td></td>
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<tr>
<td>S2018-0017</td>
<td>01/29/2018</td>
<td>59 CAMBRIA DR</td>
<td>POOL REMODEL (DECREASE BY 50 ft) GAS &amp; ELECT TO WATER FEATURE, DRAINAGE</td>
<td>$25,000.00</td>
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<td></td>
<td></td>
<td></td>
<td>1201 N TUSTIN AVE ANAHEIM CA 92807</td>
<td></td>
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<tr>
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<td></td>
<td>17401 IRVINE BLVD TUTIN CA 92780 (LYLE)</td>
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<td>17401 IRVINE BLVD STE B TUSTIN CA 92780</td>
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</tr>
<tr>
<td>E2018-0058</td>
<td>01/29/2018</td>
<td>59 CAMBRIA DR</td>
<td>ELEC TO WATER FEATURE &amp; EXTERIOR LIGHTING (S2018-0017)</td>
<td>$0.00</td>
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Join Us on Social Media

The City of Newport Beach is committed to providing the public with timely information to promote accountability and trust in government. One of the best ways to stay informed, is to get social with us through the various channels listed below.

Facebook
- City general information - facebook.com/cityofnewportbeach
- Fire - facebook.com/ntfire
- Library & Cultural Arts - facebook.com/library
- Police - facebook.com/newportbeachpolice

Instagram
- City general information - @cityofnewportbeach
- Library - @nblibrary
- Police - @newportbeachpd

Nextdoor
- Find us by searching for City of Newport Beach.
- Note: As a government agency on the Nextdoor platform, we cannot see the private neighborhood conversations.

Twitter
- City general information - @newportbeachgov
- Fire - @ntfdpio
- Lifeguards - @newportbeachlg
- Library & Cultural Arts - @nbpl
- Police - @newportbeachpd

YouTube
Jim Campbell,
Deputy Community Development Director

General Plan Update

• Process Begins 2019
• Outreach
• Plan Creation
• Plan Review
• Process Completion 2021
Patrick Alford,
Planning Program Manager
Newport Dunes Hotel
NEWPORT DUNES HOTEL

- Hotel and ancillary facilities (coffee shop, gift/sundry shop, restaurant, etc.)
  - 275 rooms, 201,498 square feet, up to 35 feet in height

- Required applications:
  - Planned Community Development Plan
  - Site Development Review
  - Conditional Use Permit
  - Traffic Study
  - Coastal Development Permit

- Current status:
  - Applied – RFP out for environmental consultant
MARINER’S SQUARE

- Redevelopment of an existing residential apartment complex
  - Demolish 114 apartment units (Mariner Square Apartments)
  - Construct 92 condominium units
- Required applications:
  - Planned Development Permit
  - Tentative Tract Map
- Current status: Applied – Incomplete
NEWPORT CROSSINGS

• A new mixed-use development with:
  • 350 residential dwelling units
  • 2,000 sq. ft. restaurant space
  • 5,500 sq. ft. of other commercial space
  • 0.5-acre park

• Required applications:
  • Site Development Review
  • Density Bonus
  • Tentative Tract Map

• Current status:
  • Applied – EIR preparation underway
NEWPORT VILLAGE

• A new mixed-use development with:
  • 175 residential dwelling units
  • 240,650 square feet of office, retail and restaurant uses
  • 75-boat marina and public waterfront promenade
  • 1,343 parking spaces

• Required applications:
  • Approval in Concept and Coastal Development Permit
  • Conditional Use Permit
  • Site Development Review
  • Tentative Tract Map
  • Traffic Study

• Current status:
  • Applied – Incomplete
THE KOLL CENTER RESIDENCES

- A new mixed-use development with:
  - 260 residential dwelling units
  - 3,000 square feet of retail
  - 1.17-acre park
- Required applications:
  - Planned Community Development Plan
  - Transfer of Development Rights
  - Site Development Review
  - Tentative Tract Map
  - Development Agreement
  - Traffic Study
- Current status:
  - EIR prepared – Planning Commission hearing pending
MESA DRIVE TOWN HOMES

• Redevelopment of an existing residential site
  • Demolition of two dwelling units
  • Construction of eight new condominiums with attached garages
• Required applications:
  • Site Development Review
  • Tentative Tract Map
• Current status:
  • Applied – Incomplete
HARBOR POINTE SENIOR LIVING

- Redevelopment of an existing commercial site as a senior assisted living facility
  - Demolish existing 8,800 sq. ft. restaurant
  - Construct new 84,517 sq. ft. senior assisted living facility
    - 120 beds
- Required applications:
  - General Plan Amendment
  - Planned Community Development Plan Amendment
  - Site Development Review
  - Conditional Use Permit
- Current status: EIR preparation underway
COMMUNITY DEVELOPMENT FORUM 2018
BREAKOUT DISCUSSION

February 26, 2018
Civic Center Community Room