



3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

3.1.1 PROJECT LOCATION

The proposed Lido House Hotel (the project) is located in the City of Newport Beach (City), in the western portion of Orange County; refer to Exhibit 3-1, *Regional Vicinity*. The project involves a 4.25-acre site (3300 Newport Boulevard) located at the northeast corner of the intersection of Newport Boulevard and 32nd Street on the Balboa Peninsula in the Lido Village area of the City; refer to Exhibit 3-2, *Site Vicinity*. The project site is currently occupied by the former Newport Beach City Hall Complex, which includes the existing Newport Beach Fire Department Fire Station No. 2 (Fire Station No. 2).

Regional access to the site is provided via State Route 55 (SR-55) and SR-1 (Pacific Coast Highway). The primary local roadways providing access to the site are Newport Boulevard, 32nd Street, and Finley Avenue.

3.1.2 PROJECT SETTING (EXISTING CONDITIONS)

The project site is currently occupied by the former Newport Beach City Hall Complex, which supports approximately 60,600 square feet of administration/office floor area (previously used to support the former City of Newport Beach City Hall), and the existing Fire Station No. 2 that is approximately 7,100 square feet; refer to Table 3-1, *Existing On-Site Uses*. The City relocated City Hall staff from the site to the new Civic Center located at Newport Center in April of 2013, although the City continues limited use of the property and various buildings including community use of the former City Council Chambers for assembly purposes. Fire Station No. 2 remains staffed and in operation at the project site.

**Table 3-1
Existing On-Site Uses**

Use	Acres	Building Square Feet
Former City Hall	3.92	60,600
Fire Station No. 2	0.33	7,100
Total	4.25	67,700

The project site is located within the Lido Village area of the City. As illustrated on the City of Newport Beach General Plan Land Use Map and Zoning Map, the project site is designated and zoned Public Facilities (PF). The City of Newport Beach Coastal Land Use Plan (CLUP) also designates the project site as Public Facilities (PF).



* - Project Site

NOT TO SCALE

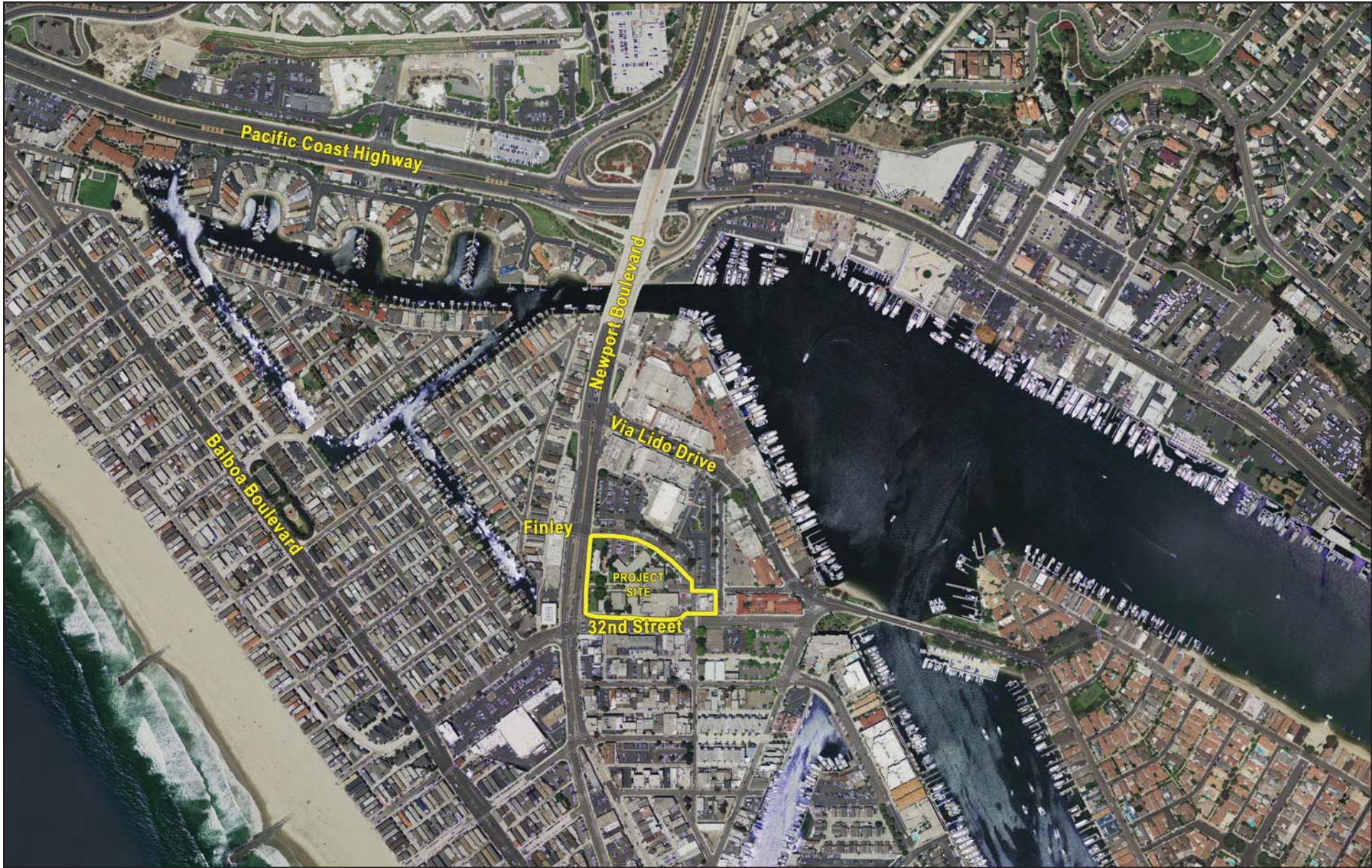


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LIDO HOUSE HOTEL
ENVIRONMENTAL IMPACT REPORT

Regional Vicinity

Exhibit 3-1



Source: Eagle Aerial Imagery, 2012.



SURROUNDING LAND USES

Land uses adjacent to the project site include the following:

- *North:* Retail and restaurant uses within Via Lido Plaza are situated to the north. A gas station is located to northwest, at the corner of Newport Boulevard and Finley Avenue. The General Plan land use designations to the north and northwest are General Commercial (CG) and Corridor Commercial (CC), respectively. The zoning districts to the north and northwest are Commercial General 0.5 (CG 0.5) and Commercial Corridor 0.5 (CC 0.5), respectively.
- *East:* Surface parking is situated directly to the east. East of Via Oporto are office and institutional uses; however, the City has approved an application for a multiple-family residential development (23 condominium units) at 3303 and 3355 Via Lido (currently occupied by office and institutional uses). The General Plan land use designations to the east are General Commercial (CG), Multiple Unit Residential (RM 20 dwelling units/acre), and Private Institutions (PI). The zoning districts to the east are Commercial General 0.75 (CG 0.75), Planned Community (PC), and Private Institutions 0.75 (PI 0.75).
- *South:* 32nd Street and a mix of commercial uses and a mixed-use (commercial/residential) building are located to the south. The General Plan land use designations to the south are Mixed Use Horizontal 4 (MU-H4) and Visitor Serving Commercial (CV). The zoning districts to the south are Mixed Use Cannery Village and 15th Street (MU-CV/15th St.) and Commercial Visitor-Serving 0.5 (CV 0.5).
- *West:* Newport Boulevard is situated directly to the west of the project site. West of Newport Boulevard are retail, office and restaurant uses. The General Plan land use designation to the west is Corridor Commercial (CC). The zoning district to the east is Commercial Corridor 0.5 (CC 0.5).

3.2 BACKGROUND AND HISTORY

For the past two decades, the City has considered making changes to its City Hall. Beginning in 2001, a thorough analysis of the existing City Hall Complex was performed. The study found that the aging facility had several significant problems including insufficient work space, lack of adequate parking, lack of full Americans with Disabilities Act (ADA) accessibility to every aspect of the Complex, and inefficient heating, ventilation, air conditioning (HVAC) and electrical systems. A consensus was developed suggesting that a new City Hall was needed; however, funding and location issues still needed to be resolved. The City's Facilities Finance Review Committee determined that Newport Beach had the financial means to build a new City Hall along with the ability to finance other key city infrastructure improvements. The location of a new City Hall was a matter of much public debate that was resolved in February 2008, when a special ballot measure, Measure B, was approved by voters. Measure B amended the City Charter to say that City Hall should be on city-owned land on Avocado Avenue in the Newport Center. With the location determined, the City began the planning, design, and construction process for a new Civic Center including a new City Hall. Construction began at the new site in May of 2010 and has since been completed.



Planning for the re-use of the former City Hall Complex began in 2010, with comprehensive re-imagining of the entire Lido Village area. In January of 2011, the City approved “Concept Plan 5B” that provided a vision for the Lido Village area including the re-use of the Former City Hall Complex. Concept Plan 5B is a non-binding, non-regulatory plan that suggested the site be used for a variety of uses including a small community center, public plazas and promenades, residential uses, commercial uses, public parking, and a fire station. The concept plan also suggested a new aesthetic and pedestrian-oriented improvements to the existing public streets in the area (Newport Boulevard, Via Lido, 32nd Street, Via Oporto, and Via Malaga). Planning for the site continued in 2011 and 2012, with the creation and adoption of the *Lido Village Design Guidelines* following extensive public input and involvement. The Design Guidelines do not address future land uses, but rather describe the overall design themes for future development within Lido Village. Since the adoption of the Design Guidelines in January of 2012, the City has focused on identifying appropriate land uses for the site, including the density and intensity of that use.

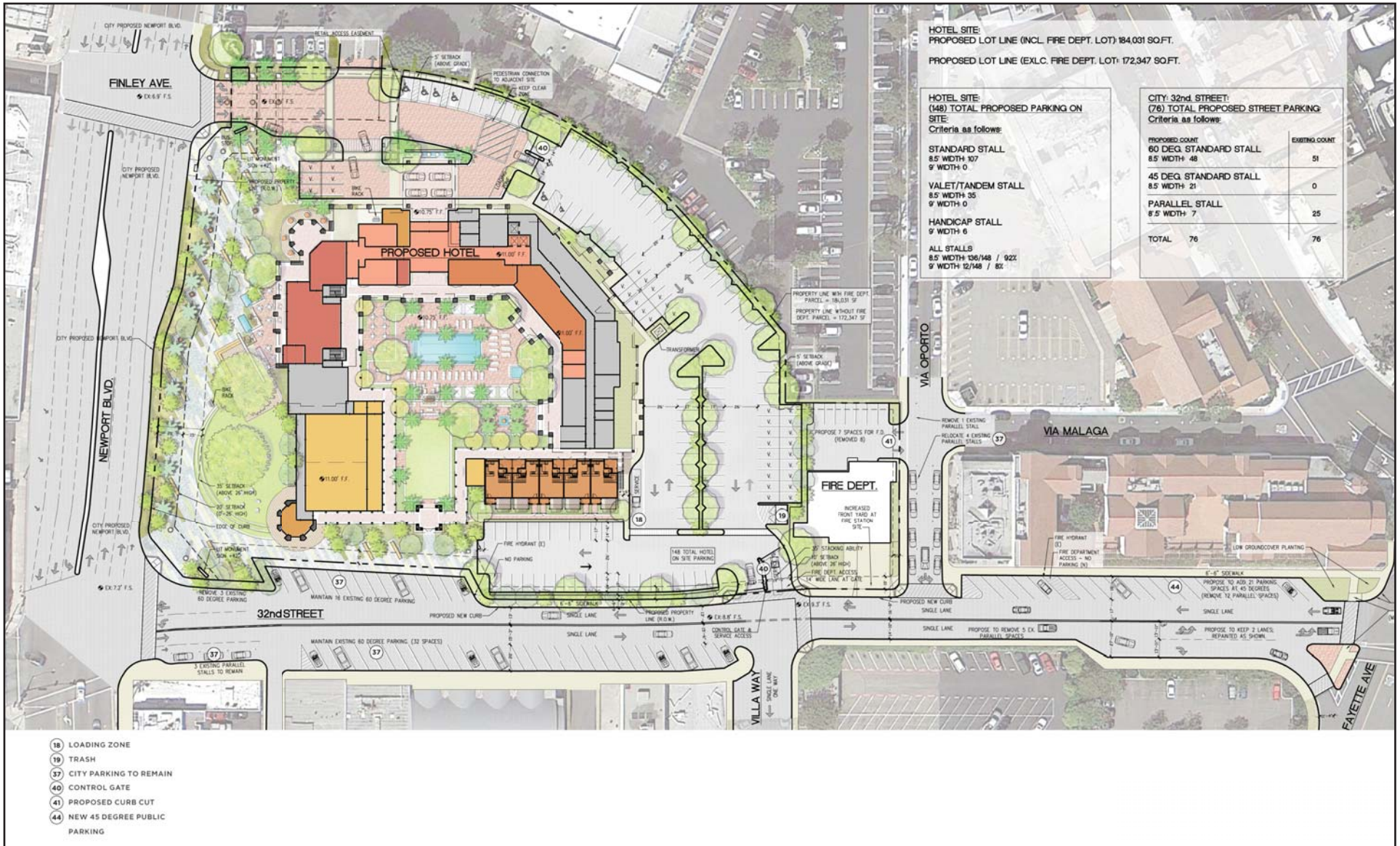
On September 25, 2012, the City Council approved a project description described as the “City Hall Reuse Project.” Development considerations at this site included amending the General Plan, Coastal Land Use Plan (CLUP), and Zoning Code designations from “Public Facilities” to new “Mixed Use” designations in order to allow for the reuse of the 4.25 acre property. If approved, these amendments would allow for redevelopment of the former City Hall Complex property with a combination of land uses, including up to 99 market rate multiple-family residential dwelling units (e.g., mid-rise apartment) or a hotel with a floor area of up to a maximum of 99,625 square feet, and up to 15,000 square feet of specialty retail uses. The proposed amendments would also establish a 55-foot maximum building height (with architectural features up to 65 feet in height) in order to accommodate four-story buildings. Demolition of the existing buildings, establishment of interim uses, or construction of a specific project was not contemplated at that time. An Initial Study/Negative Declaration (IS/ND) was prepared for the City Hall Reuse Project and brought to the City Council for consideration; however, the IS/ND was not adopted.

In October 2012, the City issued a Request for Qualifications (“RFQ”) for the future development of the former City Hall property for either a boutique hotel or a commercial/residential mixed-use project. In response to the RFQ, the City received a total of 15 Statements of Qualifications and the City Council ultimately selected 6 teams to prepare proposals. On April 18, 2013, the City received 3 development proposals, two hotel proposals and one proposal for a mixed-use project. On July 9, 2013, after extensive public comment, the City Council selected R.D. Olson as the development team to conduct further negotiations in pursuit of a 130-room hotel called “Lido House.”

3.3 PROJECT CHARACTERISTICS

3.3.1 PROJECT DESCRIPTION

The proposed project involves removal of the approximately 60,600 square feet of administration/office floor area (previously used to support the former City of Newport Beach City Hall) and development of a 130-room Lido House Hotel (proposed project); refer to [Exhibit 3-3, Conceptual Site Layout](#). The City plans to lease the majority (approximately 4.0 acres) of the former Newport Beach City Hall Complex for development of the hotel. Newport Beach Fire Department Fire Station No. 2 would remain in operation at the project site.



Source: WATG Architecture | Landscape.



The proposed hotel would involve 99,625 square feet comprised of guestrooms, public areas, and back of house (operational) areas; refer to Table 3-2, Proposed Hotel. Guestrooms would include standard king, double queen, extended stay suites, extended stay villas, and a presidential suite. The hotel would also include meeting rooms, accessory retail spaces, a restaurant, lobby bar, rooftop patio, guest pool, and recreational areas. The four-story hotel would be organized around a central courtyard with outdoor pool, fire place, water feature, and formal lawn area. Guestrooms and suites, including a Presidential Suite and extended stay suites and villas, would occupy levels two through four. The villas would be two-stories and include a rooftop terrace and private entry with a front yard and porch. Ballroom and meeting areas would be housed in a separate building, separate from the sleeping accommodations areas of the hotel. The rooftop patio would include a bar area, fire pit, and cabanas and provide views of the bay and ocean.

**Table 3-2
Proposed Hotel**

Use	Number of Rooms	Square Feet
Guestrooms		
Standard King	58	
Double Queen	54	
Presidential	1	
Extended Stay Suites	12	
Extended Stay Villas	5	
<i>Total Keys</i>	<i>130</i>	
<i>Total Guestroom Areas</i>		<i>73,336</i>
Public Areas		
Food and Beverage		3,195
Function Space		4,453
Lobby Areas		1,065
Retail		875
Spa/Fitness		2,979
Public Circulation/Misc.		5,080
<i>Total Public Areas</i>		<i>17,647</i>
Back of House Areas		
Administrative		2,240
Food and Beverage		1,750
Function Support		700
Employee Facilities		160
Housekeeping Facilities		1,070
Mechanical Areas		1,500
Circulation/Misc.		1,222
<i>Total Back of House</i>		<i>8,642</i>
TOTAL		99,625



ARCHITECTURE

The proposed architecture is planned to be consistent with the Lido Village Design Guidelines; refer to [Exhibit 3-4, *Conceptual Aerial View*](#). The hotel would be four stories with architectural features up to 58.5-feet in height; refer to [Exhibit 3-5, *Proposed North Elevation*](#), [Exhibit 3-6, *Proposed West Elevation*](#), [Exhibit 3-7, *Proposed South Elevation*](#), and [Exhibit 3-8, *Proposed East Elevation*](#).

The site planning, character development and landscape design of the Lido House addresses the primary goals of the City, the Lido Village Master Plan, and the Lido Village Design Guidelines. The Lido House Hotel is planned to be a unique, upscale property designed to provide a quality destination experience for the residents and visitors of Newport Beach.

OPEN SPACE AND LANDSCAPING

The project proposes public open spaces consisting of pedestrian plazas, landscape areas, and other amenities to be located along Newport Boulevard and 32nd Street; refer to [Exhibit 3-3, *Conceptual Site Layout*](#). Landscaping within the public plaza space along Newport Boulevard would include a variation of grasses, shrubs, and trees. The two large existing ficus trees designated by the City as Landmark Trees would be maintained and incorporated into the landscape design. Additionally, the row of palm trees along Newport Boulevard will either remain or relocated within the landscape design. This plaza area would also include architectural features such as sea glass, sand, and shell paving “planks”, reclaimed wood benches for seating, potentially an interactive water feature, interpretive pylons, park gateway monuments, wood decks with seating, a lawn terrace, and a park gateway. Landscaping would also be provided along the perimeter of the proposed hotel site and existing Fire Station No. 2 site.

VEHICULAR ACCESS AND PARKING

Primary vehicular access to the proposed hotel site would occur from Newport Boulevard at the Finley Avenue intersection. The entryway (arrival court) would include decorative paving and landscaping; refer to [Exhibit 3-3](#). A secondary and controlled access would be provided off 32nd Street near its intersection with Villa Way. The project would provide 148 surface parking spaces and would accommodate additional parking on-site through active parking management, including valet parking service. With the exception of approximately 12 guest parking spaces located near the arrival court and other short-term parking spaces within the arrival court for check-in, the remaining spaces would be gate accessed. Sixteen of the existing, angled, metered parking spaces on the north side of 32nd Street would remain available to the general public and could provide temporary parking for special event drop off when spaces are available.

The City is also considering relocating a portion of the existing, angled, metered parking on the north side of 32nd Street (just south of the old City Council Chambers) further to the east in front of St. James Church, which is located just west of Lafayette Road. Currently, there is excess street capacity along 32nd Street (just west of Lafayette Road) that would be modified in order to accommodate angled parking spaces along the north side of 32nd Street in front of the church and travel lanes. This would also pull the curb line along the project site south and 32nd Street would be restriped with the intent to modestly “straighten” out the westbound traffic lane to improve vehicle maneuvering.



Source: WATG Architecture | Landscape.



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Vehicular access to Fire Station No. 2 is proposed to be modified to occur from Via Oporto through a new curb cut and driveway. The project would involve the removal of two to three public parking spaces currently located on Via Oporto to allow for the new access. In addition, the small parking lot that serves the fire station will be restriped due to the new access driveway.

The Applicant has also investigated the feasibility of including an access gate that would only be open to use by delivery vehicles to and from Via Lido Plaza, and it would be secured when not in use. The installation of this gate could lead to the loss of 2 to 3 spaces in the hotel parking lot. However, given its location, it would not impact parking in the Via Lido parking lot. Although the installing this access gate has proven feasibly, it is not under consideration as part of the project application and is not a component of this project.

The proposal would require a General Plan Amendment, Coastal Land Use Plan Amendment, Zoning Code Amendment, Site Development Review or Planned Development Permit, and Conditional Use Permit. The General Plan Amendment, Coastal Land Use Plan Amendment, and Zone Code Amendment, if approved, would allow the property to be developed with either a mixed-use (commercial/residential) building or a hotel use.

PROPOSED ENTITLEMENTS

General Plan Amendment

The General Plan Land Use Map designates the project site as Public Facilities (PF). According to the General Plan Land Use Element Table LU1, Land Use Plan Categories, the PF designation is intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities. The proposed amendment includes a text and map change to replace the existing PF designation for the site with a new mixed-use land use category (MU-H5) and establish density and intensity limits within Land Use Element Table LU2, Anomaly Locations, by establishing a new anomaly location.

Approval of the General Plan Amendment will result in the creation of the following new mixed-use land use category:

Mixed-Use Horizontal 5 (MU-H5)

The MU-H5 designation applies to the former City Hall Complex located at the northeast corner of the intersection of Newport Boulevard and 32nd Street. The MU-H5 designation provides for the horizontal or vertical intermixing of commercial, visitor accommodations, residential, and/or civic uses. Civic uses may include, but are not limited to, a community center, public plazas, a fire station, and/or public parking.

Approval of the General Plan Amendment will result in the creation of a new Anomaly Location within Table LU-2, as indicated below, and amend the Land Use Map to reflect the MU-H5 land use designation for the project site.



**Table LU2
Anomaly Locations**

Anomaly Number	Statistical Area	Land Use Designation	Development Limit (sf)	Development Limit (other)	Additional Information
Next # in Sequence	B5	MU-H5	99 dwelling units and 15,000 sf commercial or 99,625 sf hotel	Any combination of dwelling units and hotel rooms provided it does not exceed 99 dwelling units or 99,625 sf of hotel use.	Accessory commercial floor area is allowed in conjunction with a hotel and it is included within the hotel floor area limit. Municipal facilities are not restricted or included in any development limit.

Coastal Land Use Plan Amendment

The CLUP designates the project site as Public Facilities (PF). According to the CLUP, the PF category is intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities. The proposed amendment includes a text and map change to replace the existing PF designation for the site with a new Mixed-Use (MU) land use category and establish density and intensity limits within Table 2.1.1-1. The proposed amendment also includes a change to Policy 4.4.2-1 to establish the policy basis for higher height limits, as described below.

**Table 2.1.1-1
Land Use Plan Categories**

Land Use Category	Uses	Density/Intensity
Mixed Use – MU	The MU category is intended to provide for the development of a mix of uses, which may include general, neighborhood or visitor-serving commercial, commercial offices, visitor accommodations, multi-family residential, mixed use development, and/or civic uses.	99 dwelling units and 15,000 sf of commercial or 99,625 sf of hotel or Any combination of dwelling units and hotel rooms provided it does not exceed 99 dwelling units or 99,625 sf of hotel use. Municipal facilities are not restricted or included in any development limit.



In order to establish a higher height limit, CLUP Policy 4.4.2-1 is also proposed to be amended as reflected below:

- 4.4.2-1 Maintain the 35-foot height limitation in the Shoreline Height Limitation Zone, as graphically depicted on Map 4-3, except for the following sites.
- A. Marina Park located at 1600 West Balboa Boulevard: A single, up to 73-foot tall architectural tower that does not include floor area but could house screened communications or emergency equipment. The additional height would create an iconic landmark for the public to identify the site from land and water and a visual focal point to enhance public views from surrounding vantages.
 - B. Former City Hall Complex located at 3300 Newport Boulevard: Buildings and structures up to 55 feet in height provided it is demonstrated that development does not negative impact public views. Peaks of sloping roofs and elevator towers may exceed 55 feet by up to 5 feet and architectural features such as domes, towers, cupolas, spires, and similar structures may exceed 55 feet by 10 feet. The purpose of allowing buildings, structures, and architectural elements to exceed 35 feet is to promote vertical clustering resulting in increased open space and architectural diversity while protecting existing coastal views and providing new coastal view opportunities.

Zoning Code Amendment

The Zoning Map designates the project site as Public Facilities (PF). The PF Zoning District is intended to provide for areas appropriate for public facilities, including community centers, cultural institutions, government facilities, libraries, public hospitals, public utilities, and public schools. The proposed amendment includes a text and map change to replace the existing PF zoning designation for the site with a new zone MU-LV designation (Mixed-Use-Lido Village) to establish density and intensity limits consistent with the proposed General Plan Amendment. Development standards and allowed uses would also be established.

Approval of the Zoning Code Amendment will result in the creation of the following new mixed-use zoning district:

MU-LV (Mixed Use – Lido Village)

Purpose: The MU-LV designation applies to the former City Hall Complex located at the northeast corner of the intersection of Newport Boulevard and 32nd Street. The MU-LV designation provides for the horizontal or vertical intermixing of commercial, visitor accommodations, residential, and/or civic uses. Civic uses may include a community center, public plazas, fire station, and/or public parking.

Allowed Uses: Retail commercial offices (non-medical), visitor accommodations, multi-unit residential, community center, fire station, public parking facility.

Maximum density/intensity: 99 dwelling units and 15,000 sf commercial or 99,625 sf of hotel or any combination of dwelling units and hotel rooms provided it does not exceed 99 dwelling



units or 99,675 sf of hotel use. Municipal facilities are not restricted or included in any development limit.

Structure height: 55 feet; however, peaks of sloping roofs and elevator towers may exceed 55 feet by up to 5 feet and architectural features such as domes, towers, cupolas, spires, and similar structures may exceed 55 feet by 10 feet.

Building setbacks:

Newport Boulevard	Subterranean ¹	1 foot
	1 st and 2 nd floor ²	20 feet
	Above 2 nd floor ³	35 feet
32nd Street	Subterranean ¹	1 foot
	1 st and 2 nd floor ²	1 foot
	Above 2 nd floor ³	10 feet
Interior	Subterranean ¹	1 foot
	Above grade	5 feet
¹ Not more than 1 foot above abutting public sidewalk. ² 1-26 feet above abutting public sidewalk. ³ More than 26 feet above abutting public sidewalk.		

Open Space: 20% of the project site to be maintained as public open space (e.g., public plazas, pedestrian promenades, outdoor recreational spaces, patios, landscaping, etc.).

Parking and other development standards: Subject to Zoning Code

Development Review Process: Consistent with the Zoning Code – Site Development Review (SDR) or Planned Development Permit (PDP)

Site Development Review or Planned Development Permit

Either application process would be authorized by the Zoning Code for the redevelopment of the site with the proposed Lido House Hotel and all appurtenant facilities. Redevelopment of the site includes the demolition of all on-site structures with the exception of Fire Station No. 2 and its appurtenant facilities. The project would include the provision of necessary utility connections to serve the proposed project. Public improvements consisting of modifying existing street improvements within abutting rights of way are also included.

Conditional Use Permit

A Conditional Use Permit for the proposed hotel and accessory uses including establishing necessary parking and any parking management provision including the use of valet parking services. Accessory uses to a hotel include, but are not limited to, retail uses, restaurants and bars, meeting rooms, day spa facilities including massage, guest recreational areas.



3.4 GOALS AND OBJECTIVES

Pursuant to Section 15124(b) of the *CEQA Guidelines*, the EIR project description must include “[a] statement of objectives sought by the proposed project....The statement of objectives should include the underlying purpose of the project.”

The proposed project goals and objectives are as follows:

- Enhance Newport Beach and Lido Village by creating a highly visible, iconic development with distinctive architecture, significant landscaped areas, and focal points to serve as a gateway to the Balboa Peninsula.
- Help implement the City’s goal to revitalize Lido Village by creating a catalytic development consistent with the Lido Village Design Guidelines that enhances economic activity and contributes to Newport Beach’s reputation as a premier destination for shopping and recreation.
- Create a pedestrian oriented development that is physically well-connected to the community while not significantly increasing traffic to the site when compared to the prior use of the site.
- Provide and enhance public access to the property by creating publically accessible open space and visitor accommodations.
- Provide needed services to residents and visitors including visitor accommodations, recreational, personal services, shopping, dining, and assembly opportunities.
- Create a premier boutique hotel that is a financially viable operation.
- Create City revenue through lease payments and transient occupancy tax.

3.5 PHASING/CONSTRUCTION

The project is expected to be constructed in one phase after approval by the City and California Coastal Commission. Demolition of all onsite improvements will occur before new construction and total construction is anticipated to occur over a 14-month period of time. The anticipated schedule is as follows:

- City process (EIR, project, & lease) through summer of 2014
- California Coastal Commission processing through end of 2015
- Final design and construction through summer of 2017

3.6 AGREEMENTS, PERMITS, AND APPROVALS

The City of Newport Beach is the Lead Agency for the project and has discretionary authority over the project proposal, which includes the following:



- California Environmental Quality Act review;
- General Plan Amendment;
- Coastal Land Use Plan Amendment;
- Zoning Code Amendment;
- Lease
- Site Development Review or Planned Development Permit;
- Conditional Use Permit;
- Grading Permit; and
- Building Permit.

Approval of the proposed project is subject to actions set forth by the City of Newport Beach. In addition, the proposed project would require a Coastal Development Permit (CDP) from the California Coastal Commission (CCC).

Project construction may be subject to review and/or approval by the following agencies:

- California Department of Transportation;
- California Department of Toxic Substances Control;
- California Department of Fish and Wildlife;
- Orange County Transportation Authority;
- Orange County Sanitation District;
- Orange County Health Care Agency;
- Santa Ana Regional Water Quality Control Board;
- South Coast Air Quality Management District;
- Southern California Association of Governments; and
- State Water Resources Control Board.



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