



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



Seimone Jurjis, P.E,
Community Development Director

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

Jim Campbell,
Deputy Community Development Director



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



NEWPORT BEACH PLANNING

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).



Jim Campbell,
Deputy Community Development Director

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



NEWPORT BEACH PLANNING

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



NEWPORT BEACH PLANNING

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

Jim Campbell,
Deputy Community Development Director



NEWPORT BEACH PLANNING

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

Jim Campbell,
Deputy Community Development Director



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



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JOBS

PERMITS

CLASSES

PAYMENTS





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BOARDS, COMMISSIONS AND COMMITTEES

Agendas & Minutes

BUDGET

Capital Improvement Program (CIP)

Employee Salaries & Benefits

Financial Reports

CITY COUNCIL

Agendas, Minutes & Video

NEXTGEN DEPARTURE CONCERNS

COMMUNITY ISSUES

Accessory Dwelling

Balboa Peninsula

CDM High School Proposed Stadium

Coyote Management Plan

Environmental Documents (CEQA)

General Plan Update

Group Homes

Traffic Signals & Concerns

Sewer Rate Adjustment

West Newport Mesa Streetscape Master Plan

Western Snowy Plover

CULTURAL ARTS

Concerts on the Green

McFadden Square Centennial Legacy Project

Pacific Symphony

Sculpture Exhibition

Support NB Arts

PROJECTS

Planning Case Log and Project Map Viewer

Back Bay Landing

Balboa Island Seawalls Rehabilitation Project

Corona del Mar Library & Fire Station

Fire Rings

John Wayne Airport

The Koll Center Residences

Lido House Hotel

The Newport Crossing Mixed Use Project

Park Avenue Bridge Replacement

Semeniuk Slough Dredging

OCEAN SAFETY

Beach & Parking Information

Marine Animal Monitoring

Shark Education

YOUR NEIGHBORHOOD

Construction & Road Closures

FEMA Flood Map Changes

Fraud Protection

Sewer Rate Adjustment

What's Happening in My Neighborhood?



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Planning Commission

Zoning

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Grant Opportunity - Balboa Village Commercial Facade Improvement Program

▼ Current Projects and Cases

Current Planning Cases

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STAY INFORMED

INTERACTIVE PROJECT MAP

ENVIRONMENTAL DOCUMENTS

BUILDING ACTIVITY REPORTS



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SIGN UP TO RECEIVE EMAIL NOTIFICATIONS

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Community members are encouraged to sign up to receive email notifications from the City on current news items or topics of interest.

News

- Assessment Districts
- Balboa Village Advisory...
- Boards - Commissions...
- Boat Auctions
- Building Division News
- City Council Agendas
- City Council Minutes
- City Council Public Hea...
- City Hall Hours and Clo...
- Community Emergency...
- Cultural Arts and Librar...
- Disaster Information
- Environmental Docume...
- Field Conditions
- Finance Committee
- Financial Information
- Fire Department Inform...
- Fire Rings Information
- General News
- General Plan Update
- Newport Banning Ranc...
- Planning Commission...
- Planning Division News
- Recreation Classes an...
- Special Meetings
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- Water Conservation
- Zoning Administrator M...
- Zoning Code Updates

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Commercial Facade Improvement Program

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Current Planning Cases



CITY OF NEWPORT BEACH

All Records

- Address
- Contact
- Council District
- Permit Type
- Project Title

ING ACTIVITIES (PA)

Council District 2

HOAG DR

(No records or documents may not be available at this time.)

IN THE CITY OF NEWPORT BEACH AND HOAG MEMORIAL

Council District

PA2011-042 - Zone Code Amendments

CA2011-006 - Code Amendment

1 CITYWIDE PROJECT

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

Contact: M. Whelan - 949-644-3221

+ More Information

PA2017-178 CDP**Council District 1**CD2017-074 - *Coastal Development Perm*

2123 BALBOA BLVD E

Description: Request for approval of a Coastal Development Permit (CDP) to allow the demolition of an existing single-family residence 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.

Contact: G. Ramirez - 949-644-3219[+ More Information](#)**PA2017-179 Sheehy Residence****Council District 6**CD2017-076 - *Coastal Development Perm*

2495 OCEAN BLVD

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[+ More Information](#)**PA2017-180****Council District 2**CD2017-075 - *Coastal Development Perm*

488 62ND ST

[View Ordinances and Resolutions](#) *(Not all projects require a Resolution or Ordinance, or documents may not be available at this time.)*

Description: 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

Contact: L. Schuller - 949-644-3237[+ More Information](#)

Filter by: Project Title

PA2017-179 Sheehy Residence

CD2017-076 - Coastal Development Perm

2495 OCEAN BLVD

Council District 6



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

— More Information

Status: APPLIED

Applied: 9/1/2017

Follow-up Rev:

Approved:

Final:

Effective:

Expired:

Denied:

Pending:

Date Withdrawn:

Voided:

Date	Activity - Status
09/01/2017	Application - SUBMITTED
09/05/2017	Admin Setup -
09/11/2017	Project Review Request -
09/29/2017	Letter Sent - Incomplete

Contact: L. Schuller - 949-644-3237

+ More Information



What's Going on in My Neighborhood?



Layers



I want to...

Current Projects



Filter Layers...



Filter

Map Layers



Current Projects Layers

CIP CIP's in Construction



DEV Trending Development



Projects

PA Active Planning Activities



BP Active Building Permits



Base Maps

2016 Aerial Photos



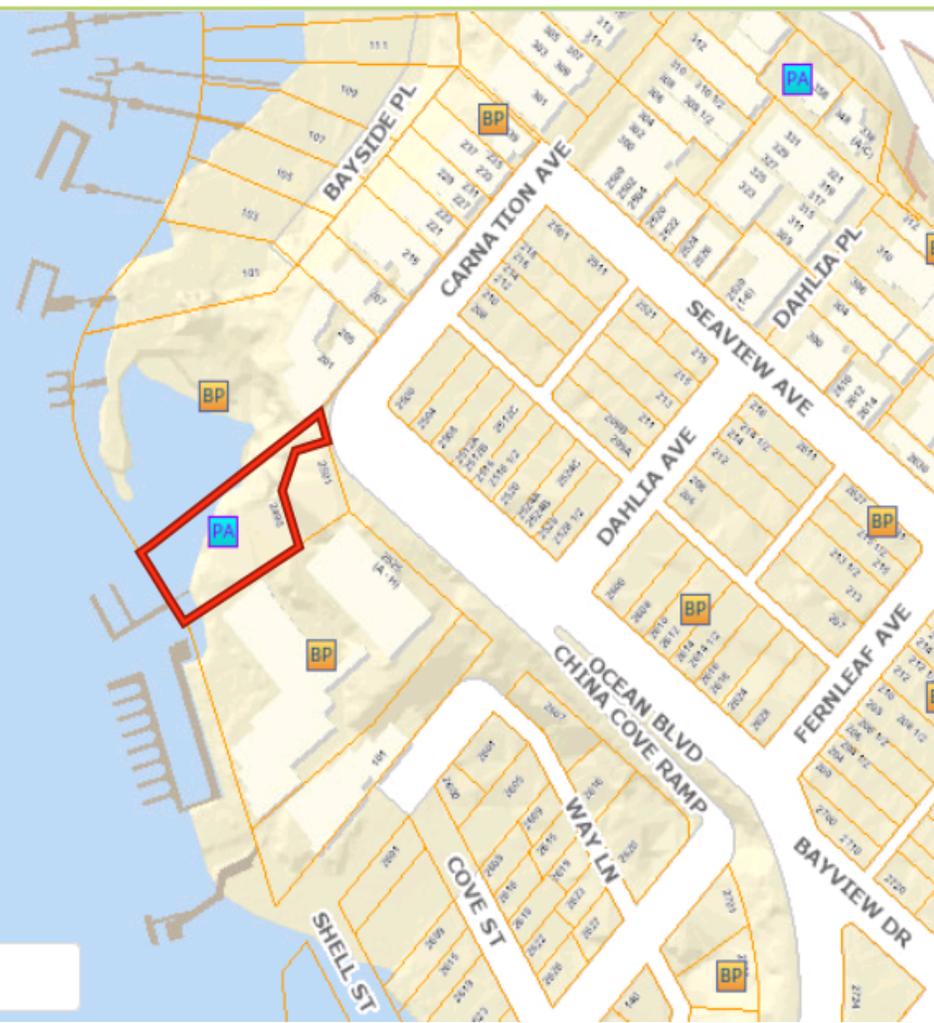
Layers



Street M...



0 100 200ft





What's Going on in My Neighborhood?



Layers



I want to...



Current Projects

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Map Layers

Current Projects Layers

CIP CIP's in Construction

DEV Trending Development

Projects

PA Active Planning Activities

BP Active Building Permits

Base Maps

2016 Aerial Photos





CIP's in Construction



Trending Development

Projects



Active Planning Activities



Active Building Permits



Layers





Layer

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

Current Projects

Filter Layers...

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 - Trendin
- Projects
 - Active Pl
 - Active Bu
- Base Maps

2016 Aerial Photos

Layers





What's Going on in My Neighborhood?



Layers



I want to...



Street M...



0 200 400ft

Current Projects

Filter Layers... Filter

Map Layers

Current Projects Layers

CIP CIP's in Construction

DEV Trending Development

Projects

Active Planning Activities

Active Building Permits

Base Maps

2016 Aerial Photos

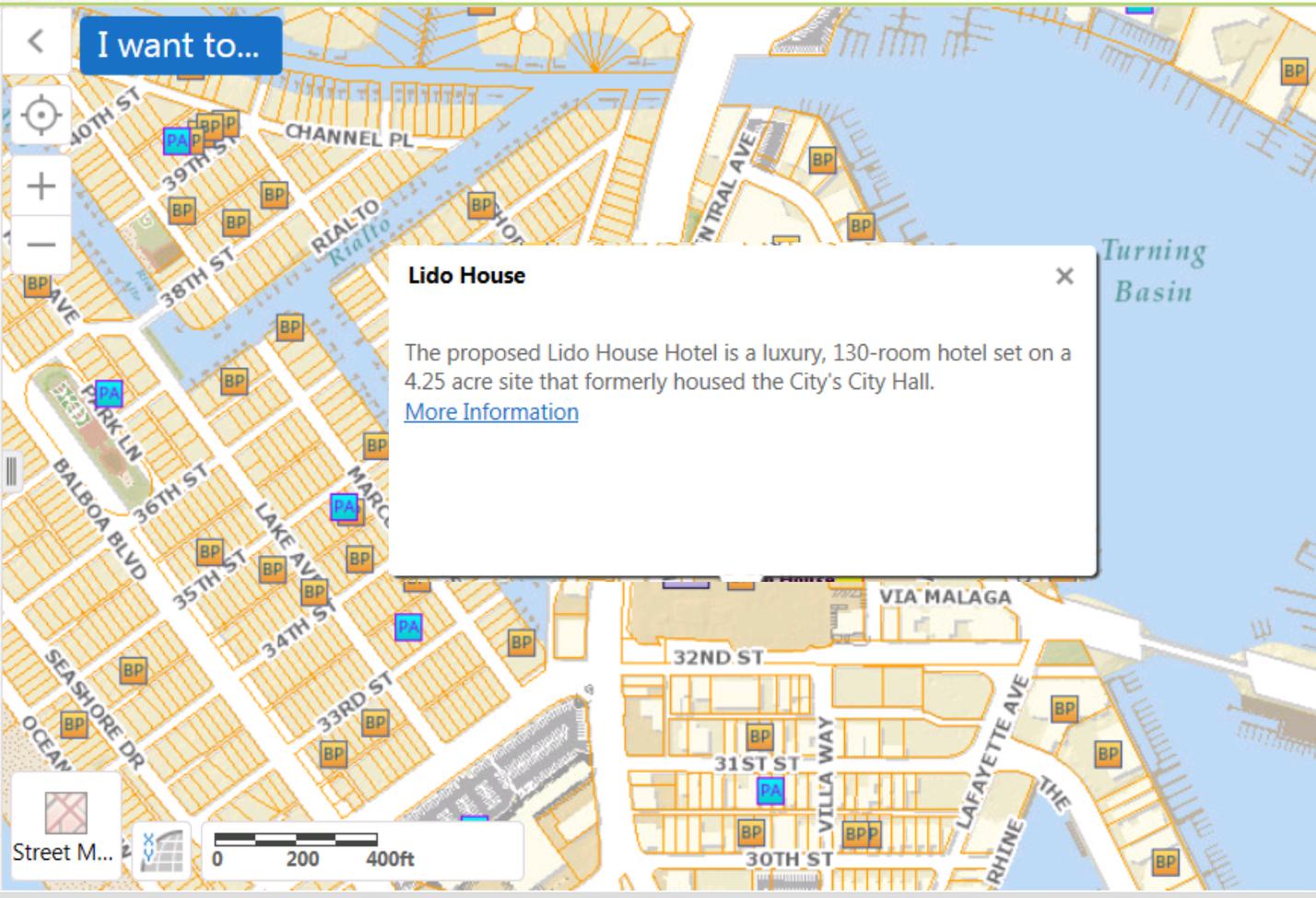


Layers

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](#)





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LIDO HOUSE HOTEL

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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



Layers



I want to...

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 >



Street M...



0 200 400ft



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Operational Hours / Staff

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ENVIRONMENTAL DOCUMENTS

▼ Planning Division

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Administrative Approvals

Hearing Officer

General Plan, Codes, and Regulations

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Community Development Block Grant (CDBG)

Housing

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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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Operational Hours / Staff

Planning Commission

Zoning Administrator

Administrative Approvals

Hearing Officer

General Plan, Codes, and Regulations

Grant Opportunity - Balboa Village Commercial Facade Improvement Program

Current Projects and Cases

Applications, Forms, and Fees

Development Agreements

Community Development Block Grant (CDBG)

Housing

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Operational Hours / Staff

Planning Commission

Zoning Administrator

Administrative Approvals

Hearing Officer

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BUILDING ACTIVITY REPORTS

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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 / HARB / SOLAR / POOL / FIRECOMB / CIP / FIRE

2/19/18

Page 1 of 14

PERMIT #	ISSUED DATE	ADDRESS	DESCRIPTION	VALUATION
S2017-0171	10/11/2017	3621 SAUSALITO DR	SFR SPA W/ REFLECTIVE POND 216 S	\$35,000.00
	CONTRACTOR	G D M LANDSCAPE	31878 DEL OBISPO, STE 118 #435 SAN JUAN CAP CA 92675	
	APPLICANT	GRANT/GDM LANDSCAPE	31878 DEL OBISPO #11-435 SAN JUAN CAPISTRANO CA 926	
	ENGINEER	LACHER TODD	1201 N TUSTIN AVE ANAHEIM CA 92807	
S2018-0017	01/29/2018	59 CAMBRIA DR	POOL REMODEL (DECREASE BY 50 S	\$25,000.00
	ENGINEER	LACHER TODD	1201 N TUSTIN AVE ANAHEIM CA 92807	
	APPLICANT	PROMONTORY POOLS	17401 IRVINE BLVD TUTIN CA 92780 (LYLE)	
	CONTRACTOR	PROMONTORY POOLS INC	17401 IRVINE BLVD STE B TUSTIN CA 92780	
E2018-0058	01/29/2018	59 CAMBRIA DR	ELEC TO WATER FEATURE &	\$0.00
	ENGINEER	LACHER TODD	1201 N TUSTIN AVE ANAHEIM CA 92807	
	APPLICANT	PROMONTORY POOLS	17401 IRVINE BLVD TUTIN CA 92780 (LYLE)	
	CONTRACTOR	PROMONTORY POOLS INC	17401 IRVINE BLVD STE B TUSTIN CA 92780	

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SOCIAL MEDIA

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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/nbfire
- Library & Cultural Arts - facebook.com/library
- Police - facebook.com/newportbeachpolice

Instagram

- City general information - [@cityofnewportbeach](https://instagram.com/cityofnewportbeach)
- Library - [@nblibrary](https://instagram.com/nblibrary)
- Police - [@newportbeachpd](https://instagram.com/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

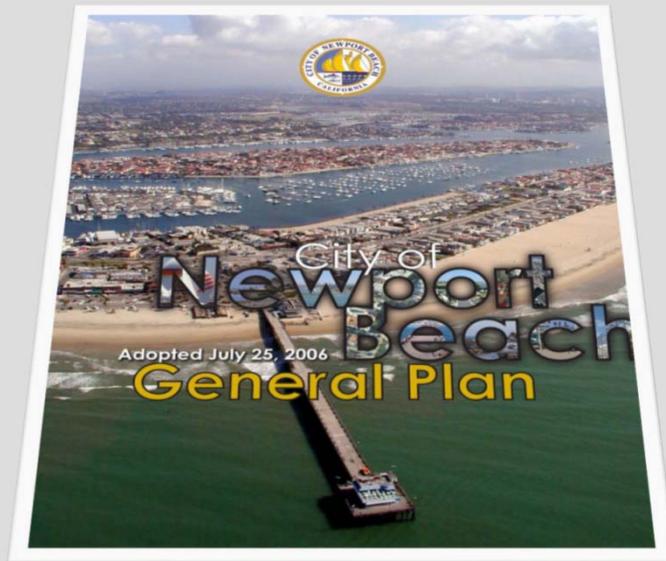
- City general information - [@newportbeachgov](https://twitter.com/newportbeachgov)
- Fire - [@nbfdpio](https://twitter.com/nbfdpio)
- Lifeguards - [@newportbeachlg](https://twitter.com/newportbeachlg)
- Library & Cultural Arts - [@nbpl](https://twitter.com/nbpl)
- Police - [@newportbeachpd](https://twitter.com/newportbeachpd)

YouTube

Quick Links

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- [NBTv](#)
- [myNB mobile App](#)
- [Public Records](#)

GENERAL PLAN UPDATE



- Process Begins 2019
 - Outreach
 - Plan Creation
 - Plan Review
- Process Completion 2021

Jim Campbell,
Deputy Community Development Director
General Plan Update



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



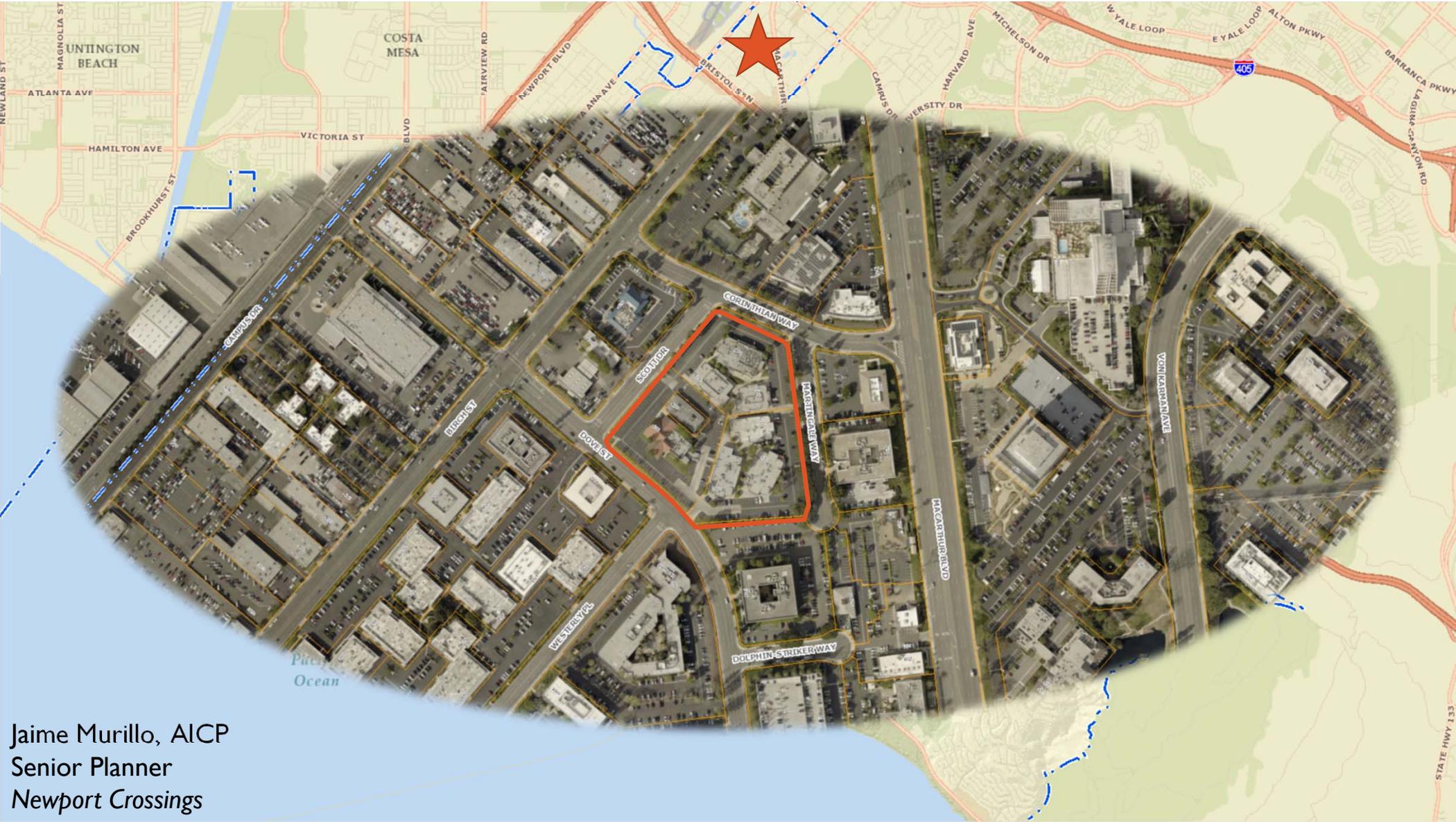


Chelsea Crager,
Assistant Planner
Mariner's Square

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





Jaime Murillo, AICP
Senior Planner
Newport Crossings

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





Makana Nova, AICP
Associate Planner
Newport Village

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





UNTINGTON BEACH

COSTA MESA

405

ATLANTA AVE

HAMILTON AVE

BROOKHURST ST

SCOTT DR

CORINTHIAN WAY

MARINGALE WAY

WESTERN PL

DOVE ST

NEWPORT PLACE DR

HALF DOME PL

UPTOWN NEWPORT DR

MACARTHUR BLVD

VON KARMAN AVE

BIRCH ST

MACARTHUR

BARDEENA AVE

JAMBOREE RD

CAMPUS DR

UNNAMED STREET

GRADUATE

SCHOLARSHIP

WYALE LOOP

E YALE LOOP

ALTON PKWY

BARRANCA PKWY

LASUNA CANYON RD

STATE HWY 133

Rosalinh Ung,
Senior Planner
Koll Residential

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





Liz Westmoreland,
Assistant Planner
Mesa Drive Condominiums

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





Ben Zdeba, AICP
Associate Planner
Harbor Pointe Senior Living

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