



CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

ACTION MINUTES

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, August 5, 2009**

Members Present:

E	Ed Selich, Mayor, Chairman
X	Leslie Daigle, Council Member
X	Don Webb, Council Member
X	Barry Eaton, Planning Commissioner
X	Robert Hawkins, Planning Commissioner
X	Michael Toerge, Planning Commissioner

Advisory Group Members Present:

X	Mark Cross
	Larry Frapwell
	William Guidero
	Ian Harrison
X	Brion Jeannette
	Don Krotee
X	Todd Schooler
	Kevin Weeda
	Dennis Wood

Staff Representatives:

X	Sharon Wood, Assistant City Manager
X	David Lepo, Planning Director
	Aaron Harp, City Attorney
X	James Campbell, Senior Planner
X	Gregg Ramirez, Senior Planner
X	Melinda Whelan, Assistant Planner

E = Excused Absence

Committee Actions

1. **Agenda Item No. 1** – Approval of minutes of June 10, 2009.

Action: Committee approved draft minutes.

Vote: Consensus

2. Agenda Item No. 2 – Amendment to City Council Policy A-18 (Measure S Guidelines) review proposed changes and provide comments to staff.

Action: Sharon Wood explained the changes and opened the forum for comments from the Committee. There were no comments or requested changes and the Committee directed staff to move as recommended.

Vote: Consensus

3. Agenda Item No. 3 – Draft Zoning Code Review – comments on Parts 1,2 and 3 of the second public draft

Action: The Committee reviewed comments prepared by Committee Member Eaton. The Committee and Advisory Members discussed and directed staff to do the following among several formatting corrections:

- Regarding the removal of Local Coastal Program (LCP) regulations from the draft code and possible future issues – staff will bring this back to the Committee with recommendations and how to better facilitate the separation of the regulations
- Section 20.10.040 subsection A. page 1-4 – staff will discuss language with City Attorney
- Table 2-1 page 2-9 changed the requirement for Bed and Breakfasts and Day Care, General from a CUP-HO to just a CUP – staff will confirm with the City Attorney that this is correct
- Table 2-3 page 2-14 – will revise to add 10-foot rear yard setback for R-BI zone (for properties that do not abut an alley)
- Provide revised definitions, Part 7, at the next meeting
- Section 20.22.010 page 2-28 concerned that language “non-residential” is not appropriate
- Section 20.22.010 subsection D. page 2-28 delete e.g. list
- Revise use tables to not permit Smoking Lounges within mixed-use districts
- Section 20.30.040 subsection A. 2. page 3-8 – revise language for retaining wall separation and height requirements to require minimum horizontal separations to be equal to the height of the proposed retaining wall with a maximum height of 8 feet and with a maximum required horizontal separation of 6 feet
- Work with Advisory Group member Brion Jeannette to revise the sketch found in figure 3-5 on page 3-15
- Section 20.50.130 subsection C. page 4-23 – revise language to clarify that entrances, separate or shared, to residential units in mixed-use developments are permitted on the first floor

The public provided the following comments:

- A Corona Del Mar resident expressed concern with the proposed changes to Floor Area Limit (gross floor area) calculations and that there would be no maximum for basements
- Concern on the proposed provisions regarding limitations on residential uses in Mariners Mile and how they will be implemented – staff explained that it was not recommended to identify specific parcels where mixed-use could be developed and that it will be a first-come-first-serve basis
- Inquiry on Density Bonus incentives found in Section 20.32.050 and 20.32.060 – staff provided that leaving it flexible would be conducive to meeting different projects needs and constricting the types of incentives could turn away developers
- Status on completion of revised Inclusionary Housing Ordinance – expected date is October 2009, prior to release of Planning Commission draft of the code

Vote: Consensus

4. Agenda Item No. 4 – Future Meeting Dates

The next meeting will be held on August 12 at 3:30 p.m. in the Council Chambers. Future meeting dates will be discussed.

Vote: Consensus

5. Agenda Item No. 5 – Items for Future Agenda

Finish comments to staff on Parts 1, 2 and 3 and begin Part 4 of the second public draft zoning code; future meeting dates

Vote: Consensus

6. Agenda Item No. 6 – Public Comments on non-agenda items

None.

Vote: Consensus

7. Agenda Item No. 7 – Adjourn

Meeting adjourned at 5:35 p.m.