

LIDO VILLAGE

CAP # 3

9.1.11



DESIGN GUIDELINES



LIDO VILLAGE

DESIGN GUIDELINES

Agenda

- Summary of August 18, 2011 Meeting
- Approval of July 27, 2011 Meeting Minutes
- Review of August 18th, 2011 Discussion Summary
- Review of Draft Design Guidelines
- Development Slogan
- Next Steps - Planning Commission Presentation September 22nd.
- Public Comments and Round Table Discussion
- Next Meeting - Community Open House: October 6th 2011, 4:00 - 5:30 PM

LIDO VILLAGE DESIGN GUIDELINES

Cornerstones



Unification - *Creating a Sense of Place*

- Present a unifying theme for Lido Village.
- Define and enhance gathering spaces.
- Promote connectivity throughout village.
- Improve way-finding.



Visual Appeal - *Create an Identity for the Village*

- Define "Newport Eclectic" aesthetic.
- Illustrate vision for art, architecture, and landscaping.
- Create an attractive Gateway Village.
- Maximize view corridors and scenic opportunities.



Flexibility - *Builder/Owner Friendly*

- Offer various options for achieving common goals.
- Allow for individual ownerships to make improvements independently and accommodate early entitlements.
- Grant regulatory weight to the guidelines as a design process tool for property improvements.



Sustainability - *Economic and Environmental*

- Encourage environmentally sustainable practices.
- Conserve water resources and design for energy efficiency.
- Celebrate native landscapes.
- Consider economic realities and viability.



Feedback - From 80% Draft

- Comments from Staff & Council, CAP Members, Design Team, and Citizens.
- Generalities and Specific: better review process
- Continually Evolving; Need more feedback for next draft.

3 General Categories of Comments

General Comments

- Content, specificity, and suggestions.

Design

- Specific elements, visioning and themeing.

Action Plan

- Implementation, phasing, and responsibility.

General Comments

- Too technical for the general public.
- Reduce wordiness of the document
- Determine criteria for shall vs. should
- Too much emphasis on the background and history of the process of developing alternative 5B.
- Need to show design suggestions for buildings. More specific solutions as opposed to generalities.
- Incorporate Good vs. Bad - Examples thru out the city of where good architecture is applied.
- “Newport Eclectic” Too vague, Hodge-podge of architectural styles.
- Avoid dated or timed references within the design guidelines. Make the document applicable 5 - 10 years out from today.
- Further explanation in the appendix of architectural terms and definitions.
- Look at tying into other study areas and Newport Beach.
- Avoid negative comments about existing conditions within the village.

LIDO VILLAGE

DESIGN GUIDELINES

Design

- There are still concerns about Concept Plan 5B. Many comments on how the plan can and should be improved.
- Suggestions are to remove buildings and right-of-ways within the Village to connect to the bay.
- Incorporate major improvements into public zones or public realm. Street ROW, city lands etc.
- Pedestrian Safety; Incorporate elements that provide a safe environment for pedestrians.
- Traffic Calming. Slow the speed along Via Lido and 32nd street.
- Update code to allow for modern retail components to be improved; Heights, FAR, Parking Ratios, etc.
- Change ordinance to improve signage and monumentation: Interactive media displays and City Pride.
- Signage: Welcome and leaving. Remind people of what a special place Lido Village is.
- Incorporate more landscape elements into the village. Green streets and micro gardens.
- Incorporate interpretive or educational components.

LIDO VILLAGE

DESIGN GUIDELINES

Action Plan

- Give the general plan some teeth. Don't let the document sit on the shelf once its completed.
- Provide incentives for reluctant land owners to participate.
- Include an expedited process for participants who use the guidelines as a tool for improvement.
- Look into phasing solutions within the public realm that will pull land owners along with improvements.
- Timing and phasing with other CAP's and city priorities.
- How are these going to be funded?
- Amend existing zoning to allow for greater building heights.

LIDO VILLAGE

DESIGN GUIDELINES

DRAFT IMPLEMENTATION

CHAPTER 5

These Design Guidelines have been prepared to assist those proposing new development or redevelopment in the Lido Village study area. These Design Guidelines will provide a basis for the evaluation and review of the applications by property owners or tenants to the City of Newport Beach. These guidelines are intended to be a component of the existing design review process that the city already has in place.

As a policy [contemplated] by the City of Newport Beach, the Design Guidelines apply to the modification of existing structures or new structures within the Lido Village boundaries. These could include façade modifications, building footprint changes for commercial and residential buildings. The Design Guidelines will serve as a design manual to which improving parties can refer.

Incentive based flexibility could be granted to owners/ tenants if improvement incorporate additional elements of public benefit. Potential incentives could assist improving parties with expedited processing, design assistance or public partnership in improvements. Additional open space, plazas, courtyards, pedestrian connections, view sheds, and coastal access could be acceptable public benefits.

Within the City of Newport Beach's Zoning Code there are requirements for development and new land uses to adhere to design guidelines. In section 20.16.020 paragraphs C - F require land owners to follow design guidelines or criteria as a condition of approval.

The Community Development Department may update and revise the Design Guidelines from time to time as the village evolves and building technologies/best practices change. The Community Development Department also has the authority to make staff level decisions regarding interpretation of the design guidelines. See enclosed zoning code.

City of Newport Beach Zoning Code 20.16.020

C. Development Standards. *Use and/or structures shall comply with all applicable development standards of this Part, the provisions of Part 3 (Site Planning and General Development Standards), Part 4 (Standards for Specific Land Uses), and other adopted criteria, guidelines, and policies adopted by the City related to the use and development of land.*

D. Conditions of Approval. *Uses and/or structure shall comply with all conditions imposed by a previous permit and other regulatory approvals. (Design Guidelines). Failure to comply with imposed conditions shall be grounds for revocation of the permit in compliance with Chapter 20.68 (Enforcement).*

E. Other Development Criteria, Guidelines and Policies. *The city may adopt criteria, guidelines, and policies separate from [the] this Zoning Code that may affect the use and development of land. All applicable standards, criteria, guidelines, policies, and procedures related to development on file with the Department shall apply when appropriate as determined by the applicable review authority.*

LIDO VILLAGE

DESIGN GUIDELINES

Slogans from the Public

- “Live, Life, Lido”
- “Get Happy, Go Lido”
- “So... Go Stroll Lido”
- “Lido Village, Newport’s Historic Gateway”
- “Lido Village, Take a Look”
- “Beach to Bay, Lido Village”
- “Love Lido Living”

Examples

“No more tears”
Johnson’s Baby Shampoo

“The milk chocolate melts in your mouth-not
in your hand.®”
M&M’s

“Connecting people.”
Nokia

“It’s everywhere you want to be”
VISA

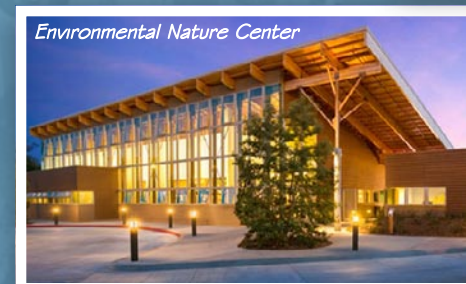
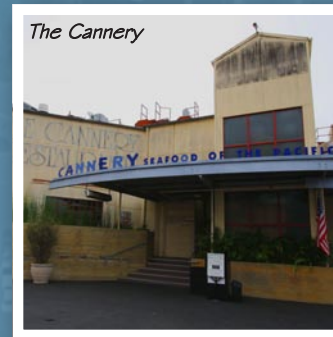
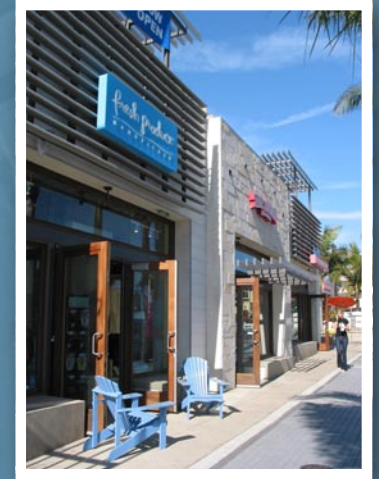
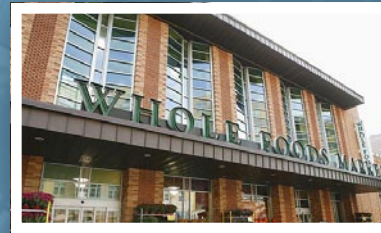
“Safety, Service, and Professionalism”
City of Newport Beach- Fire Department

LIDO VILLAGE

DESIGN GUIDELINES

Good examples

- Identifying architectural solutions that are appropriate for Lido Village.



LIDO VILLAGE DESIGN GUIDELINES

City Website: <http://www.newportbeachca.gov/>

CITY OF Newport Beach

Calendar | Subscribe to News & Alerts | FAQs | Contact Us

HOME ABOUT CITY GOVERNMENT DEPARTMENTS & SERVICES RESIDENTS VISITORS BUSINESS ONLINE SERVICES

2010 Civic Center Bonds
City Organization Chart
Agendas & Minutes
Boards, Commissions & Committees
Citizen Participation
City Budget Documents
City Charter and Municipal Code
City Council
City Council Public Hearing Notices
City Hall Directory and Map
City News

NEWS

Civic Center
The City newsletter
AUGUST

Neighborhood Advisory
The five areas that are task
areas of Newport Beach that have been identified as needing revitalization. Click the blue title above for more information and a link to a master meeting schedule.

Recovery Facilities Update
Conference Planned for Sept. 14
The City will host a half day, Recovery Facilities Update Conference on Wednesday, September 14 beginning at 1:30 p.m.

More News >>

MEETINGS & EVENTS

Santa Ana Heights Landscaping-Design Guidelines Citizen Advisory Panel (CAP) Meeting
8/17/2011 3:15 PM - 4:45 PM

Tidelands Management Committee

AGENDAS & MINUTES

BUDGET & SALARY INFORMATION

JOB OPPORTUNITIES

MAPS

NBTV

ONLINE PAYMENTS

PROJECTS & ISSUES

RECREATION CLASSES

SERVICE REQUESTS

STAFF DIRECTORY

City of Newport Beach • 3300 Newport Blvd. • Newport Beach, CA 92663 • 949-644-3309 | Contact the City
© 2009 Privacy Policy & Disclaimer | Site map | Website Created by Vision Internet | Technical Questions/ Difficulties
For optimal performance, this website recommends using IE7+, Firefox 3.0+ or Safari 3.0+

CITY OF Newport Beach

Calendar | Subscribe to News & Alerts | FAQs | Contact Us

HOME ABOUT CITY GOVERNMENT DEPARTMENTS & SERVICES RESIDENTS VISITORS BUSINESS ONLINE SERVICES

Current Projects & Issues

Civic Center & Park Project
Construction Map & Log
Group Homes
John Wayne Airport
Local Coastal Program
McFadden Square Centennial Legacy Project
Marina Park
Neighborhood Revitalization
Newport Banning Ranch
Rhine Channel Contaminated Sediment Cleanup
Santa Ana Heights
Santa Ana River Trails
Sunset Ridge Park
Traffic Signals & Concerns
Upper Bay Ecosystem Restoration Project

CURRENT PROJECTS & ISSUES

The City of Newport Beach routinely deals with a number of important issues and has several large projects planned or underway (i.e., bay dredging, water quality and conservation, Civic Center & Park). Please select from the list at left to learn more about any of these current projects, issues and/or studies.

Concerned about traffic impacts related to roadway construction or maintenance? The City of Newport Beach [Construction Map & Log](#) provides access to general information on construction projects, such as schedules, budget, and who to contact with questions or concerns.

Proposed Marina Park Community Center

City of Newport Beach • 3300 Newport Blvd. • Newport Beach, CA 92663 • 949-644-3309 | Contact the City
© 2009 Privacy Policy & Disclaimer | Site map | Website Created by Vision Internet | Technical Questions/ Difficulties
For optimal performance, this website recommends using IE7+, Firefox 3.0+ or Safari 3.0+

LIDO VILLAGE DESIGN GUIDELINES

City Website



The screenshot shows the City of Newport Beach website. The header includes the city logo, name, and navigation links: Calendar, Subscribe to News & Alerts, FAQs, and Contact Us. A search bar is also present. The main navigation menu includes: HOME, ABOUT, CITY GOVERNMENT, DEPARTMENTS & SERVICES, RESIDENTS, VISITORS, BUSINESS, and ONLINE SERVICES. The left sidebar lists various projects and advisory panels, with 'Lido Village Citizens Advisory Panel (CAP)' highlighted by an arrow. The main content area is titled 'NEIGHBORHOOD REVITALIZATION' and contains the following information:

Neighborhood Revitalization Committee

Agendas and Minutes

Complete list of Revitalization Committee and Citizens Advisory Panel Members

Previous Studies and Resource Material

Neighborhood Revitalization Meeting Master Schedule

PURPOSE: The Ad Hoc Committee on Neighborhood Revitalization is a direct outgrowth of one of the five 2011 Annual Priorities identified by the City Council in February of 2011. The purpose of the Committee is to identify and then prioritize those areas of the community that should have an investment of time, thought, and resources to bring the areas up to "Newport Beach" standards. Following City Council approval of the prioritization, the Committee will identify desired outcomes, develop a plan to achieve them, and recommend budget appropriations to be approved by the City Council. Additionally, the Committee has identified and established Citizens Advisory Panels (CAPs) to guide and implement the revitalization strategy for each specific area, encouraging public input throughout the process.


COMMITTEE MEMBERS: Mayor Michael Henn (Chair), Council Member Edward Selich, and Council Member Rush Hill

The Ad Hoc Committee established the following Citizens Advisory Panels (CAP):

- Balboa Village
- Corona del Mar Entry
- Lido Village
- Santa Ana Heights - Bristol
- West Newport

A master schedule for the CAPs meetings is available by clicking [here](#) (meetings will be properly noticed on the website calendar and may change from this previously created schedule).

Free viewers are required for some of the attached documents. They can be downloaded by clicking on the icons below.



Last updated: 8/16/2011 9:16:29 AM

LIDO VILLAGE DESIGN GUIDELINES

City Website: <http://www.newportbeachca.gov/index.aspx?page=1959>

CITY OF Newport Beach

Calendar | Subscribe to News & Alerts | FAQs | Contact Us

HOME ABOUT CITY GOVERNMENT DEPARTMENTS & SERVICES RESIDENTS VISITORS BUSINESS ONLINE SERVICES

Current Projects & Issues

- Civic Center & Park Project
- Construction Map & Log
- Group Homes
- John Wayne Airport
- Local Coastal Program
- McFadden Square Centennial Legacy Project
- Marina Park
- Neighborhood Revitalization
 - Belboe Village Citizens Advisory Panel (CAP)
 - Corona del Mar Entry Citizens Advisory Panel (CAP)
 - Lido Village Citizens Advisory Panel (CAP)**
 - Santa Ana Heights-Bristol Street Citizens Advisory Panel (CAP)
 - West Newport Citizens Advisory Panel (CAP)

LIDO VILLAGE CITIZENS ADVISORY PANEL (CAP)

Lido Village Citizens Advisory Panel (CAP)

PURPOSE: The preparation of architectural and landscape design guidelines for the Lido Village area that is generally bounded by Newport Boulevard, Newport Bay, and 32nd Street

COMMITTEE MEMBERS:
Bill Dunlap
Hugh Helm
Craig Batley
Richard Luehrs
George Schroeder

Documents :
[Lido Village Design Guidelines Draft - August 18, 2011 - \(Large File - 10 MB\)](#)

Last updated: 8/16/2011 3:20:55 PM

CITY OF Newport Beach

Calendar | Subscribe to News & Alerts | FAQs | Contact Us

HOME ABOUT CITY GOVERNMENT DEPARTMENTS & SERVICES

Current Projects & Issues

- Civic Center & Park Project
- Construction Map & Log
- Group Homes
- John Wayne Airport
- Local Coastal Program
- McFadden Square Centennial Legacy Project
- Marina Park
- Neighborhood Revitalization
 - Belboe Village Citizens Advisory Panel (CAP)
 - Corona del Mar Entry Citizens Advisory Panel (CAP)
 - Lido Village Citizens Advisory Panel (CAP)**
 - Santa Ana Heights-Bristol Street Citizens Advisory Panel (CAP)
 - West Newport Citizens Advisory Panel (CAP)

LIDO VILLAGE CITIZENS ADVISORY PANEL (CAP)

Lido Village Citizens Advisory Panel (CAP)

PURPOSE: The preparation of architectural and landscape design guidelines for the Lido Village area that is generally bounded by Newport Boulevard, Newport Bay, and 32nd Street

COMMITTEE MEMBERS:
Bill Dunlap
Hugh Helm
Craig Batley
Richard Luehrs
George Schroeder

Documents :
[Lido Village Design Guidelines Draft - August 18, 2011 - \(Large File - 10 MB\)](#)

Last updated: 8/16/2011 3:20:55 PM

19% of ...lago_Design_Guidelines.pdf from www.newportbeachca.gov

Download to: Temporary Folder
Transfer rate: 42.2KB/Sec

Estimated time left: 3 min 20 sec (1.85MB of 10.0MB copied)

Close this dialog box when download completes

SmartScreen Filter checked this download and did not report any threats. Report an unsafe download.

LIDO VILLAGE

DESIGN GUIDELINES

Public Comment

- Imagery and Content - We need you help in gathering additional images for reference.
- “Newport Eclectic”, do we need more specific architectural style? Image defining style that unifies Lido Village and surrounding study areas?

Next Steps

- Incorporate public comments and edits to the document.
- Include more examples of good vs. bad
- Provide additional graphics to support design intent.
- Slogan development for Lido Village. We need more input and favorite selection.

Next Meetings

- September 22, 2011 Planning Commission Meeting
- Open House: October 6th 2011. Storefront along Via Lido