



The Week in Review

City Manager Grace K. Leung
April 19, 2019

Upcoming Events

Sat., Apr. 20

Special Olympics Basketball Tournament

Newport Coast Community Cntr.
6401 San Joaquin Hills Rd.
9 a.m. - 1 p.m.

Tues., April 23

City Council Meeting

City Hall, City Council Chambers
100 Civic Center Dr.
4 p.m.

Tues., April 23

Board of Library Trustees Mtg.

Balboa Branch Library
100 E. Balboa Blvd.
5 p.m.

Thurs., April 25

Finance Committee Mtg.

City Hall, Crystal Cove
Conference Room (Bay2D)
100 Civic Center Dr.
3 p.m.

Thurs., Apr. 25

Zoning Administrator Mtg.

City Hall, Corona del Mar
Conference Room (Bay1E)
100 Civic Center Dr.
3 p.m.

Special Events Grant Deadline

The Community Special Events Grant program is currently open for applications. This is the last call for applications for “Community and Charitable” and “Signature Event” grants, as the deadline is Thursday, April 25 at 5 p.m. If you are an event organizer for events that occur in the City of Newport Beach, are a non-profit organization, and pay city fees for your event, please visit the www.newportbeachca.gov to review guidelines and apply. Contact the Recreation & Senior Services Department for more information at 949-644-3151.

Open Budget Data Updated Through March 31, 2019

The City of Newport Beach makes financial information available to review the status of revenues and expenditures. The online Open-Budget Portal provides citizens an in-depth and friendly view of the City’s financial data including the City’s revenue sources, expenditures and the Capital Improvement Program (CIP). The site provides users the ability to view the financial data in a table, chart or graph format. Interactive features of the site allow for searching by departmental or other types of budget categories. The CIP portion of the site organizes information by funding category, funding source or by project. Users will also find project photos, the current phase of the project and a map showing the project’s location.

Through March 31, 2019, the City’s General Fund has received \$146.2 million, or 66.0%, of the \$221.5 million of budgeted general fund revenues.

The General Fund’s top three revenues sources (Property Taxes, Sales Taxes, and Transient Occupancy Tax) account for approximately 75% of all General Fund revenues. The City expects to receive \$167.1 million of revenue from these three sources in Fiscal Year 2019.

Visit the City’s website for a complete listing of meetings and events at newportbeachca.gov/events.

Tues., April 30
"Big Sonia" Movie Screening
Friends Meeting Room, Central Library
1000 Avocado Ave.
6:30 p.m. – 8:30 p.m.

Wed., May 1
General Plan Steering Committee Meeting
City Hall, City Council Chambers
100 Civic Center Dr.
6 p.m.

Fri., May 3
Friends of the Library Used Book Sale (Members Only)
Friends Meeting Room, Central Library
1000 Avocado Ave.
1:00 p.m. - 4:00 p.m.

Property Tax

Property Tax is the top source of revenue for the City and represents almost half of all General Fund revenues. Fiscal Year 2019 property taxes as a whole are budgeted to come in at \$106.7 million. The City has collected about \$67.4 million, or 63.2%, of budget through March 31, 2019.

Sales Tax

Sales tax, the second largest revenue source for the City, is expected to finish Fiscal Year 2019 at \$37.0 million. As of March 31, 2019, the City has received \$23.4 million, or 63.3%, of the sales tax budget.

Transient Occupancy Taxes

Transient Occupancy Taxes (TOT) are budgeted at \$23.4 million for Fiscal Year 2019. The City has realized 72.2%, or \$16.9 million, through March 31, 2019.

Click link [to view an interactive snapshot of General Fund revenues through March 31, 2019.](#)

As of March 31, 2019, General Fund expenditures totaled \$144.5 million, which represents 67.7% of the \$213.3 million revised budget.

Click link [to view an interactive snapshot of General Fund expenditures through March 31, 2019.](#)

Residential Development Standards Study Session

Community Development Department staff will provide an overview and seek City Council comment and direction on potential changes regarding two separate zoning code development standards on April 23. The first is a discussion of residential height and massing standards. The second will be a discussion on whether allowing greater additions to homes that do not provide code required parking will help the preservation of smaller cottages throughout the City.

Balboa Village Advisory Committee (BVAC) Walkabout

On Wednesday, April 17, the Balboa Village Advisory Committee (BVAC) met in the City's Palm Street parking lot and walked through the Balboa Village area. The Community Development and Public Works Departments showcased the improvements that have been made to the streetscape and discussed refreshing wayfinding signage. BVAC Committee members and the public provided input on sign locations and identified additional areas for improvements, as well as some issues that may require the involvement of the City's Code Enforcement Division. The BVAC meets on an as-needed basis the third Wednesday of each month. For more information, check out the BVAC webpage [here](#).

Ford Road Residential Project at 4302 Ford Road

In late 2017, the City received an application to develop 21 residential dwelling units on a primarily vacant site located adjacent to the AT&T Switch Station on the southeastern corner of the MacArthur Boulevard and Bonita Canyon Drive intersection. The applicant, Hines, worked with City staff to refine the project description and design. The proposal includes two-, three-, and four-bedroom condominium units with approximately 23,000 square feet of common area amenities. The building would be two to three stories over one level of subterranean parking with 55 parking spaces for residents and visitors. A tower element at the corner nearest the intersection would exceed the maximum allowable height limit up to 37 feet while the remainder of the building is compliant with the 33-foot maximum allowed. The project requires General Plan and Zoning Code amendments to rezone the site from Public Facilities (PF) to Multi-Unit Residential (RM).

In order to address reasonably foreseeable environmental impacts resulting from the project's implementation under the California Environmental Quality Act (CEQA), an initial study/mitigated negative declaration (IS/MND) has been prepared. The draft IS/MND was released for public review and comment on Wednesday, April 17. An electronic copy is available on the City's website [here](#). Hard copies are available at City Hall in Bay B on the first floor as well as in each library location. The comment period will run for 20 days and will conclude on Monday, May 6, 2019.

The Planning Commission and members of the public were introduced to the project at a study session on Thursday, April 18, 2019. No action was taken at this meeting. Planning Commission and Airport Land Use Commission public hearings are anticipated late June/July 2019, with City Council action occurring in August 2019.

For questions, please contact Ben Zdeba, Associate Planner, at 949-644-3253 or bzdeba@newportbeachca.gov.

LCP Amendments Finalized by Coastal Commission

Final action on two City Local Coastal Program (LCP) amendments were on the California Coastal Commission (Coastal Commission) April 11, 2019, agenda in Salinas, California. The LCP "Clean-up" amendment corrected and clarified Implementation Plan regulations relating to shoreline protective devices, height limits, modifications, and variances to make them consistent with the Zoning Code. The Accessory Dwelling Unit (ADU) LCP amendment added ADU regulations into the LCP.

Coastal Commission Executive Director Jack Ainsworth determined that the City's actions were legally adequate to satisfy the requirements of the Coastal Commission's approval of these amendments. The Coastal Commission were in unanimous concurrence with the Executive Director determination, which is the final step in the LCP amendment process.

Corona del Mar Town Hall Meeting and Community Expo

On April 17, City staff attended the Corona del Mar Annual Town Hall Meeting and Community Expo. This year's theme was "Get Informed – Get Involved." Representatives from Community Development, Library Services, Public Works, Recreation and Senior Services, NBPD, Nbfd, Municipal Operations, and a number of private organizations with a vested interest in specific concerns of the residents of Corona del Mar were present at the event. Code Enforcement Officer John Murray provided an update on the City's Code Enforcement Operations and Community Development Director Seimone Jurjjs and Chief Building Official Samir Ghosn discussed possible code changes to address residential street parking impacted by construction. Fire Marshal Kevin Bass spoke about fire marshal goals and vision and fuel modification in Buck Gully. The Town Hall Meeting provides a great opportunity for staff to interact with and educate the community on how they can stay informed on current City issues.

Vivante Senior Housing Project at 850 and 856 San Clemente Drive

In August 2018, the City received an application to develop 90 senior residential dwelling units and a 27-bed memory care facility at the former Orange County Museum of Art and administrative office buildings located at 850 and 856 San Clemente Drive. The applicant, Nexus Development Companies, has worked with City staff to refine the project description and design. The proposal includes a six-story, 183,983-gross-square-foot building up to 77 feet 10 inches (including appurtenances) and 118 surface level parking spaces. The development would include resident dining areas, fitness room, yoga room, indoor pool, lounge with bowling alley, salon, art room, theater, library, golf simulator, and support uses such as offices, mechanical and storage rooms, mailroom, laundry, and housekeeping.

The project requires a General Plan amendment to change the land use from PI (Private Institutions) to MU-H2 (Mixed-Use Horizontal), PC-19 (San Joaquin Plaza Planned Community) text amendment, development agreement, conditional use permit, major site development review, and lot merger. In order to address reasonably foreseeable environmental impacts resulting from the project's implementation under the California Environmental Quality Act (CEQA), an addendum to the Museum House EIR is being prepared and expected to be made available by the end of April 2019. An electronic copy will be made available on the City's website [here](#). Hard copies will be available at City Hall in Bay B on the first floor, as well as in each library location.

The Planning Commission and members of the public were introduced to the project at a study session on Thursday, April 18, 2019. No action was taken at this meeting. Planning Commission and Airport Land Use Commission public hearings are anticipated in late June/July 2019, with City Council action occurring in July/August 2019.

For questions, please contact Makana Nova, Associate Planner, at 949-644-3249 or mnova@newportbeachca.gov.

Balboa Island Water Main Replacement – Phase II

Construction for the Balboa Island Water Main Replacement – Phase II project continues to progress. Since our last newsletter update in March, the contractor has completed water transmission main replacement on Park Avenue from the Collins Island bridge to Apolena Avenue. The next phase of work will be replacing water transmission main up to the Marine Avenue area. Night work will be required on Sunday, May 5 for portions of work adjacent to the Marine Avenue business district in order to accommodate daytime business operating hours. The contractor is working very hard to make up for all those lost days due to rain. The scheduled completion date for the project is early June.

