

4.5 AESTHETICS

The aesthetic quality of Aerie property is determined by its visual character, consisting of elements such as natural and man-made features, elevations and topography, and prominent views of and from the site. In addition, surrounding urban and natural features comprise the visual setting within which the project site takes on a given degree of importance.

Both natural and artificial landscape features contribute to perceived visual images and the aesthetic value of a view. The aesthetic value of a site or feature may be influenced by geologic, hydrologic, botanical, wildlife, recreational, and urban features associated with it. Visual images and their perceived visual quality can vary substantially by season and even hourly as weather, light, shadow, and elements that comprise the viewscape change. Judgments of visual quality must also be made based on a regional frame of reference, since the same landform or visual resource in different geographic areas could have different visual resource quality and sensitivity in each setting. For example, a small hill may be a significant visual element on a flat landscape but may have very little significance in mountainous terrain.

Evaluating a project's landscape changes and its effects on visual quality is often seen as a highly subjective matter, open to many interpretations and personal preferences. However, a widely diverse body of knowledge and study of the subject of natural and urban aesthetics has led to coherent and systematic methods of visual impact analysis. In the absence of a methodology prescribed by the City of Newport Beach, this analysis utilizes a series of visual simulations constructed for the proposed project that illustrate the post-development characteristics of the proposed project. A qualitative, descriptive approach is employed to describe and evaluate the visual resources of the subject site and proposed development. The existing visual setting in and around the subject property is defined by on-site and off-site features and the various views from particular vantage points (i.e., "viewsheds") that encompass those features. The on-site and off-site aesthetic character consists of urban and natural elements, and all occur within the context of a variety of urban land uses, including single-family attached and detached residential development located within the immediate vicinity of the subject property and adjacent roadways. A series of visual simulations has been prepared and serve as the basis for determining the potential impacts of the proposed project on the aesthetic character of the area.

Visual Analysis Two-Point Perspective Methodology

SoftMirage/BP Media Group, Inc., created a series of visual simulations from several vantages in the project area that are based on a Two-Point Perspective Methodology (refer to Appendix G). Perspective shows depth in an image or photograph based on the human eye and in this case, for the visual simulations, by a camera. The distance, height, and angle of the camera can change the orientation of whatever object is in focus. The two-point perspective is a common way to view photos or renderings with a great degree of accuracy because two-point perspectives rely on the use of accurate three-dimensional angles, while holding onto vertical lines to ensure design accuracy. In this method of creating the visual simulations, the camera is often placed looking on a corner of the focus object to better show at least two sides of the object. This is the preferred viewing angle for people when compared to the three-point perspective, which places the viewer seemingly substantially above the object looking down or below the object looking up. Although the simulations presented in this section are visually accurate, it is important to note that it is virtually impossible to re-create an image with absolute accuracy due to several variables that affect the accuracy.

4.5.1 Existing Conditions

Refer to Chapter 3.0 (Project Description) for a discussion of on- and off-site visual character and off-site views.

Natural Resources Element

As previously indicated, Figure NR3 in the Natural Resources Element identifies Ocean Boulevard in the vicinity of the subject property as a "Coastal View Road." In addition, the corner of Ocean Boulevard and Carnation Avenue and Begonia Park are identified as a "Public View Point." The City has adopted several goals and policies intended to preserve and/or enhance the visual resources within Newport Beach. As a result, future development that may affect the Coastal View Roads and/or Public View Points must adhere to the adopted applicable policies and programs.

4.5.2 Significance Criteria

Implementation of the proposed project would result in a significant adverse environmental impact if any of the following occurs as a result of project implementation.

The proposed project will be considered to have a significant aesthetic impact if:

- The project has a substantial adverse effect on a scenic vista.
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- Substantially degrade the existing visual character or quality of the site and its surroundings.
- Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

4.5.3 Standard Conditions

- SC 4.5.1 Lighting shall be in compliance with applicable standards of the Zoning Code. Exterior on-site lighting shall be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent sites or create a public nuisance. "Walpak" type fixtures are not permitted.
- SC 4.5-2 Prior to issuance of the certificate of occupancy or final of building permits, the applicant shall schedule an evening inspection by the Code and Water Quality Enforcement Division to confirm control of light and glare.
- SC 4.5-3 The applicant shall dedicate a view easement; however, it will only affect the project site. Structures and landscaping within the easement area shall not be permitted to block public views. The easement shall be recorded prior to the issuance of a building permit for new construction and shall be reflected on the final tract map.

4.5.4 Potential Impacts

4.5.4.1 Short-Term Construction Impacts

Implementation of the proposed project will result in site preparation (e.g., grading, etc.) and construction activities that could have some short-term effects, which would temporarily change the character of the area; however, it is important to note that these potential effects are similar to those which are typical of similar development projects in the City that undergo development and redevelopment. The effects of construction will be visible during the anticipated 32-month construction phase. Other effects during the initial phase of development include dust generation associated with site grading and construction of the new structures that are proposed for the subject property. Construction staging areas, storage of equipment and supplies, and related activities will contribute to a generally “disturbed” condition, which may be perceived as a potential visual impact. However, while these activities may be unsightly, they are not considered significant impacts because they are temporary in nature and will cease upon completion of the proposed construction program. Nonetheless, a measure has been recommended to locate staging areas away from areas most visible to the surrounding development, if feasible.

4.5.4.2 Long-Term Operational Impacts

The proposed project is located in a developed urban area that includes single-family residential uses to the north, east and south, and multi-family uses to the immediate south and northeast. Many residential structures in the area are built into the coastal bluff. Newport Bay in the vicinity of the project site is characterized by boat docks ancillary to abutting single- and multiple-family residential uses. Development existing along Ocean Boulevard and Carnation Avenue extends down the bluff face. The north-facing portion of the property overlooks Bayside Place and the homes on Bayside Drive. The west-facing portion of the property overlooks a small cove off of Newport Bay, as well as several residential structures that are built into the bluff above the cove. The project site is currently developed with a multi-story, 14-unit apartment building and a single-story, single-family residence. Project implementation will result in the demolition of the existing residential structures and the development of a new 8-unit condominium structure that will have a total of six levels, including two levels and a portion of a third level that will be visible above the existing grade adjacent to the intersection of Carnation Avenue and Ocean Boulevard. A total of four levels of the structure will be visible when viewed from Newport Bay. The lowest two levels (i.e., basement and sub-basement) will be fully subterranean and will not be visible. The potential effect of the project will be a change in the type and design of the structure as viewed from the street and from Newport Bay. The overall building height of the proposed residential structure will be increased by approximately nine feet over the existing multiple-family structure and approximately 17 feet over a portion of the existing single-family structure as measured from the front street grade level.

View Corridors

The certified Coastal Land Use Plan (“CLUP”) and the Natural Resources Element of the City’s General Plan (Figure NR3) designate the intersection of Ocean Boulevard and Carnation Avenue as a “Public View Point.” Additionally, Ocean Boulevard east of the project site is designated as a “Coastal View Road.” Views from Carnation Avenue and Ocean Boulevard presently exist between the existing apartment building and a fence and garage structure located on the abutting property to the south and east. Existing development of the site blocks the view to the north from these public roads. Project implementation will result in the construction of a residential structure that is approximately nine feet higher than the existing structures located on the same site. The proposed condominium building has been designed to conform to the existing 28-foot height limit imposed by the Newport Beach Zoning Code. The proposed structure will not obstruct existing public views of the bay and coastline from the Public View Point due to its location. The existing view to the west measures 25 degrees while standing in the optimal position within the public right-of-way closest to the structure. The view will not only be

maintained but it will also be expanded by 76 percent, from 25 degrees to 44 degrees (refer to the Exhibit 4.5-1). This increased viewing angle is the result of the design of the southwest wall of the proposed structure, which is located approximately 11 feet to the north of the existing building wall. The proposed design results in an increase in the distance between the proposed structure and the existing development to the south. Views to the west from Ocean Boulevard will also be enhanced as a result of the increased distance between buildings. In addition, a northern view corridor will also be created where one does not currently exist.

Visual Simulations

Several visual simulations were created based on the Two-Point Methodology previously described. The purpose of the visual simulations is to provide a comparison of the existing visual/aesthetic character of the area to that of the project after the site is redeveloped as proposed. The locations from which the simulations have been created are illustrated in Exhibit 4.5-2. As indicated in that exhibit, several locations were selected from Begonia Park and the nearby area to illustrate the project's effect on the view corridor from the park to the harbor and ocean to the west. Other visual simulations were also created from locations in the immediate vicinity of the project site (e.g., Ocean Boulevard and Carnation Avenue) to reflect the project's aesthetic character and potential effect of development on views to the west from those vantages. In addition, views from several locations from inside the harbor illustrate the change in character associated with the proposed project and the effect of the proposed changes, including the proposed dock, from the west. The following discussion summarizes each of the simulations and describes the changes resulting from project implementation.

Simulation V01 – Bayside Drive Beach (Exhibit 4.5-3)

As indicated in this view from Bayside Drive Beach (approximately 2,000 northwest of the subject site), views of the site are in the background of the photograph. As noted in this simulation, residential development extends along nearly the entire length of the bluff, including the subject property. However, implementation of the proposed project will not significantly change the visual character of the area within which the project is located. The most noticeable change to the vista when viewed from the vantage from Bayside Drive Beach is the “curvilinear” design of the proposed residential structure, which allows the building to conform to the bluff when compared to the existing rectilinear features of the existing residential structure. Views of the portion of the bluff located below the proposed development will retain the existing topographic character. The proposed dock facility cannot be seen from Bayside Drive Beach because the intervening pier that extends into the harbor north of the beach location.

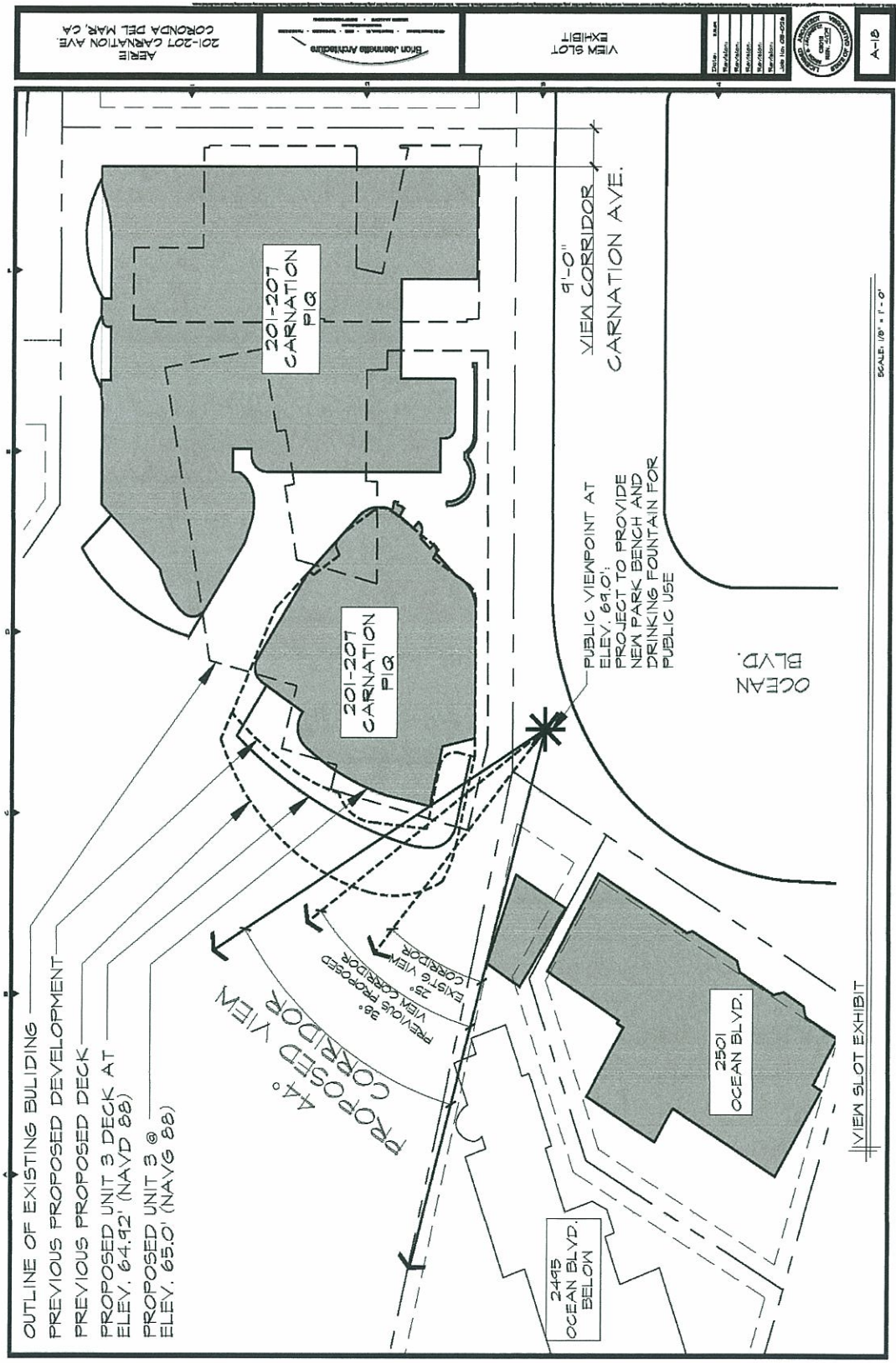


Exhibit 4.5-1
Expanded View Corridor from Ocean Avenue

SOURCE: Brion Jeannette Architecture



SOURCE: SoftMirage

Exhibit 4.5-2 Visual Simulation Key Map

*Draft Environmental Impact Report
Aerie PA2005-196 – Newport Beach, CA
March 2009*

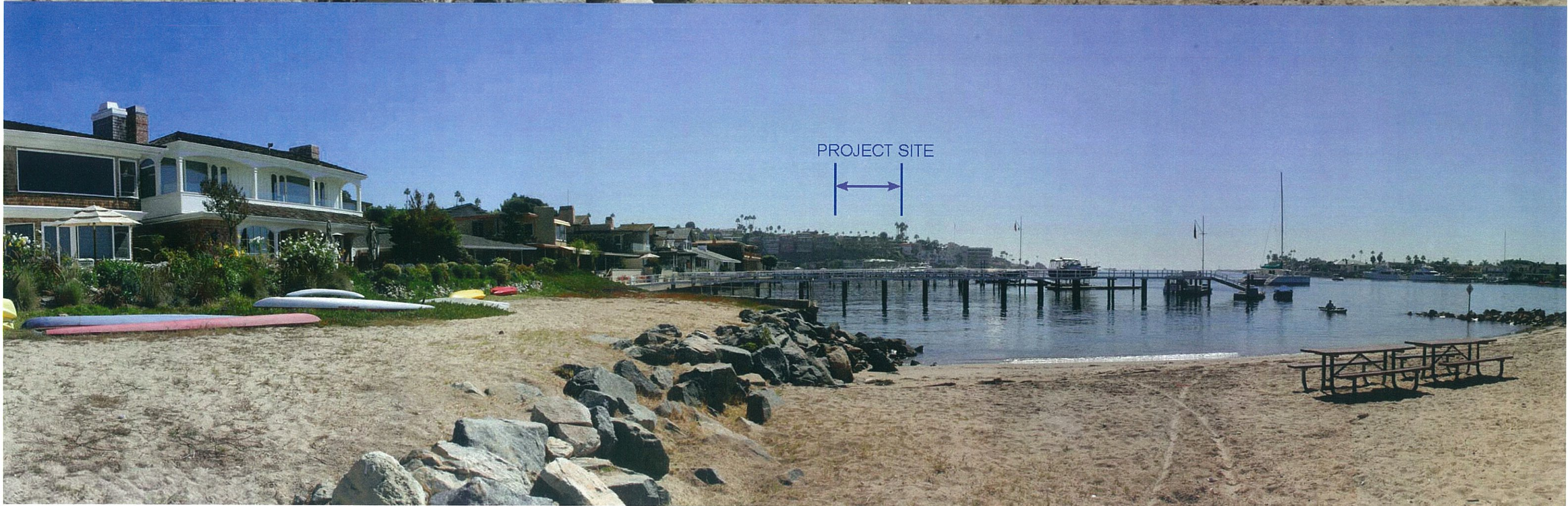
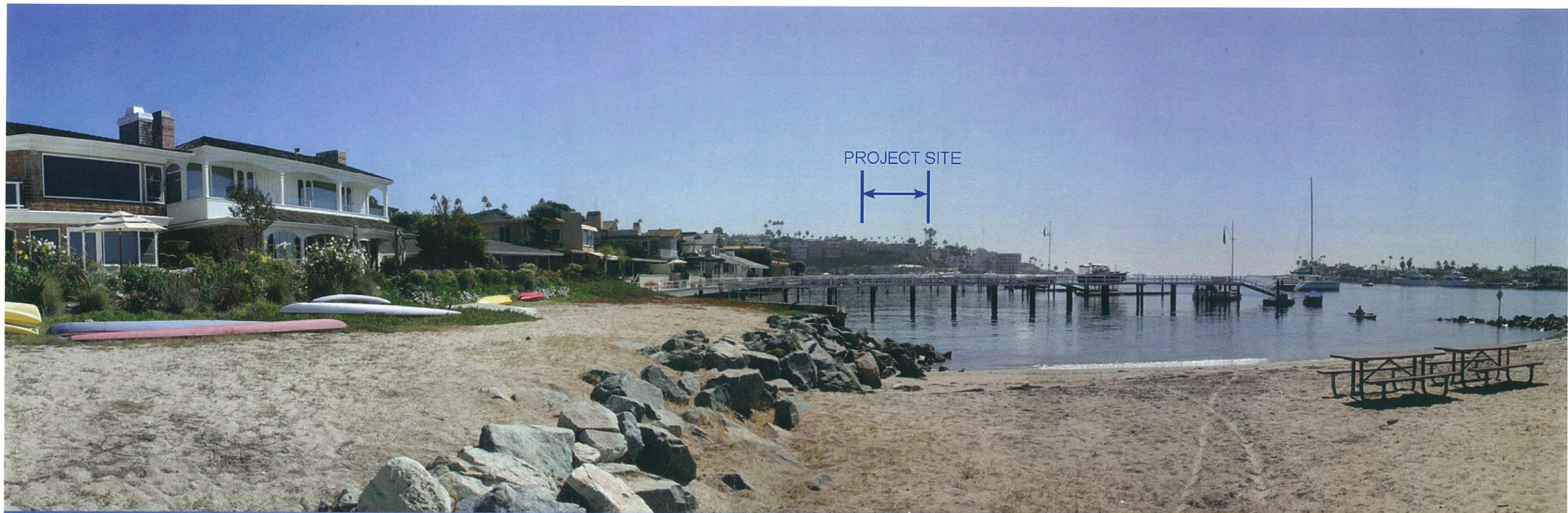


Exhibit 4.5-3
Visual Simulation V01 - Bayside Drive Beach

Simulation V02 – Channel Road Beach (Exhibit 4.5-4)

The Channel Road Beach location vantage is located on the Balboa Peninsula, approximately 1,300 feet west of the site. As revealed in this visual simulation, the change in the character of the site is apparent when viewed from this location. The large apartment structure that currently exists on the site, which is dominated by sharp vertical and horizontal features, will be replaced by a similarly large structure; however, the proposed multiple-family residential structure has been designed to “fit” the bluff by eliminating the sharp angles and replacing them with a curvilinear facade that conforms to the existing bluff feature. In addition, the proposed building also appears more subdued as a result of the darker color proposed. Although the proposed multiple-family structure would block the view of the red roof of the existing residence located to the rear when the project is completed, the tops of the trees would remain visible. In addition, more existing development on the east side of Ocean Boulevard can be seen because of the greater building setback from the southern property boundary. As identified above in Simulation V01, views of the portion of the bluff located below the proposed development will retain the existing topographic character. The proposed expanded dock facility can be seen below the bluff from the Channel Road Beach location. Although the larger rock outcroppings will remain visible, the rock features in front of the small cove would not be seen from this vantage because the dock, when occupied by one or more boats, would obscure some or all of the rocky features.

Simulation V03 – Corner Carnation Avenue/Ocean Boulevard (Exhibit 4.5-5)

The view of the site from Carnation Avenue and Ocean Boulevard illustrates the existing apartment building and the proposed multiple-family structure. As can be seen, views of the existing structure are dominated by the flat roof features of the and angular forms that dominate the multiple-family residential structure, which was built in 1948. In particular, the wide, open carport that fronts along Carnation Avenue reveals the automobiles that are parked in the structure at ground level. An ocean view exists between the existing apartment building on the site and the adjacent residence that fronts on Ocean Avenue. The area on Ocean Boulevard between the subject property and the property to the south is designated as a Public View Point.

The post-development simulation illustrates the change in character that will occur. In particular, the features of the proposed multiple-family residential building will be curvilinear. Although the proposed structure will be higher than the existing apartment building, the character of the building will change dramatically, and will be characterized by a façade that features a combination of exterior plaster and stone. The increased in building height would not adversely affect any public view. In addition, parking will not be visible when the building is viewed from the street; all parking will be accommodated below grade within the building. Landscaping will be integrated into the design to soften the building mass. As previously indicated, a Public View Point is located on Ocean Boulevard south of Carnation Avenue. Project implementation will enhance the view from the designated view location. The view window at this location will be expanded (refer to Exhibit 4.5-1) by 76 percent (i.e., from approximately 25 degrees to about 44 degrees).

Simulation V04 – Ocean Boulevard View Corridor (Exhibit 4.5-6)

As previously indicated, Ocean Boulevard is designated as a “Coastal View Road” in the City’s Natural Resource Element (refer to Figure NR3). Exhibit 4.5-6 illustrates the view of the site looking north from a location south of the site on Ocean Boulevard. The open nature of the carport that dominates the lower level of the existing structure is highly visible from this vantage. The proposed building elevation reflects a modern character in contrast to the existing development. Although the proposed residential structure will be higher than the existing apartment building, it will not exceed the permitted building height. Project implementation will also result in a wider northerly view window when viewed from the south. In addition, the existing overhead utility pole and overhead lines at the corner of Ocean Boulevard and Carnation Avenue will be undergrounded, which will also improve the aesthetic character of the area. Finally, a public bench and drinking fountain will be located in the vicinity of the Carnation Avenue Public View Point to accommodate public access to the view location.

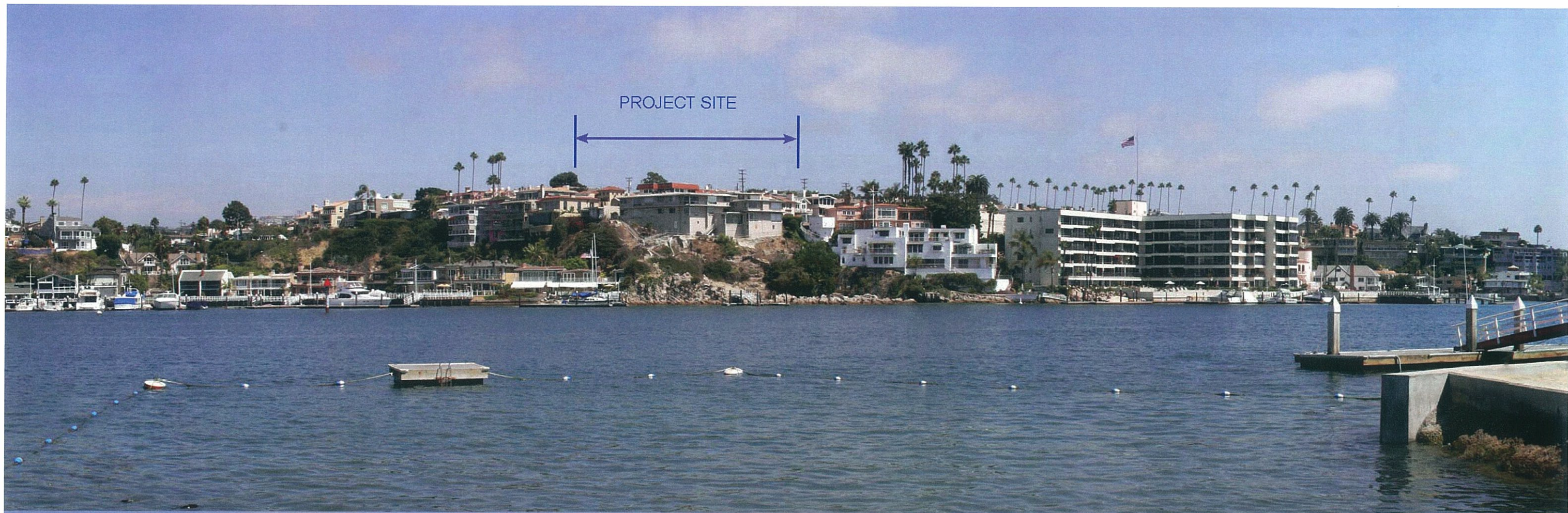


Exhibit 4.5-4
Visual Simulation V02 - Channel Road Beach



Exhibit 4.5-5
Visual Simulation V03 - Carnation Avenue/ Ocean Boulevard



Exhibit 4.5-6
Visual Simulation V04 - Ocean Boulevard View Corridor

Simulation V08 – Carnation Avenue (Exhibit 4.5-7)

The view from Carnation Avenue looking west to the ocean illustrates that changes that would occur with the implementation of the proposed project. Exhibit 4.5-7 illustrates the proposed multiple family structure and the relationship of that new structure to the existing development. Redevelopment of the site with the proposed multiple-family residential structure will result in the appearance of the larger and taller structure in the foreground than currently exists, adjacent to the existing residence east of the site on Carnation Avenue. The existing landscaping at the eastern corner of the lot would be replaced and the proposed structure would dominate the foreground from this vantage. While a larger building will be introduced, the structure would not exceed the building height limitations prescribed for the zoning district. The existing view to the ocean to the west would be preserved and enhanced. In addition, as previously indicated, the overhead utilities that exist within the parkway on the south side of Carnation Avenue would be undergrounded, thus eliminating the utility features that extend vertically and horizontally within the viewshed. The elimination of these features would enhance views and the aesthetic character within the neighborhood.

Simulation V09 – Ocean Boulevard (Exhibit 4.5-8)

This visual simulation illustrates the proposed project in context with the nearby residential development existing in the Corona del Mar neighborhood. As can be seen in Exhibit 4.5-8 and in other simulations of the project environs, a variety of architectural styles is present in the area. When compared to the existing apartment building, which was designed and constructed in 1948, the proposed project introduces a modern architectural style. The various structural and landscape elements integrated into the proposed structure are intended to break up the mass and the new building. The overhead utility pole previously identified on Carnation Avenue, which can be seen in the background, will be eliminated. In addition, the building setback at the south end of the subject property has been increased to expand the existing view corridor between the subject property and that to the south. Consequently, a wider view between those structures would result, which would allow for and expanded view to the north from this view location.

Begonia Park Visual Simulations

Three visual simulations were created from vantages within Begonia Park, including one from the lower bench within the park, a simulation from the park's upper bench, and one from the northern limits of the park near the corner of Begonia Avenue and First Avenue. Visual Simulation V05 (refer to Exhibit 4.5-9) illustrates the view from the lower bench situated on Begonia Park north of the site. As can be seen, from this vantage, the harbor and ocean to the west are clearly visible from this location. The proposed multiple-family residential structure and associated landscaping will extend outward onto the bluff and encroach slightly into the viewshed beyond the limits of the existing apartment building and single-family residence that currently occupy the site. However, only a small portion of the ocean view at the horizon would be affected by the proposed project from the lower bench of Begonia Park; no portion of the harbor visible from this location would be affected by the proposed project.

The view of the site from the upper bench of Begonia Park (refer to Exhibit 4.5-10) reveals a similar view as that illustrated in Exhibit 4.5-9. However, from this location within the park, it is apparent that site development would extend outward onto the north face of the bluff, affecting a small area of the ocean view at the horizon, similar to that in Exhibit 4.5-9. Similar to the lower bench, no portion of the harbor view would be affected.



Exhibit 4.5-7
Visual Simulation V08 - Carnation Avenue



Exhibit 4.5-8
Visual Simulation V09 - Ocean Boulevard



Exhibit 4.5-9
Visual Simulation V05 - Begonia Park - Lower Bench



Exhibit 4.5-10
Visual Simulation V06 - Begonia Park - Upper Bench

The final visual simulation of the proposed project (refer to Exhibit 4.5-11) from Begonia Park reveals that although the northerly encroachment of the multiple-family residential structure into the viewshed will occur, similar to that in Exhibit 4.5-10, the effect on this view will be minimal. Only a small portion of the ocean at the horizon in the background would be eliminated from view and the view of the harbor is not reduced; however, this change would not be significant because it represents a nearly indistinguishable increment of the total viewshed and, in particular, the ocean view.

In addition to the three visual simulations from Begonia Park, a fourth simulation was generated to illustrate the potential visual impacts associated with the project. Visual Simulation V16 – Begonia and Pacific (refer to Exhibit 4.5-12), illustrates the southerly view from this vantage. The story poles that have been erected are intended to reflect the building envelope of the proposed project at 2333 Pacific Avenue, which is currently an undeveloped property. As can be seen in this visual simulation, construction of a residential project at the Pacific Avenue location would virtually eliminate the entire harbor and more distant ocean view from this vantage. As a result, the proposed Aerie project would not significantly impact the viewshed from any of the four locations within or near Begonia Park.

Harbor Near-Surface Level View Simulations

Several visual simulations have been created, which look toward the proposed blufftop project and docks and cove below the bluff to provide a comparison of the existing visual character of the site from the harbor when viewed from the water surface (e.g., paddling in a kayak in the harbor). Visual Simulation V10 – Kayak 1 (refer to Exhibit 4.5-13) illustrates the changes anticipated to occur as a result of project implementation. From this vantage in the harbor just south of the proposed project site, the differences in visual character relate mostly to the bluff development. The proposed multiple-family residential structure will be stepped back from its base as it rises above the bluff. While slightly higher than the existing structure, the curvilinear features combined with the colors used for facade and roof/deck features allow the proposed structure to conform to the existing topographic features when compared to the existing apartment building (and adjacent large single-family residence to the south), which is characterized by a tall vertical mass rising from the bluff face and no significant landscape features. The man-made elements (e.g., concrete remnants, drainage pipes, etc.), which tend to degrade the aesthetic quality of the bluff, will be removed. The bluff face below the proposed structure would be landscaped and enhanced with native plant materials. No significant visual impacts would occur to the cove or the natural features below the bluff. As indicated in this exhibit, the proposed dock facilities would not affect existing views to the cove. The larger dock feature, when viewed from this location within the harbor, would add additional docks and boats in the harbor, which is characterized by similar features north and south of the property.

Visual Simulation V11 – Kayak 2 (refer to Exhibit 4.5-14) provides a view from just beyond the proposed boat dock facility looking directly at the proposed multiple-family residential development. As indicated in this visual simulation, the proposed docks, when occupied by boats, would dominate the foreground view; however, the main features of both the bluff and the rocks features below would remain within view of kayakers or others boating in the harbor. The proposed structure has been designed to conform to the bluff with both colors and landscaping and the mass has been broken by the physical separation between the two main structural elements. The proposed structure would extend farther to the north, allowing for the wider view window to the south, between the proposed structure and the existing single-family residence to the south. As illustrated in Exhibit 4.5-13, the vertical elements of the existing structure have been eliminated to create a more topographically compatible effect.



Exhibit 4.5-11
Visual Simulation V07 - Begonia Park (Corner Begonia Avenue/ First Avenue)

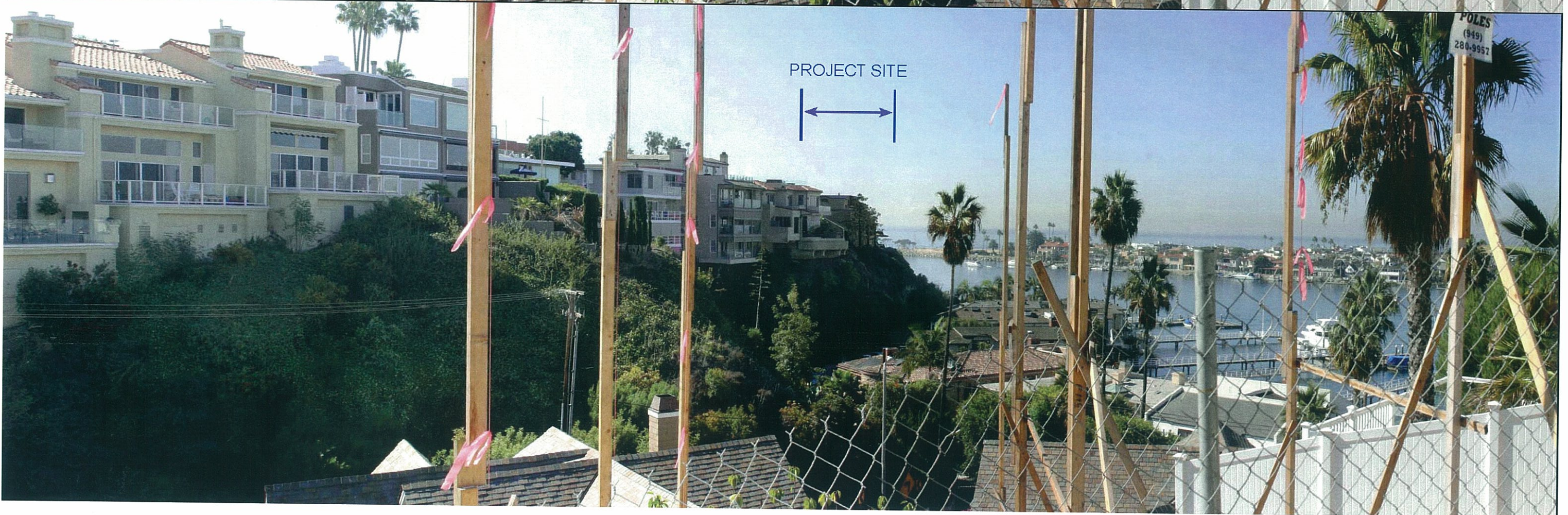
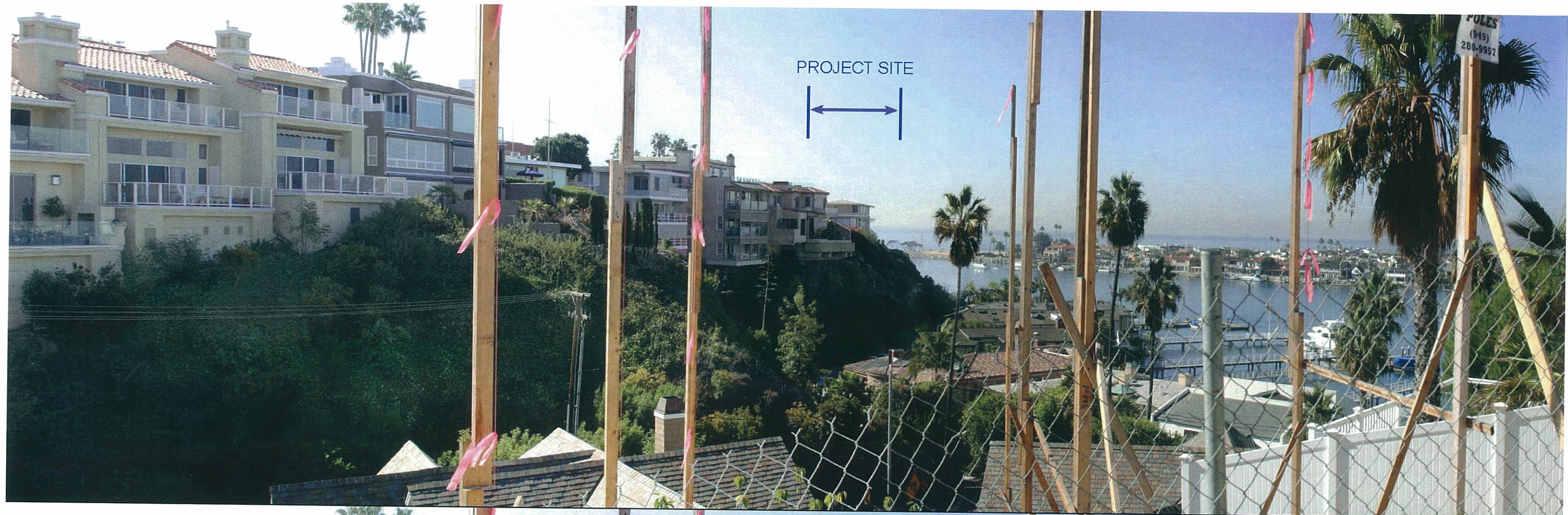


Exhibit 4.5-12
Visual Simulation V16 - Beqonia & Pacific



Exhibit 4.5-13
Visual Simulation V10 - Kayak 1

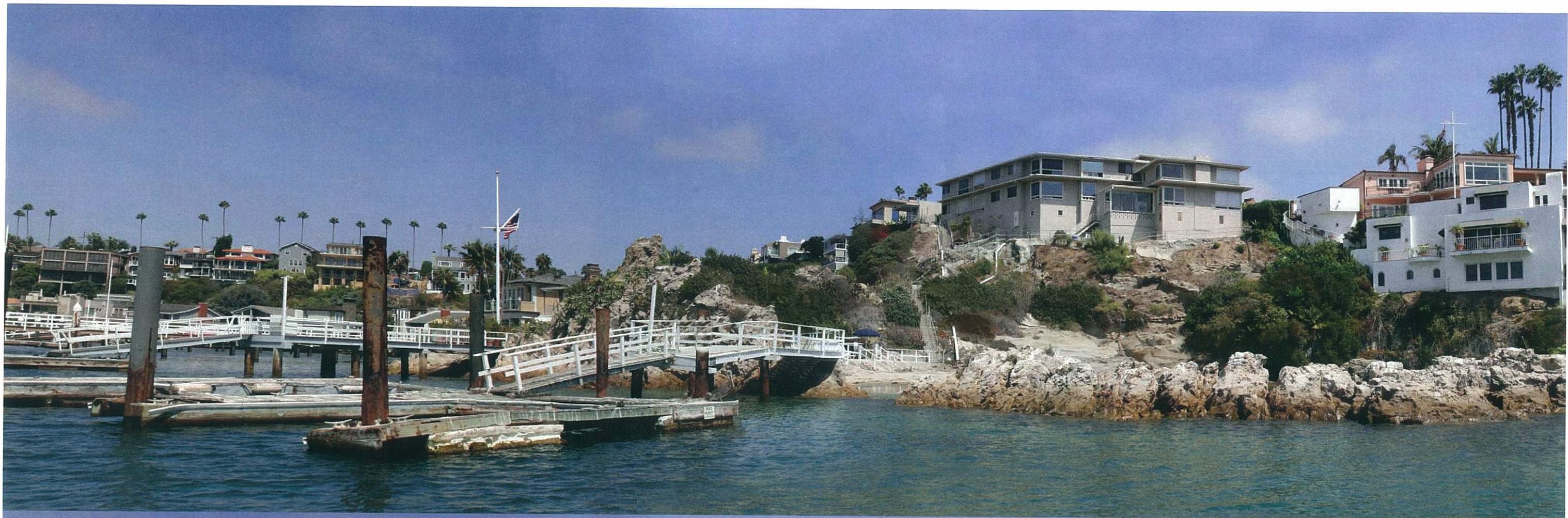


Exhibit 4.5-14
Visual Simulation V11 - Kayak 2

Exhibit 4.5-15 (Visual Simulation V12 – Kayak 3) illustrates the visual character of the proposed project from a vantage near the northern limits of the site within the harbor beyond the proposed boat dock. From this location in a kayak, the entirety of the proposed multiple-family residential development can be seen in contrast with the existing single- and multiple-family residential development to the south. The proposed boat dock can be seen in the foreground immediately south of the kayak location. As indicated, some of the existing rock outcroppings and related features characterizing the cove below the bluff would be obscured by the proposed dock and boats. In addition, other features along the water's edge south of the cove would also be obscured; however, all of those features would be seen from other vantages and their loss from view would be only from locations north of the proposed dock. It is important to note that none of the existing features would be eliminated or destroyed as a result of project implementation; rather, they would all remain as elements of the site and come into and go out of one's view depending on the location within the harbor. Their loss from the field of view would be brief when passing by the site in the harbor. The aesthetic character of the proposed multiple-family structure in this visual simulation can be compared to that of the existing residential to the south. As can be seen, the colors and curvilinear design as well as the manner in which each level of the structure has been stepped back from the bluff face allow the structure to conform to the bluff, in contrast with the existing single-family residential immediately south of the site and the multiple-family project located farther south, which are characterized by vertical elements and colors that may be less aesthetically compatible with the bluff topography.

An additional visual simulation (Visual Simulation V17 – Kayak 4) was created, which depicts the proposed project from a vantage in the harbor that is between the boat dock for the existing residence south of the project and the boat dock for the proposed project. As illustrated in Exhibit 4.5-16, the proposed project, including the dock facilities proposed, reveal that when viewed from this location, neither the rock outcroppings nor the cove features would be affected by any of the proposed development. All of the significant existing cove and bluff features (e.g., rock outcroppings, sandy beach, etc.) will remain in view from this location within the channel. Furthermore, physical access to the cove is not precluded by either the residential development or the dock facilities proposed for the project. The effect of the proposed boat docks from this vantage would not have any significant effects on the important visual amenities within the harbor. The proposed multiple-family residential structure will be prominent; however, the building has been designed to conform to the existing topography. As can be seen in this simulation, the northern portion of the structure is consistent with the predominant line of existing development on the bluff. The existing multiple-family structure is more reflective of the existing development that characterizes the area, which generally does not conform to the existing topographic features (i.e., use of vertical elements, lighter colors, etc.). Because of the scale of the structures located south of the project site, including the Channel Reef Condominium and the large single-family residence, the proposed structure does not present a significant contrast to the existing residential development to the south. Although the proposed structure is larger than individual residences to the north, when comparable land area is considered, the relative scale and mass is compatible with the existing development. The landscaping provides additional "softening" of the structural edges. As previously indicated, native landscape materials will be integrated into the design of the project to enhance the appearance of the bluff.

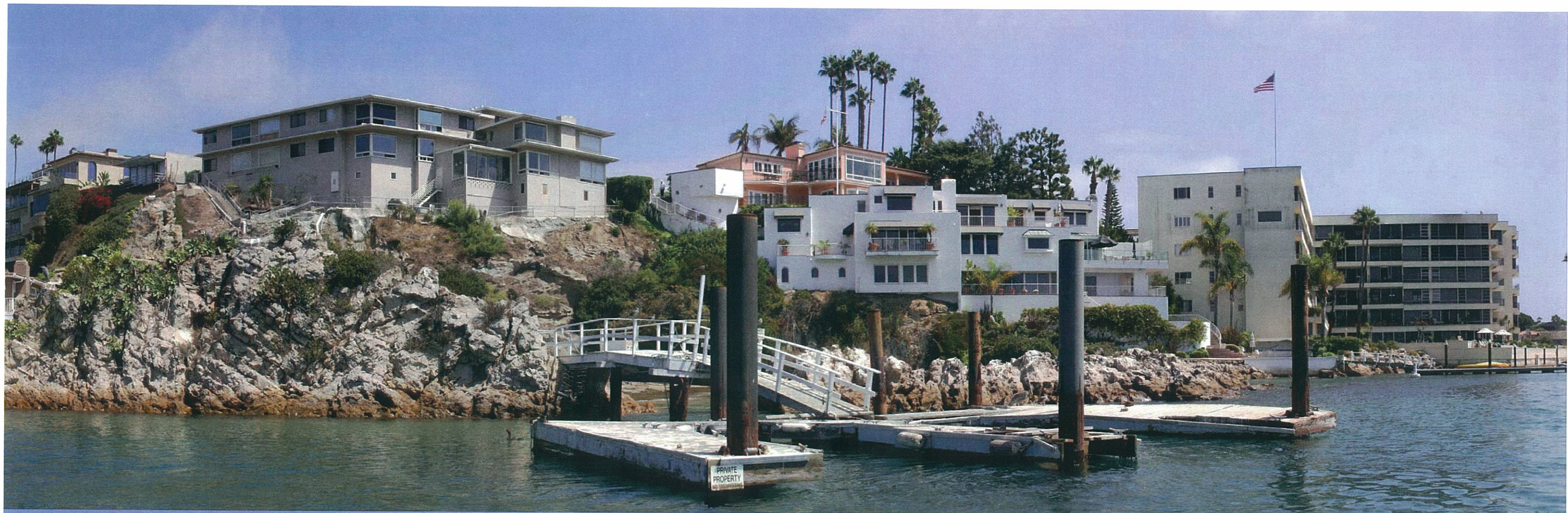


Exhibit 4.5-15
Visual Simulation V12 - Kayak 3

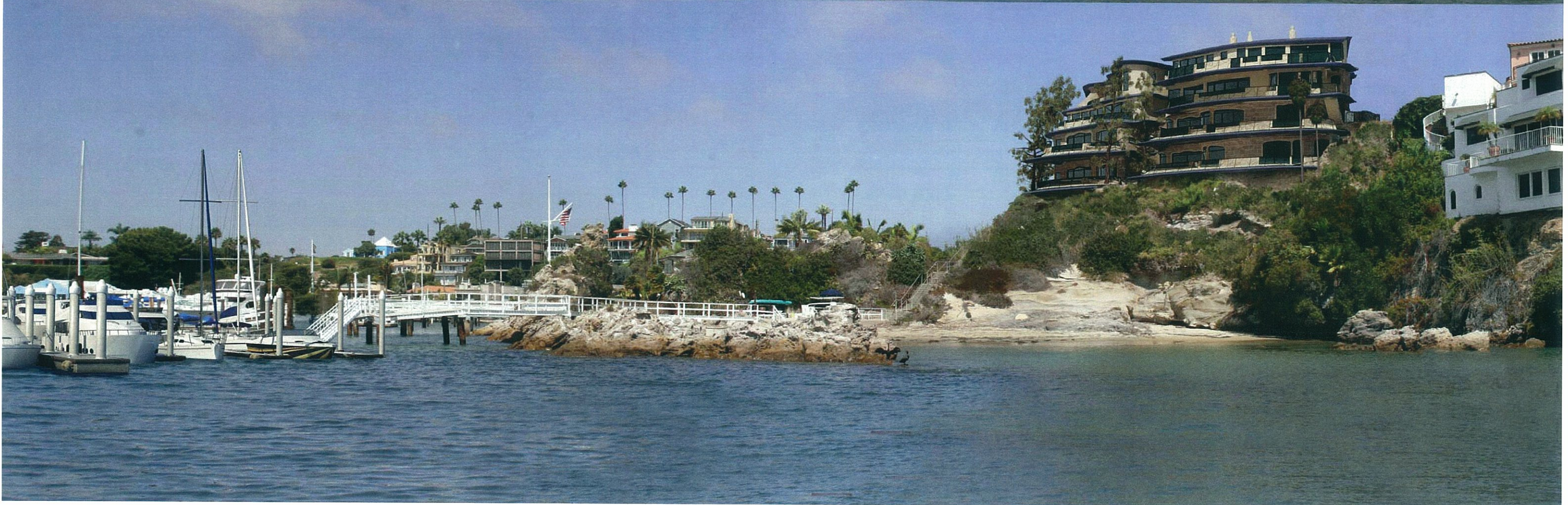
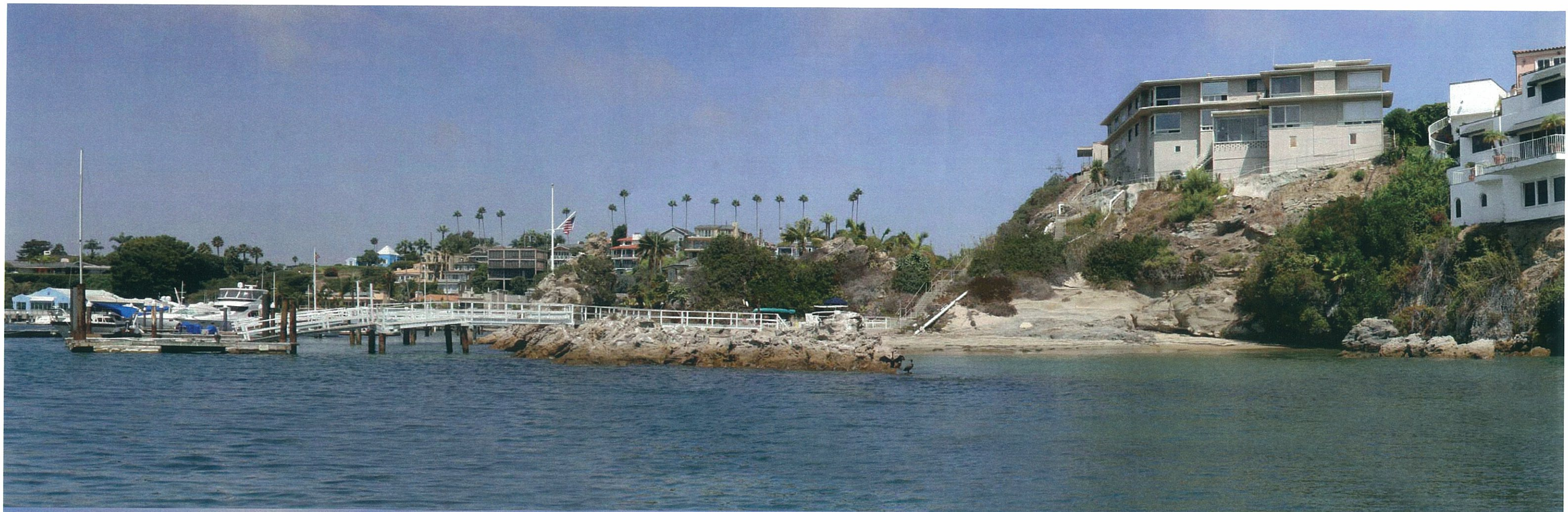


Exhibit 4.5-16
Visual Simulation V17 - Kayak 4

Channel Visual Simulations

In addition to the kayak vantages, three visual simulations were also created to illustrate the anticipated visual impacts of the proposed project when viewed from the harbor from above the water surface (i.e., in a boat motoring or sailing into and out of the channel). Exhibit 4.5-17 (Visual Simulation V13 – Channel 1) illustrates the visual context of the proposed Aerie project to the existing development to the north and south and the overall visual character along the bluffs in the vicinity of the project site. As seen in this exhibit, the proposed project contrasts sharply with the existing single-family residence occupying the bluff face to the south as well as the residence located on the east side of Ocean Boulevard. The project design features include the graduated stepping of the residential structure as it extends upward. This feature, along with the curvilinear appearance, natural-tone colors and materials, and landscaping enable the structure to be integrated into the bluff topography, in contrast to the existing development that is dominated by their vertical elements (as well as when compared to the existing apartment building on the site). The northerly portion of the proposed building terraces back from the bluff as it rises to simulate an extension of the slope of the bluff in that location. In particular, when compared to the single-family residence adjacent to the subject property, the proposed multiple-family structure is more visually subdued, even though it is larger. The proposed structure is also substantially smaller than the Channel Reef apartment development farther south. The bluff has also been extensively landscaped with native plants to enhance its appearance. The entrance to the cove below the bluff is both visually and physically accessible. Views of the other significant topographic features of the property that create aesthetic value in addition to the bluff itself (specifically the rock outcroppings and cove), would not be significantly affected by the development; none would be altered by the proposed development. As previously indicated, any potential effect on the view of these features is brief and intermittent as one “cruises” into and out of the harbor and, therefore, is less than significant. All of the important visual amenities would be retained as a result of project implementation.

Exhibit 4.5-18 provides a direct view of the proposed project from inside the channel. This visual simulation (Visual Simulation V14 – Channel 2) illustrates similar visual context within the channel. Unlike the view farther south (refer to Exhibit 4.5-17), the sandy beach cannot be seen from this vantage. In addition, a portion of the area characterized by the rock outcroppings would be obscured from view when the proposed docks are occupied; however, the majority of the bluff would be seen even with all of the slips in the boat dock occupied. From this vantage, the northern portion of the proposed structure is apparent as the building “wraps” around the bluff. The structural elements appear to be “broken” to reduce the overall scale of the structure. In this simulation, the stepping back is also apparent, particularly along the northern portion of the property. Existing development to the south of the subject property is characterized by the horizontal and vertical structural elements.

Visual Simulation V15 – Channel 3) presented in Exhibit 4.5-19 depicts the proposed development from the channel just to the north of the proposed boat dock. In this simulation, the relationship of the proposed structure to those along the north-facing bluff can be seen. As revealed in Exhibit 4.5-19, the proposed project will extend out to the northern portion of the bluff to obscure a portion of the existing residence on Carnation Avenue adjacent to the site. The project has been designed to “break up” the multiple-family structure to reduce its mass, which is illustrated in the appearance of two structures. Landscaping has also been integrated into the project design to “soften” the development edges created by the proposed structure. Similar to other vantages within the harbor, depending on the location of the viewer, visual amenities, may be obscured by the proposed boat dock. This is true for this vantage. Portions of the rock outcroppings, the sandy beach, and related features cannot be seen from this location within the harbor; however, virtually all of the bluff up to the proposed multiple-family structure will remain within view of boaters as they travel into and out of the harbor.

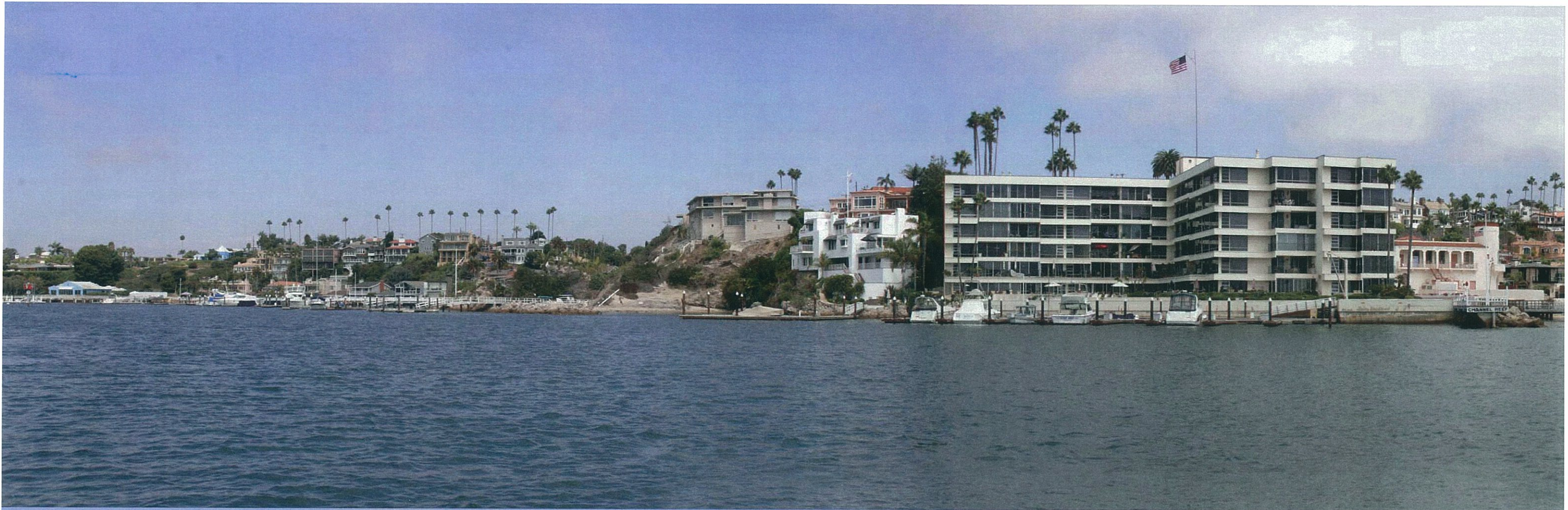


Exhibit 4.5-17
Visual Simulation V13 - Channel 1

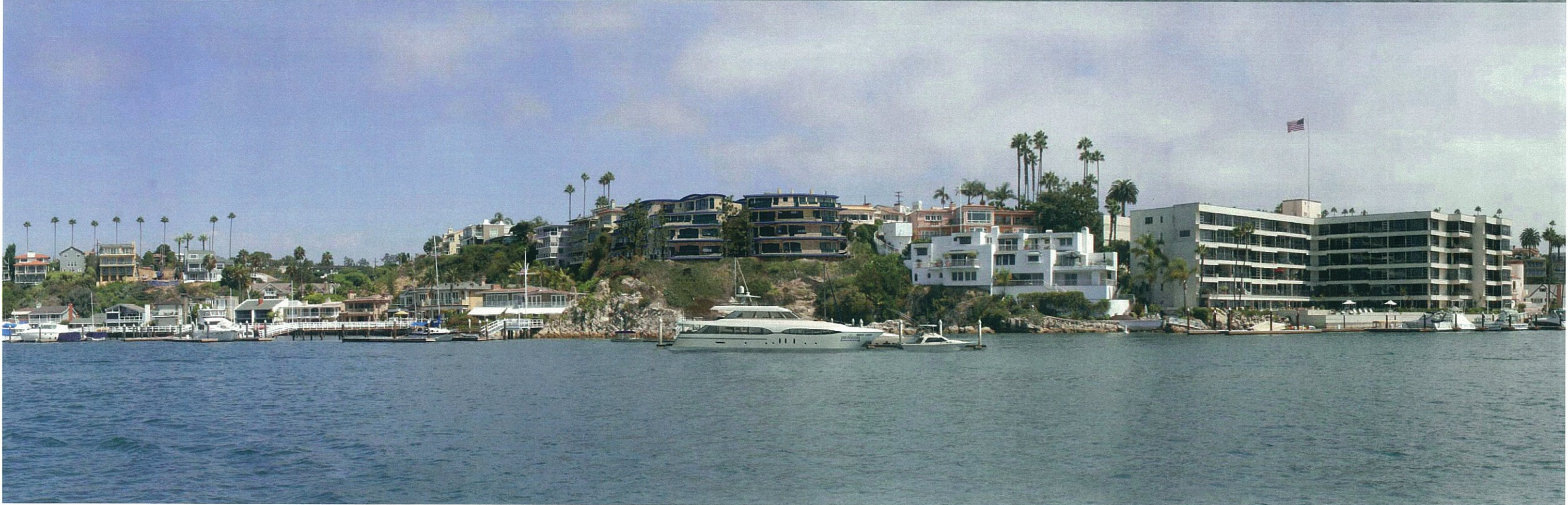
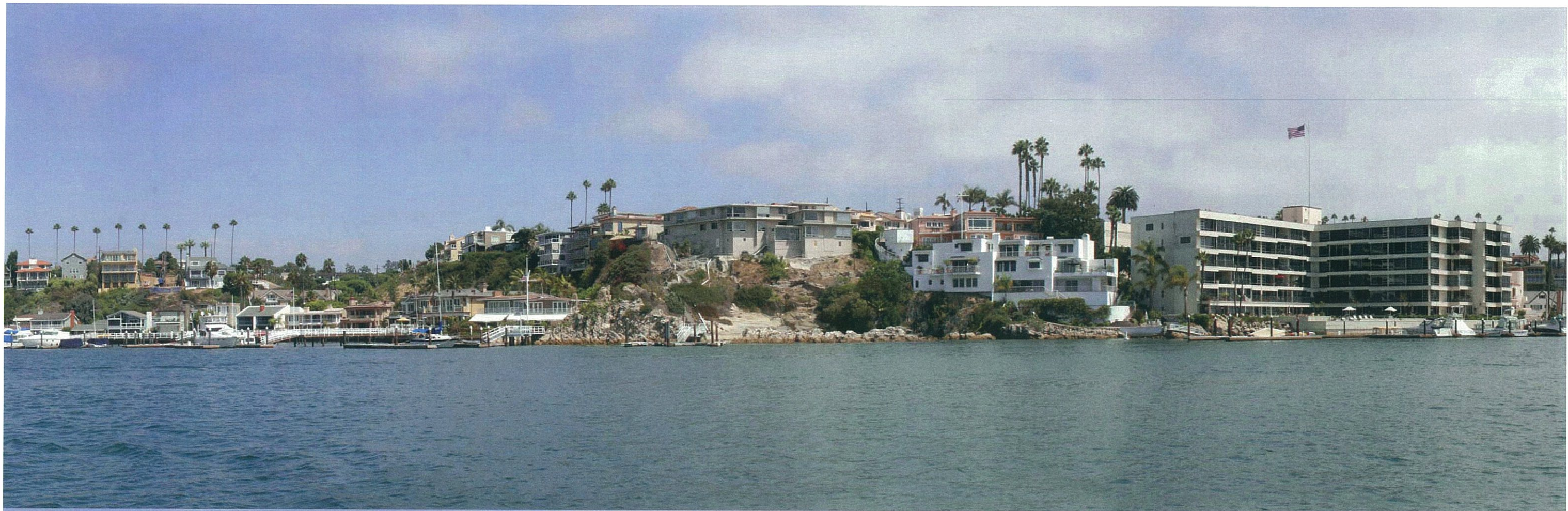


Exhibit 4.5-18
Visual Simulation V14 - Channel 2

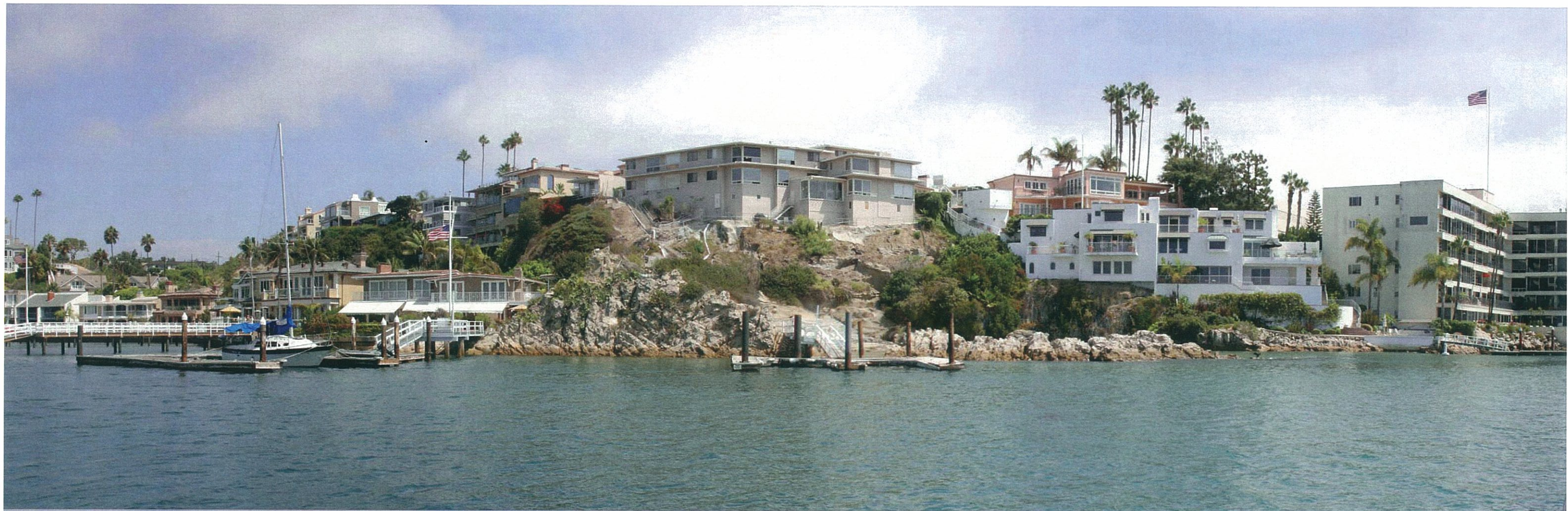


Exhibit 4.5-19
Visual Simulation V15 - Channel 3

Based on the significance criteria identified in Section 4.5.2, implementation of the proposed project would not result in significant aesthetic impacts. Specifically, as illustrated in the visual simulations, the proposed structure would not adversely affect a scenic resource. With only minor exception (i.e., emergency access), the proposed project is situated above the PLOED as prescribed by the Newport Beach City Council in order to preserve the coastal bluff as a visual resource. The project has been designed to avoid any significant impact associated with the emergency access by creating a feature that is recessed, which would be indistinguishable from the existing topographic character of the bluff. Furthermore, none of the significant features, including rock outcroppings, significant vegetation, the sandy beach, etc., existing on the site would be affected by site development. The site is devoid of historic structures. As a result, the proposed project would have no significant adverse visual impact on these features. Although visual character of the site would be transformed, the project, including the proposed docks, has been designed to avoid potentially significant impacts to the visual character of the bluff and harbor environment. As previously indicated, the proposed multiple-family residential structure has been designed to comply with the development standards prescribed in the City's zoning ordinance, including building height, lighting, landscaping, etc., to ensure that no significant visual impacts occur. A modification to the side yard setback requirement is proposed. In addition, the existing scenic vista available from the designated Public View Point along Ocean Boulevard near the southern property boundary has been expanded through the project design to create a wider view angle. As illustrated in Exhibit 4.5-1, the scenic vista would be expanded by 76 percent and a new view corridor will be created along the northern property line, which does not exist at the present time. In order to ensure that adverse effects on a scenic vista will be avoided, MM 4.5-2 requires the dedication of a view easement through the property. As stipulated in that measure, no structure or landscape feature located within the easement would block any public view. Therefore, no significant visual impacts are anticipated as a result of project implementation.

Natural Resources Element

As described in Section 4.1 (Land Use/Relevant Planning), the Natural Resources Element of the General Plan addresses aesthetic resources, with emphasis on coastal views. The City has identified several policies that are intended to guide development and avoid potential significant visual impacts to important coastal resources, including coastal bluffs, the harbor, and associated natural features. Table 4.1-1 in Section 4.1 (Land Use and Planning) summarizes the relationship of the proposed project with the applicable policies adopted with the Natural Resources Element that address aesthetics and visual resources. In addition, Table 4.1-2 in Section 4.1 provides a summary of the relationship of the proposed project with the relevant aesthetics policies in the Coastal Land Use Plan. As revealed in the analysis presented in those tables, the proposed project is consistent with the relevant policies in the Natural Resources Element and the CLUP.

Light and Glare

The project has been designed to minimize glare by incorporating building materials that are not conducive to the creation of glare. For example, exterior materials proposed for the residential structure would consist of non-reflective materials, including a titanium roof and photo-voltaic array with a matte finish, stucco-covered walls, and stone accents with rough, rather than polished textures. Tinted glazing is proposed on the windows and most of the windows will have overhangs that will cast shadows over the glazing. As a result, no significant glare impacts from building finish materials anticipated and no mitigation measures are required.

Lighting of interior rooms would be designed to provide illumination for interior activities and would not produce any significant light or glare effects outside of the structures that could adversely affect adjacent properties. Although outdoor lighting from exterior patios and possibly along the walkway and lower level landing would be visible from the bay as minor point light sources, it would not create a glaring effect. Living areas in the homes to the north, west, and south are oriented toward the bay and ocean, away from the project site, and are separated by a considerable distance from the project site and proposed residential structure. In addition to the distance between the existing proposed and existing structures,

there are also substantial elevation differences between adjacent living spaces and the proposed outdoor living levels within the project site that minimize the effects of lighting at night. Outdoor lighting within the project site would be designed to illuminate only the desired activity area on site, and would not cast any illumination or incidental glare beyond the property limits, consistent with the City's adopted lighting standards (refer to SC 4.5-2). All of these circumstances minimize and possibly eliminate any opportunity for lighting on the subject property to adversely effect at neighboring homes and/or properties. Indoor and outdoor lighting in the developed project would not result in adverse day or nighttime light or glare effects. Although the applicant is proposing to improve the existing landing and expand the boat dock to accommodate nine vessels, resulting in an increase in the area that would require lighting in that location, it would be similar to that which currently exists in this area and would be designed to cast light only on the affected area; therefore, no additional lighting and/or glare impacts associated with the waterside development would occur. Potential impacts will be less than significant.

4.5.5 Mitigation Measures

As previously indicated, the project has been designed to avoid significant visual impacts. Although some view from the channel would be momentarily affected by the construction of the boat dock and related facilities, no important visual amenity would be destroyed or permanently affected. Therefore no significant impacts are anticipated and no mitigation measures are necessary.

4.5.6 Level of Significance After Mitigation

Incorporation of the standard conditions will effectively address the visual and aesthetic character of the area. In addition, the proposed project will be designed to be consistent with the goals and objectives articulated in the Natural Resources Element (Visual Resources) of the Newport Beach General Plan. Therefore, no potentially significant impacts will occur as a result of project implement.