

## 3. Project Description

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### 3.1 PROJECT LOCATION

The 2006 General Plan includes 10 elements: Land Use, Harbor and Bay, Housing, Historical Resources, Circulation, Recreation, Arts and Cultural, Natural Resources, Safety, and Noise. The proposed project is an amendment to the Land Use Element (LUE). It includes focused areas of proposed land use changes and new and modified General Plan policies, some of which apply City-wide and others that are community specific. The project location, therefore, is the entire City of Newport Beach. The City is on the western boundary of Orange County in Southern California abutting the Pacific Ocean on its west end. To the north of the City is Costa Mesa, northwest is Huntington Beach, northeast is Irvine, and southeast are unincorporated areas of Orange County. Regional access to the City is provided by Interstate 405 (I-405) running north to south across Southern California and State Route 55 (SR-55) which also runs north to south and intersects with I-405, terminating to the north in the City of Costa Mesa. State Route 73 (SR-73) runs along the northwestern boundary of the City and connects with Interstate 5 (I-5) farther south of Newport Beach in Laguna Beach. In addition, Highway 1 runs along the entire California coast and through the City of Newport Beach. Figures 3-1, *Regional Vicinity Map*, and 3-2, *Citywide Aerial*, illustrate the location of Newport Beach and its surrounding cities as well as regional and local access routes in its vicinity.

### 3.2 STATEMENT OF OBJECTIVES

The City of Newport Beach Planning Commission and City Council approved the following objectives for the 2006 General Plan:

- Preserve and enhance Newport Beach's character as a beautiful, unique residential community.
- Reflect a conservative growth strategy that
  - Balances needs for housing, jobs and services.
  - Limits land use changes to a very small amount of the City's land area.
  - Directs land use changes to areas where residents have expressed a willingness to consider change and where sustainable development can occur.
  - Protects natural resources, open space, and recreational opportunities.
- Protect and enhance water quality.
- Protect and enhance recreational opportunities and public access to open space and natural resources.
- Modify land uses, densities, and intensities so that traffic generation is controlled.

These objectives remain consistent with the General Plan LUE Amendment and will aid decision makers in their review of this project and its associated environmental impacts.

## 3. Project Description

### 3.3 PROJECT CHARACTERISTICS

“Project,” as defined by the CEQA Guidelines, means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700” (14 Cal. Code of Reg. 15378[a]).

#### 3.3.1 Existing General Plan

On July 25, 2006, the Newport Beach City Council certified Environmental Impact Report (EIR) No. 2006011119 (2006 General Plan EIR) as the environmental documentation for a comprehensive General Plan update.

The 2006 General Plan is divided into 10 elements, that address a wide range of subjects and provide goals and policies that will guide future development in the City. The General Plan is organized in the following manner:

**Introduction:** The introduction describes the background, features, and structure of the General Plan.

**Vision Statement:** The vision statement is intended to guide the City toward its desired end state and what the community hopes to have achieved by 2025. The vision statement consists of various important factors to the City’s residents including community character, conservation growth strategy, efficient and safe circulation, a healthy natural environment, community services, recreation opportunities, boating and waterways, airport, and a responsive government.

**Land Use Element:** The Land Use Element is a guide, or “blueprint,” for the City’s future development. It designates the distribution and general location of land uses, such as residential, retail, industrial, open space, recreation, and public uses. The Land Use Element also addresses the permitted density and intensity of the various land use designations.

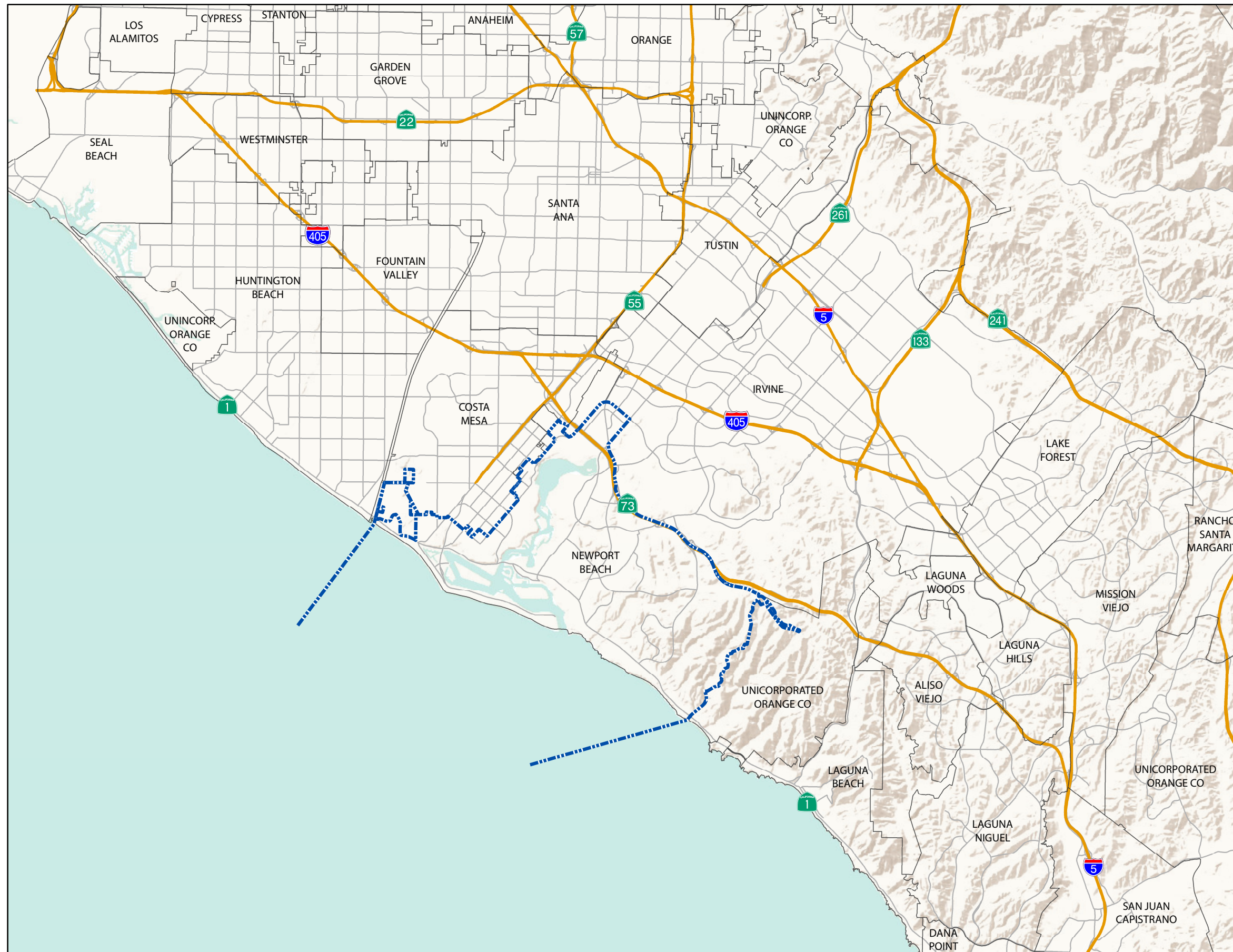
**Harbor and Bay Element:** The aim of the Harbor and Bay Element goals and policies is to preserve the diversity and charm of existing uses without unduly restricting the rights of the waterfront property owner. Goals and policies in the Harbor and Bay Element have been organized to address both water- and land-related issues, provision of public access, water quality and environmental issues, visual characteristics, and the administration of the harbor and bay.

**Housing Element:** The Housing Element assesses current and projected housing needs and sets out policies and proposals for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the City. This element is a stand-alone document that was updated and approved by the California Department of Housing and Community Development in October 2013, separately from the rest of the General Plan elements. It is important to note that the other General Plan elements were prepared consistently with the goals and policies of the Housing Element.

### 3. Project Description

Figure 3-1

## Regional Vicinity Map



- City Boundary
- Freeway
- Major Arterial Roads



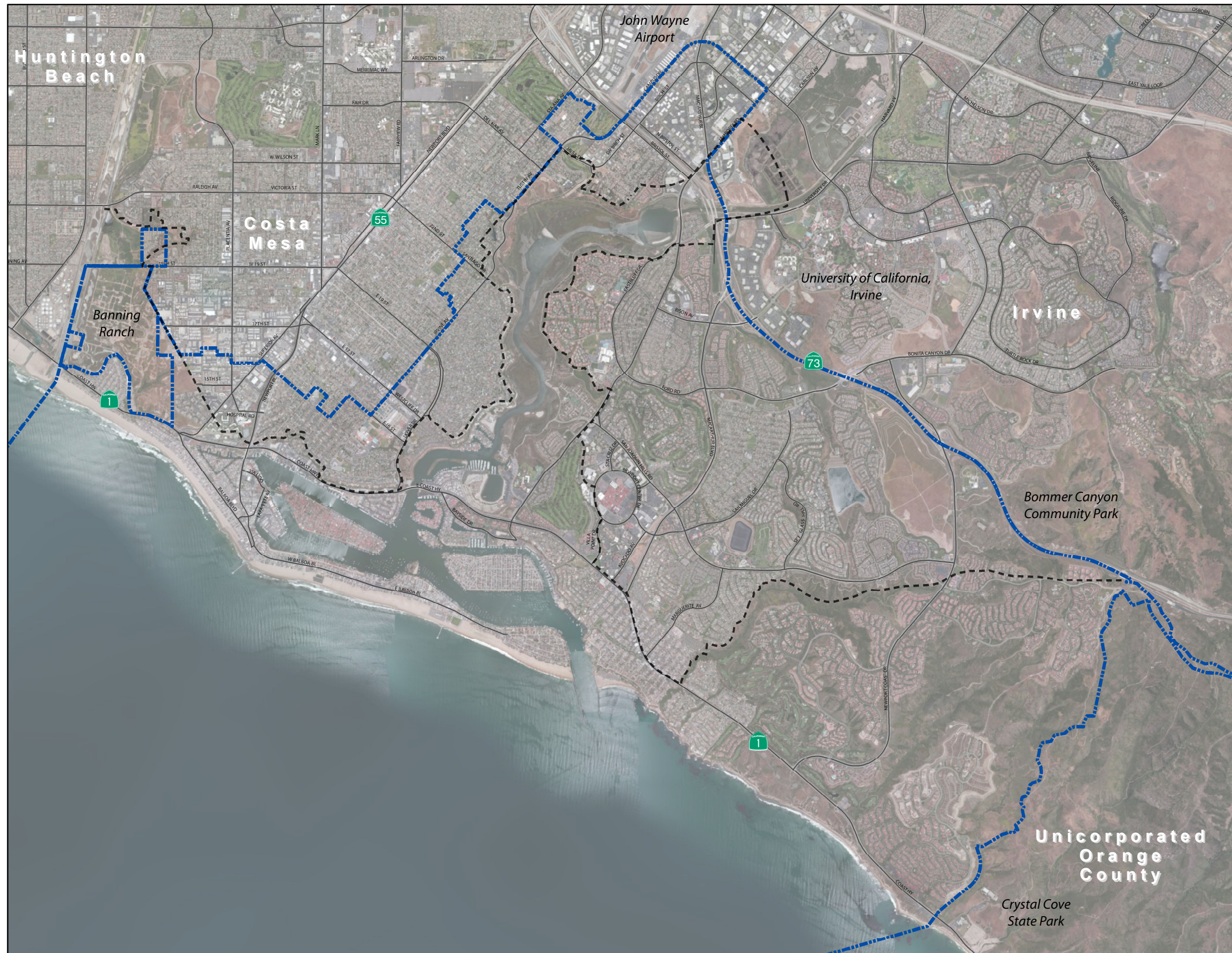
### 3. Project Description

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# 3. Project Description

Figure 3-2

## Citywide Aerial

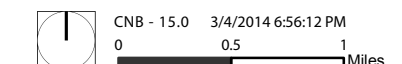


- City Boundary
- Coastal Zone Boundary

Note:  
The City of Newport Beach Planning Area is surrounded by other developed areas of the cities of Huntington Beach, Costa Mesa, Irvine, and unincorporated areas of Orange County. Directly adjacent to the City's boundaries include Banning Ranch to the northwest, the John Wayne Airport and residential homes to the north, University of California, Irvine along the northeast, Bommer Canyon Community Park to the east, and Crystal Cove State Park to the south.



Land Use Element Update  
**Supplemental EIR**



### 3. Project Description

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### 3. Project Description

**Historical Resources Element:** The Historical Resources Element addresses the protection and sustainability of the City's historic and paleontological resources. Goals and policies in this element encourage the preservation and protection of the community's various unique historical, archaeological, and cultural sites and structures, many of which have been recognized as being of statewide or national importance.

**Circulation Element:** The Circulation Element identifies the general location and extent of existing and proposed major transportation facilities, including major roadways, passenger and freight rail, transit systems, and bikeways. The goals and policies in this element are closely correlated with the Land Use Element and are intended to provide the best possible balance between the City's future growth and land use development, roadway size, traffic service levels, and community character.

**Recreation Element:** The Recreation Element ensures a proper balance between the provision of sufficient parks and recreation facilities for its residential and business population. The City acknowledges its abundance of parks, bicycle and pedestrian trails, recreational facilities, and coastal resources, such as the beaches and bays that are key characteristics of Newport Beach. Specific recreational issues and policies in this Recreation Element include: parks and recreation facilities, recreation programs, shared facilities, coastal recreation and support facilities, marine recreation, and public access.

**Arts and Cultural Element:** The Arts and Cultural Element intends to guide the City to meet future cultural needs of its residents and visitors. This includes maximizing the community's cultural arts potential through coordination with local community groups, businesses, agencies, and residents to preserve an active and cohesive cultural and arts presence in the community.

**Natural Resources Element:** The Natural Resources Element provides direction regarding conservation, development, and utilization of natural resources. These resources include water supply as a resource, water quality (i.e., bay and ocean quality, potable drinking water), air quality, terrestrial and marine biological resources, open space, archaeological and paleontological resources, mineral resources, visual resources, and energy.

**Safety Element:** The Safety Element establishes policies and programs to protect the community from risks associated with disaster planning, hazardous materials, and potential coastal, seismic, geologic, flood, wildfire, and aviation hazards. The Safety Element assesses natural and man-made hazards present in the community and includes policies to address those hazards.

**Noise Element:** The Noise Element identifies and appraises noise-sensitive land uses and noise sources and defines areas of noise impact for the purpose of developing policies to protect the City from excessive noise intrusion. The information in the Noise Element provides the framework to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement.

**Implementation Program:** The Implementation Program consists of a set of actions and procedures necessary to implement the goals and policies outlined in the General Plan. By providing implementation actions, it ensures that goals and policies are fully addressed and able to be carried out.

## 3. Project Description

**Glossary:** The glossary provides an index of key words used throughout the General Plan and their definitions.

### 3.3.2 General Plan LUE Amendment

#### 3.3.2.1 OVERVIEW/PURPOSE

Subsequent to the adoption of the 2006 General Plan, it became apparent that an amendment to the Land Use Element was needed to reflect the changes in the economy and market, recent legislation, and emerging best practices. In conjunction with the General Plan LUE Amendment Advisory Committee, City staff and their consultants considered potential amendments to 1) increase/decrease development capacity in specific areas of the City and 2) modify land use policies to better reflect land use changes and to support recent Neighborhood Revitalization efforts. In some subareas of the City, amendments to land use designations are proposed to reflect development that will not occur, and other areas have been identified that can benefit from a reallocation of unbuilt building intensity and/or residential units.

#### 3.3.2.2 PROPOSED LAND USE CHANGES

Table 3-1, *Proposed Land Use Changes*, details the land use and development capacity changes proposed for each subarea, and Figure 3-3, *Proposed Areas of Change*, illustrates the location of each subarea. The table compares the existing land use designation, existing development, and allowable development capacity to the proposed land use designation and/or change in development capacity. The subareas are separated into three categories:

- Areas with Reduced Development Capacity (red numbers on Figure 3-3)
- Areas with Increased Development Capacity (green numbers on Figure 3-3)
- Areas with Change of Land Use Designation and Increased Development Capacity (blue numbers on Figure 3-3)

Figures 3-4 through 3-10 provide detailed location information for the proposed land use amendments:

- Figure 3-4, *Airport Area Proposed Changes* (Figure 3-3, No. 4; Table 3-1, Nos. 4A through 4D)
- Figure 3-5, *Fashion Island/Newport Center Proposed Changes* (Figure 3-3 and Table 3-1, No. 5)
- Figure 3-6, *West Newport Area Proposed Changes* (Figure 3-3 and Table 3-1, Nos. 1, 3, 11)
- Figure 3-7, *Central Newport Area Proposed Changes* (Figure 3-3 and Table 3-1, Nos. 2 and 8)
- Figure 3-8, *Harbor View Areas Proposed Changes* (Figure 3-3 and Table 3-1, Nos. 9 and 12)
- Figure 3-9, *The Bluffs Area Proposed Changes* (Figure 3-3 and Table 3-1, No. 10)
- Figure 3-10, *Newport Coast Area Proposed Changes* (Figure 3-3 and Table 3-1, Nos. 6, 7, 15)

Originally included as an area proposed for change in the Initial Study, Promontory Point (Figure 3-3 and Table 3-1, No. 16) has since been excluded from the proposed Land Use Element Amendment on the recommendation of the Advisory Committee. Therefore, it is shown with strikethrough text in Table 3-1.



3. Project Description

Table 3-1 Proposed Land Use Changes

AREAS WITH REDUCED DEVELOPMENT CAPACITY								
Map Reference	Location	Planning Subarea	2006 General Plan		Existing	Proposed Changes		
			Designation	Allowable		Designation	Increase (Reduction)	Remaining
3	Westcliff Plaza 1000–1150 Irvine Avenue	Not Applicable	Neighborhood Commercial (CN)	138,500 SF	112,986 SF	No Change	(15,514 SF)	10,000 SF
6	Newport Coast Center 21101–21185 Newport Coast Drive	Not Applicable	Neighborhood Commercial (CN)	141,787 SF	103,712 SF	No Change	(37,875 SF)	200 SF
7	Newport Coast Hotel	Not Applicable	Visitor-Serving Commercial (CV)	2,150 rooms	1,104 rooms	No Change	(1,001 rooms)	45 rooms
8	Bayside Center 900–1090 Bayside Drive	Not Applicable	Neighborhood Commercial (CN)	66,000 SF	65,284 SF	No Change	(366 SF)	350 SF
9	Harbor View Center 1610–1666 San Miguel Drive	Not Applicable	Neighborhood Commercial (CN)	74,000 SF	71,993 SF	No Change	(1,857 SF)	150 SF
10	The Bluffs 1302–1380 Bison Avenue	Not Applicable	General Commercial (CG)	54,000 SF	50,312 SF	No Change	(3,538 SF)	150 SF
11	Gateway Park 3531 Newport Boulevard	Balboa Peninsula, Lido Village, Cannery Village, McFadden Square	Commercial Corridor (CC)	4,356 SF	0	Parks and Recreation (PR)	(4,356 SF)	0
15	Newport Ridge (various locations)	Not Applicable	Multi-Unit Residential (RM) Single Unit Residential Detached (RS-D)	2,550 DUs	2,187 DUs	No Change	(356 DUs)	7 DUs

### 3. Project Description

**Table 3-1 Proposed Land Use Changes**

AREAS WITH INCREASED DEVELOPMENT CAPACITY								
Map Reference	Location	Neighborhood	2006 General Plan		Existing	Proposed Changes		
			Designation	Allowable		Designation	Capacity	Increase / (Decrease)
5	Newport Center/ Fashion Island	Newport Center/ Fashion Island	Regional Commercial (CR), Regional Commercial Office (CO-R), Medical Commercial Office (CO-M), Mixed Use Horizontal (MU-H3), Visitor- Serving Commercial (CV), Multi-Unit Residential (RM)	Various	Retail, Office, Residential, Hotel	No Change	Varies	Regional Office 500,000 SF; Regional Commercial 50,000 SF; Multi-Family 500 units
17	150 Newport Center Drive	Newport Center/ Fashion Island	Regional Commercial Office (CO-R)	8,500 SF	8,500 SF Car Wash	Mixed-Use Horizontal (MU-H3)	125 hotel rooms (24.8 K SF Commercial)	125 hotel rooms (24.8 K SF Commercial)
18	100 Newport Center Drive	Newport Center/ Fashion Island	Regional Commercial Office (CO-R)	17,500 SF	17,500 SF Museum	Mixed-Use Horizontal (MU-H3)	32,500 SF	15,000 SF
12	Harbor Day School 3443 Pacific View Drive	Not Applicable	Private Institutional	.35 FAR 408 Students	99,708 SF 408 Students	No Change	.40 FAR 480 Students	14,244 SF 72 Students

3. Project Description

Table 3-1 Proposed Land Use Changes

Map Reference	Location	Neighborhood	2006 General Plan	Existing	Proposed Changes	Map Reference	Capacity	Increase/(Decrease)
4	A: Saunders Properties	Airport Area	Airport Office and Supporting Uses (AO)	306,923 SF Office	306,923 SF Office	Mixed Use Horizontal (MU-H2)	545,000 SF office 329 DUs	238,077 SF 329 DUs
	B: The Hangars	Airport Area	General Commercial Office (CO-G)	288,264 SF Office	288,264 SF Office	General Commercial (CG)	278,264 SF office	11,800 SF retail
	C: Lyon Communities	Airport Area	Mixed Use Horizontal (MU-H2)	250,176 SF Office	250,176 SF Office	No Change	Retail: 85K SF Res: 850 replacement DUs Hotel: 150 rms	Retail: 85K SF Res: 850 replacement DUs Hotel: 150 rms
	D: UAP Companies 4699 Jamboree Road and 5190 Campus Drive	Airport Area	Mixed Use Horizontal (MU-H2)	46,044 SF Office	46,044 SF Office	Mixed Use Horizontal (MU-H2)	Mixed Use: 46,044 SF  Congregate Care: 148,000 SF	Revise Anomaly #6 to allow 2.0 FAR if trip neutral congregate care
16	Promontory Point Apartments 200 Promontory Drive West	Not Applicable	Multiple Residential (RM) 520 DUs	520 DUs	520 DUs	No Change	570 DUs	50 DUs

AREAS WITH CHANGE OF LAND USE DESIGNATION AND INCREASED DEVELOPMENT CAPACITY

Map Reference	Location	Planning Sub-Area	2006 General Plan		Existing	Proposed Changes	
			Designation	Allowable		Designation	Density
1	1526 Placentia Avenue (King's Liquor)	West Newport Mesa	Multi-Unit Residential (RM)	18 DU/AC	Retail: 7,524 SF	General Commercial (CG)	0.5 FAR
2	813 East Balboa Boulevard	Balboa Village	Two-Unit Residential (RT)	2 units	Day Spa: 1,917 SF	Mixed-Use Vertical (MU-V)	0.75 FAR

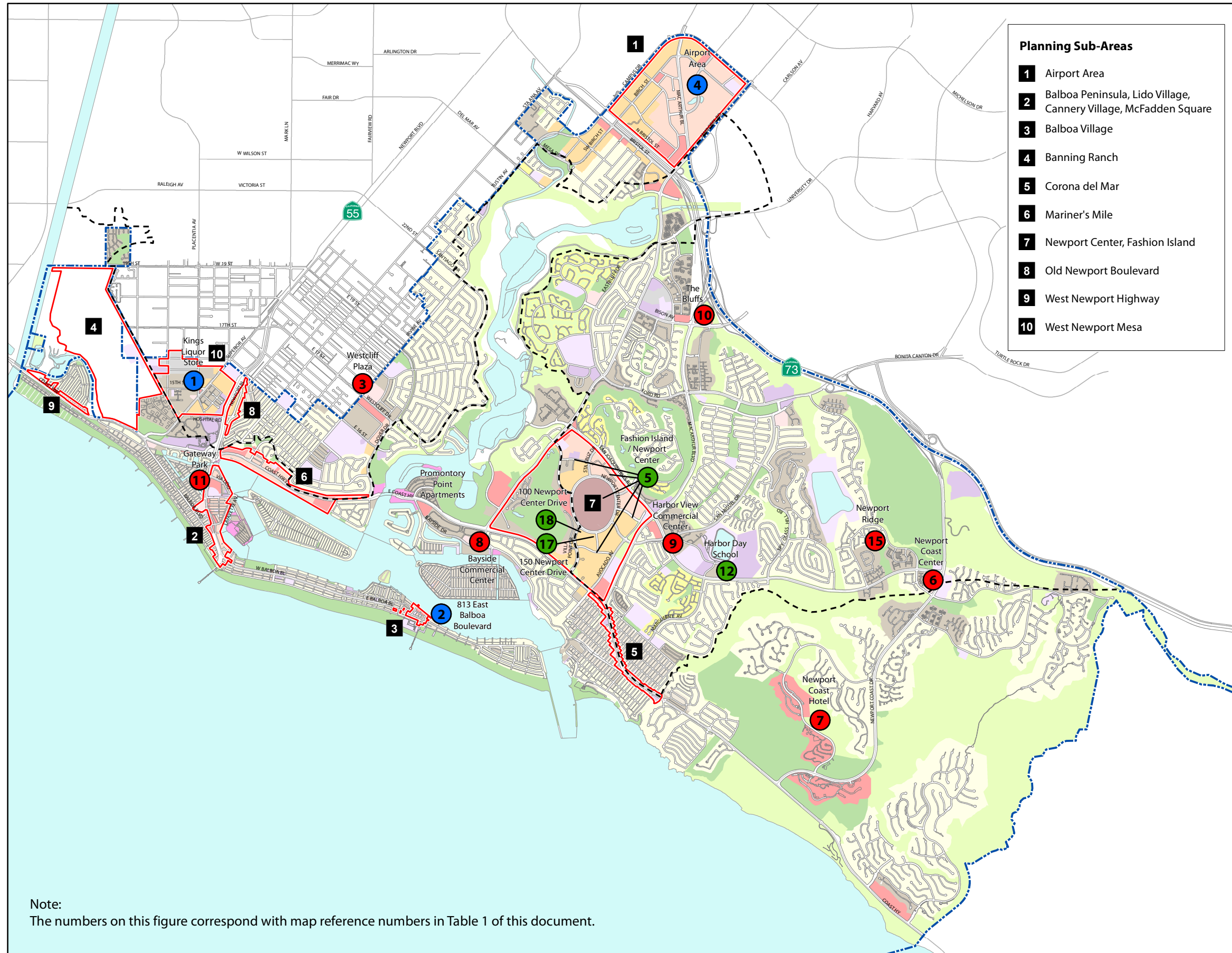
### 3. Project Description

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# 3. Project Description

Figure 3-3

## Proposed Areas of Change



- Planning Sub-Areas**
- 1 Airport Area
  - 2 Balboa Peninsula, Lido Village, Cannery Village, McFadden Square
  - 3 Balboa Village
  - 4 Banning Ranch
  - 5 Corona del Mar
  - 6 Mariner's Mile
  - 7 Newport Center, Fashion Island
  - 8 Old Newport Boulevard
  - 9 West Newport Highway
  - 10 West Newport Mesa

- Areas of Increased Development Capacity
  - Areas of Reduced Development Capacity
  - Areas with Change of Land Use Designation and Increased Development Capacity
  - - - City Boundary
  - - - Coastal Zone Boundary
  - Planning Sub-Areas
- Residential**
- RS-D - Single-Unit Residential Detached
  - RS-A - Single-Unit Residential Attached
  - RT - Two-Unit
  - RM - Multiple Unit Residential
  - RM-D - Multiple-Unit Residential Detached
- Commercial Districts and**
- CN - Neighborhood Commercial
  - CC - Corridor Commercial
  - CG - General Commercial
  - CV - Visitor Serving
  - CM - Recreational and Marine Commercial
  - CR - Regional Commercial
- Commercial Office Districts**
- CO-G - General Commercial Office
  - CO-M - Medical Commercial Office
  - CO-R - Regional Commercial Office
- Industrial Districts**
- IG - Industrial
- Airport Supporting Districts**
- AO - Airport Office and Supporting Uses
- Mixed-Use**
- MU-V - Mixed Use
  - MU-H - Mixed Use Horizontal
  - MU-W - Mixed Use Water
- Public, Semi-Public and Institutional**
- PI - Private Institutions
  - PF - Public Facilities
  - PR - Parks and Recreation
  - OS - Open Space

Note:  
The numbers on this figure correspond with map reference numbers in Table 1 of this document.

Source: City of Newport Beach, 2014

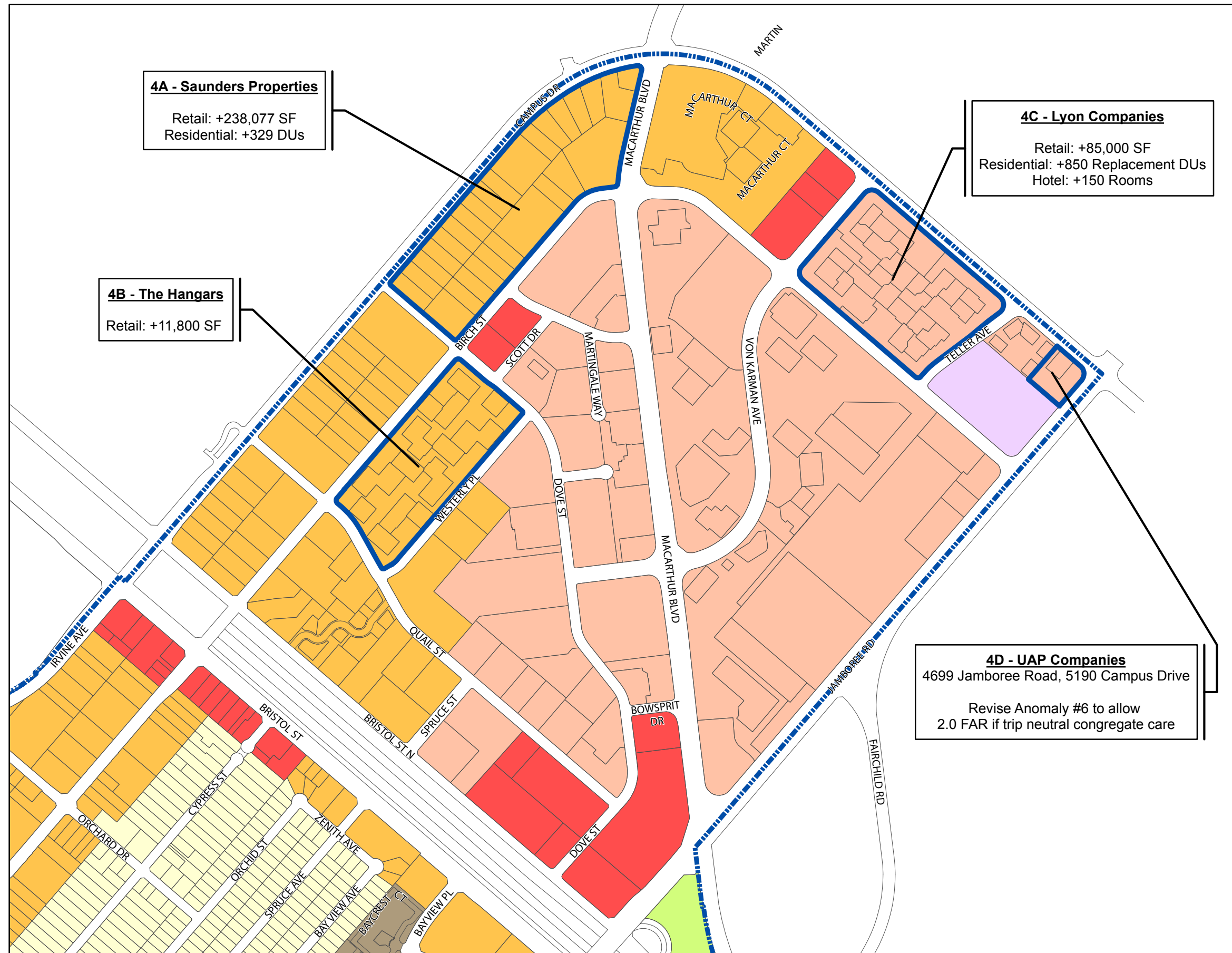
### 3. Project Description

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# 3. Project Description

Figure 3-4

## Airport Area Proposed Changes



- City Boundary
- Areas of Change
- Residential Neighborhoods**
  - RS-D - Single-Unit Residential Detached
  - RS-A - Single-Unit Residential Attached
  - RT - Two-Unit Residential
  - RM - Multiple Unit Residential
  - RM-D - Multiple-Unit Residential Detached
- Commercial Districts and Corridors**
  - CN - Neighborhood Commercial
  - CC - Corridor Commercial
  - CG - General Commercial
  - CV - Visitor Serving Commercial
  - CM - Recreational and Marine Commercial
  - CR - Regional Commercial
- Commercial Office Districts**
  - CO-G - General Commercial Office
  - CO-M - Medical Commercial Office
  - CO-R - Regional Commercial Office
- Industrial Districts**
  - IG - Industrial
- Airport Supporting Districts**
  - AO - Airport Office and Supporting Uses
- Mixed-Use Districts**
  - MU-V - Mixed Use Vertical
  - MU-H - Mixed Use Horizontal
  - MU-W - Mixed Use Water Related
- Public, Semi-Public and Institutional**
  - PI - Private Institutions
  - PF - Public Facilities
  - PR - Parks and Recreation
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### 3. Project Description

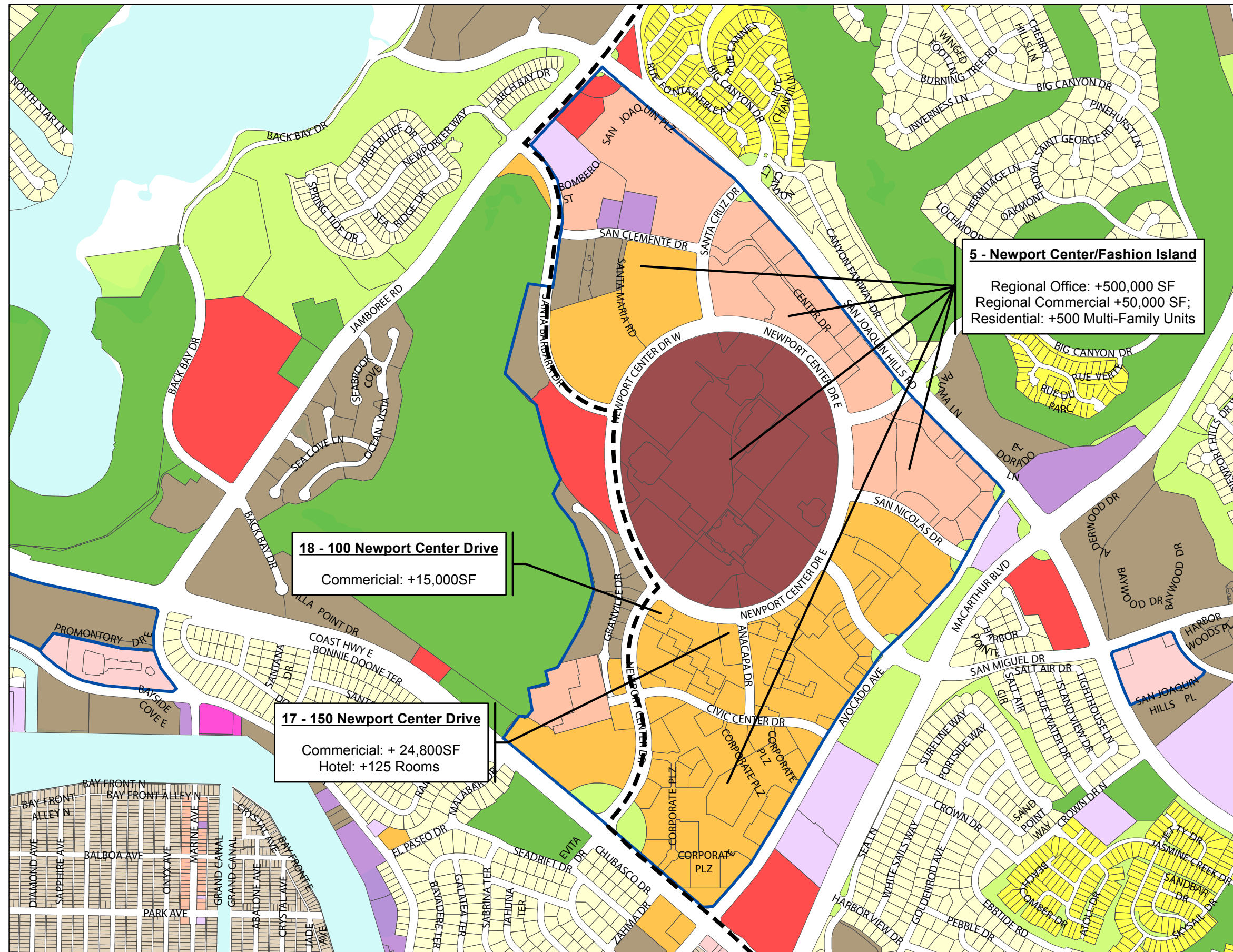
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### 3. Project Description

Figure 3-5

## Fashion Island/Newport Center Proposed Changes



- City Boundary
  - Coastal Zone Boundary
  - ▭ Areas of Change
- Residential Neighborhoods**
- RS-D - Single-Unit Residential Detached
  - RS-A - Single-Unit Residential Attached
  - RT - Two-Unit Residential
  - RM - Multiple Unit Residential
  - RM-D - Multiple-Unit Residential Detached
- Commercial Districts and Corridors**
- CN - Neighborhood Commercial
  - CC - Corridor Commercial
  - CG - General Commercial
  - CV - Visitor Serving Commercial
  - CM - Recreational and Marine Commercial
  - CR - Regional Commercial
- Commercial Office Districts**
- CO-G - General Commercial Office
  - CO-M - Medical Commercial Office
  - CO-R - Regional Commercial Office
- Industrial Districts**
- IG - Industrial
- Airport Supporting Districts**
- AO - Airport Office and Supporting Uses
- Mixed-Use Districts**
- MU-V - Mixed Use Vertical
  - MU-H - Mixed Use Horizontal
  - MU-W - Mixed Use Water Related
- Public, Semi-Public and Institutional**
- PI - Private Institutions
  - PF - Public Facilities
  - PR - Parks and Recreation
  - OS - Open Space



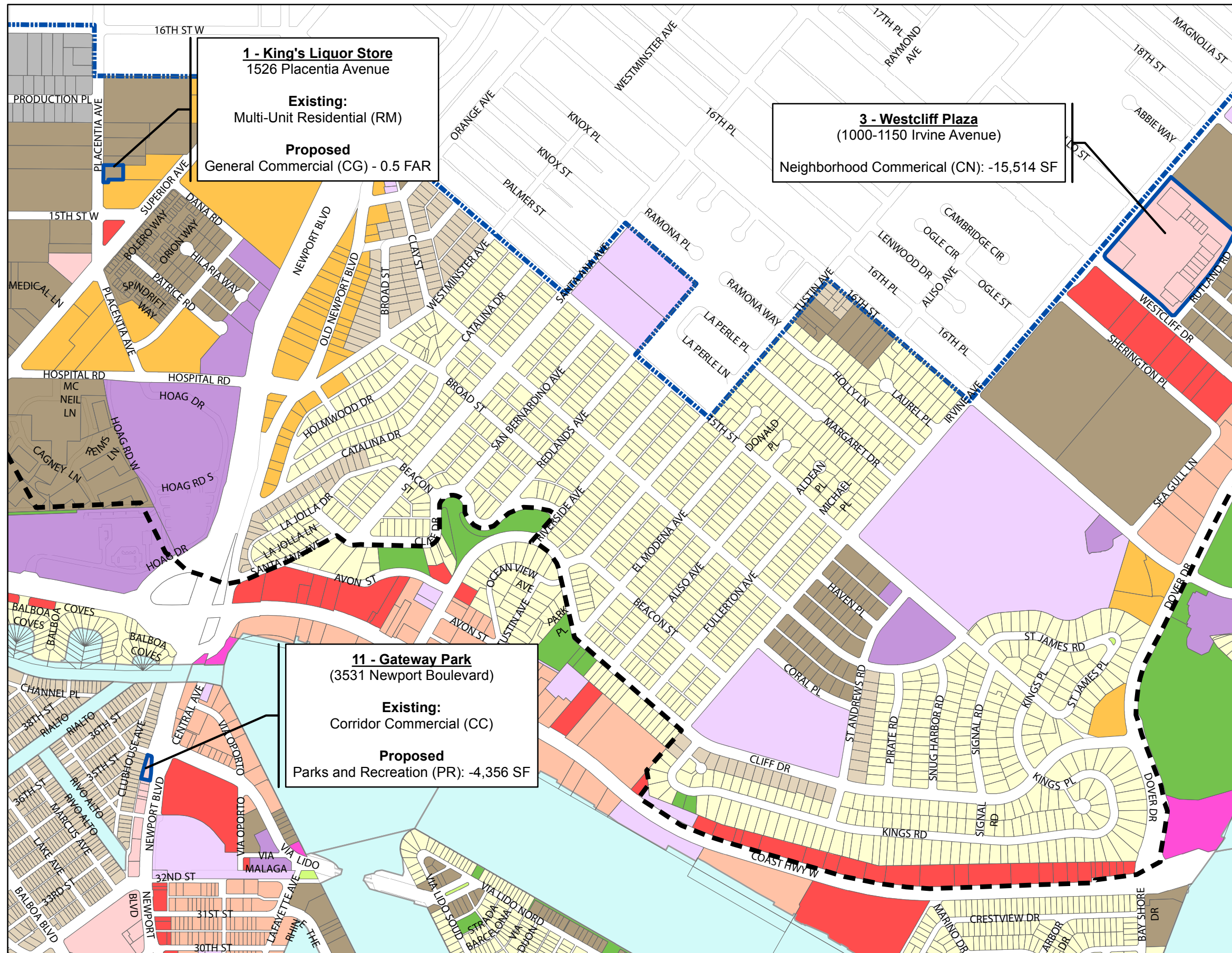
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# 3. Project Description

Figure 3-6

## West Newport Area Proposed Changes



**1 - King's Liquor Store**  
1526 Placentia Avenue

**Existing:**  
Multi-Unit Residential (RM)

**Proposed**  
General Commercial (CG) - 0.5 FAR

**3 - Westcliff Plaza**  
(1000-1150 Irvine Avenue)

Neighborhood Commerical (CN): -15,514 SF

**11 - Gateway Park**  
(3531 Newport Boulevard)

**Existing:**  
Corridor Commercial (CC)

**Proposed**  
Parks and Recreation (PR): -4,356 SF

- City Boundary
  - Coastal Zone Boundary
  - Areas of Change
- Residential Neighborhoods**
- RS-D - Single-Unit Residential Detached
  - RS-A - Single-Unit Residential Attached
  - RT - Two-Unit Residential
  - RM - Multiple Unit Residential
  - RM-D - Multiple-Unit Residential Detached
- Commercial Districts and Corridors**
- CN - Neighborhood Commercial
  - CC - Corridor Commercial
  - CG - General Commercial
  - CV - Visitor Serving Commercial
  - CM - Recreational and Marine Commercial
  - CR - Regional Commercial
- Commercial Office Districts**
- CO-G - General Commercial Office
  - CO-M - Medical Commercial Office
  - CO-R - Regional Commercial Office
- Industrial Districts**
- IG - Industrial
- Airport Supporting Districts**
- AO - Airport Office and Supporting Uses
- Mixed-Use Districts**
- MU-V - Mixed Use Vertical
  - MU-H - Mixed Use Horizontal
  - MU-W - Mixed Use Water Related
- Public, Semi-Public and Institutional**
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  - PR - Parks and Recreation
  - OS - Open Space

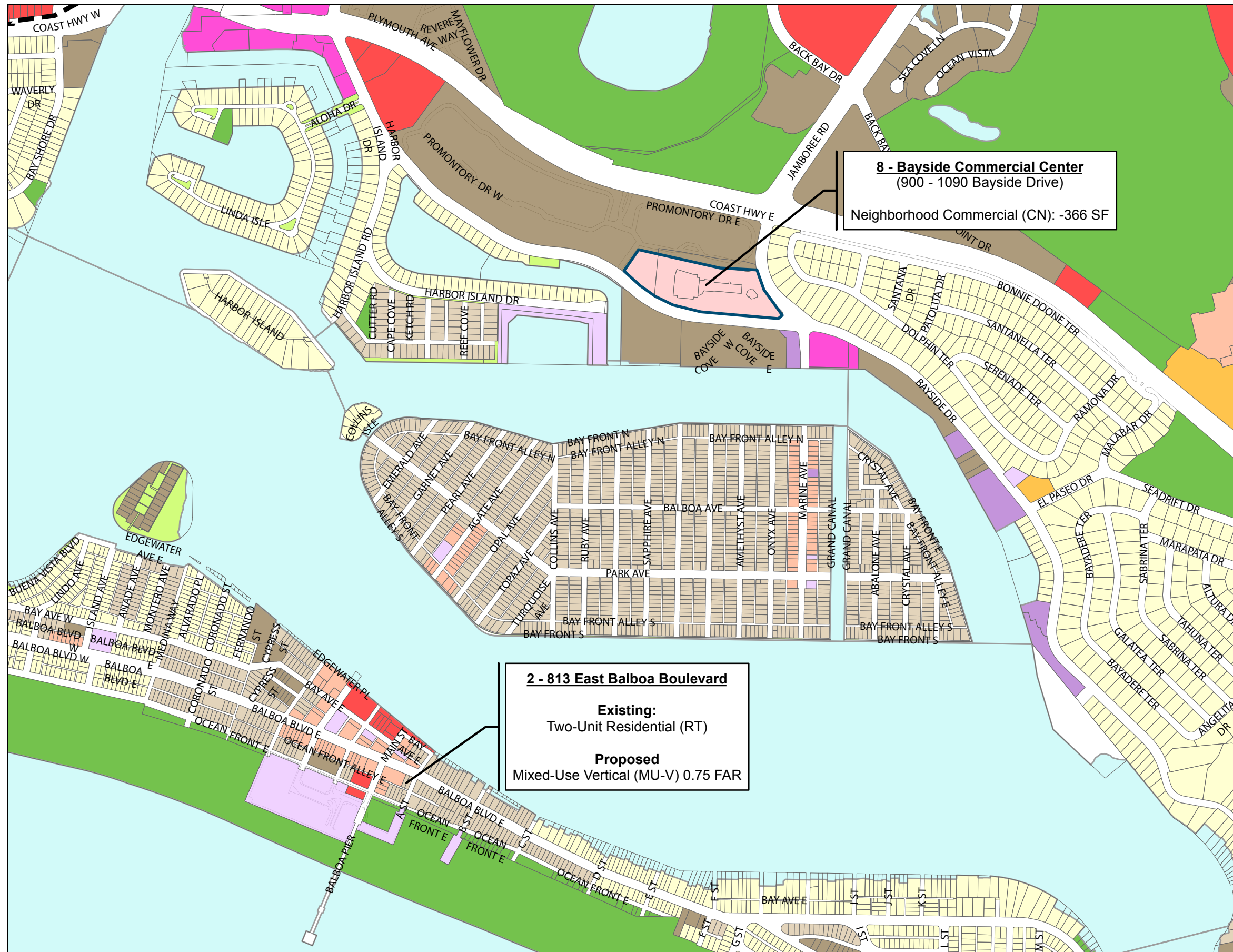
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# 3. Project Description

## Central Newport Area Proposed Changes

Figure 3-7



- Areas of Change
  - City Boundary
- Residential Neighborhoods**
- RS-D - Single-Unit Residential Detached
  - RS-A - Single-Unit Residential Attached
  - RT - Two-Unit Residential
  - RM - Multiple Unit Residential
  - RM-D - Multiple-Unit Residential Detached
- Commercial Districts and Corridors**
- CN - Neighborhood Commercial
  - CC - Corridor Commercial
  - CG - General Commercial
  - CV - Visitor Serving Commercial
  - CM - Recreational and Marine Commercial
  - CR - Regional Commercial
- Commercial Office Districts**
- CO-G - General Commercial Office
  - CO-M - Medical Commercial Office
  - CO-R - Regional Commercial Office
- Industrial Districts**
- IG - Industrial
- Airport Supporting Districts**
- AO - Airport Office and Supporting Uses
- Mixed-Use Districts**
- MU-V - Mixed Use Vertical
  - MU-H - Mixed Use Horizontal
  - MU-W - Mixed Use Water Related
- Public, Semi-Public and Institutional**
- PI - Private Institutions
  - PF - Public Facilities
  - PR - Parks and Recreation
  - OS - Open Space

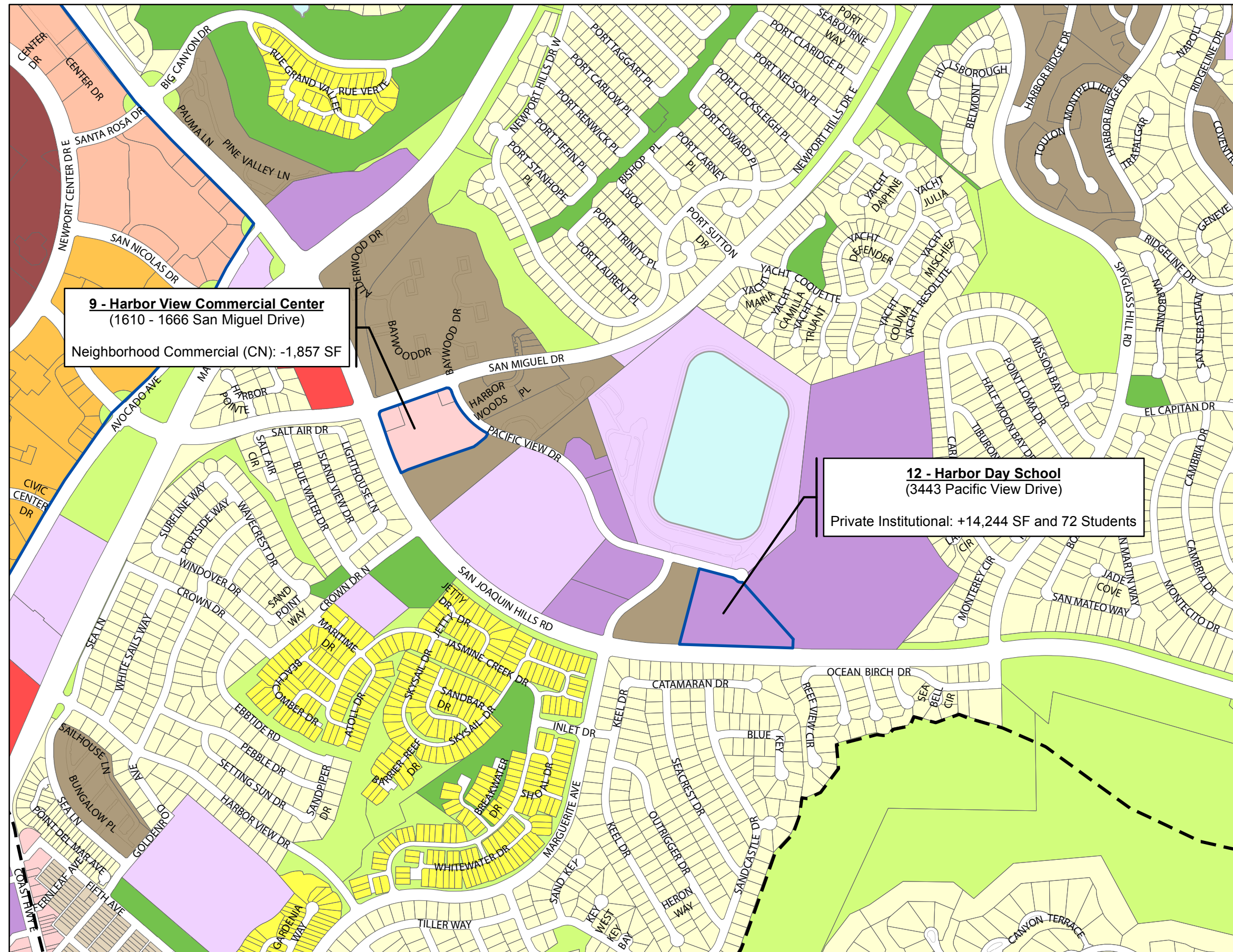
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### 3. Project Description

Figure 3-8

## Harbor View Area Proposed Changes



- City Boundary
  - Coastal Zone Boundary
  - Areas of Change
- Residential Neighborhoods**
- RS-D - Single-Unit Residential Detached
  - RS-A - Single-Unit Residential Attached
  - RT - Two-Unit Residential
  - RM - Multiple Unit Residential
  - RM-D - Multiple-Unit Residential Detached
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- Commercial Office Districts**
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  - CO-R - Regional Commercial Office
- Industrial Districts**
- IG - Industrial
- Airport Supporting Districts**
- AO - Airport Office and Supporting Uses
- Mixed-Use Districts**
- MU-V - Mixed Use Vertical
  - MU-H - Mixed Use Horizontal
  - MU-W - Mixed Use Water Related
- Public, Semi-Public and Institutional**
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  - PF - Public Facilities
  - PR - Parks and Recreation
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### 3. Project Description

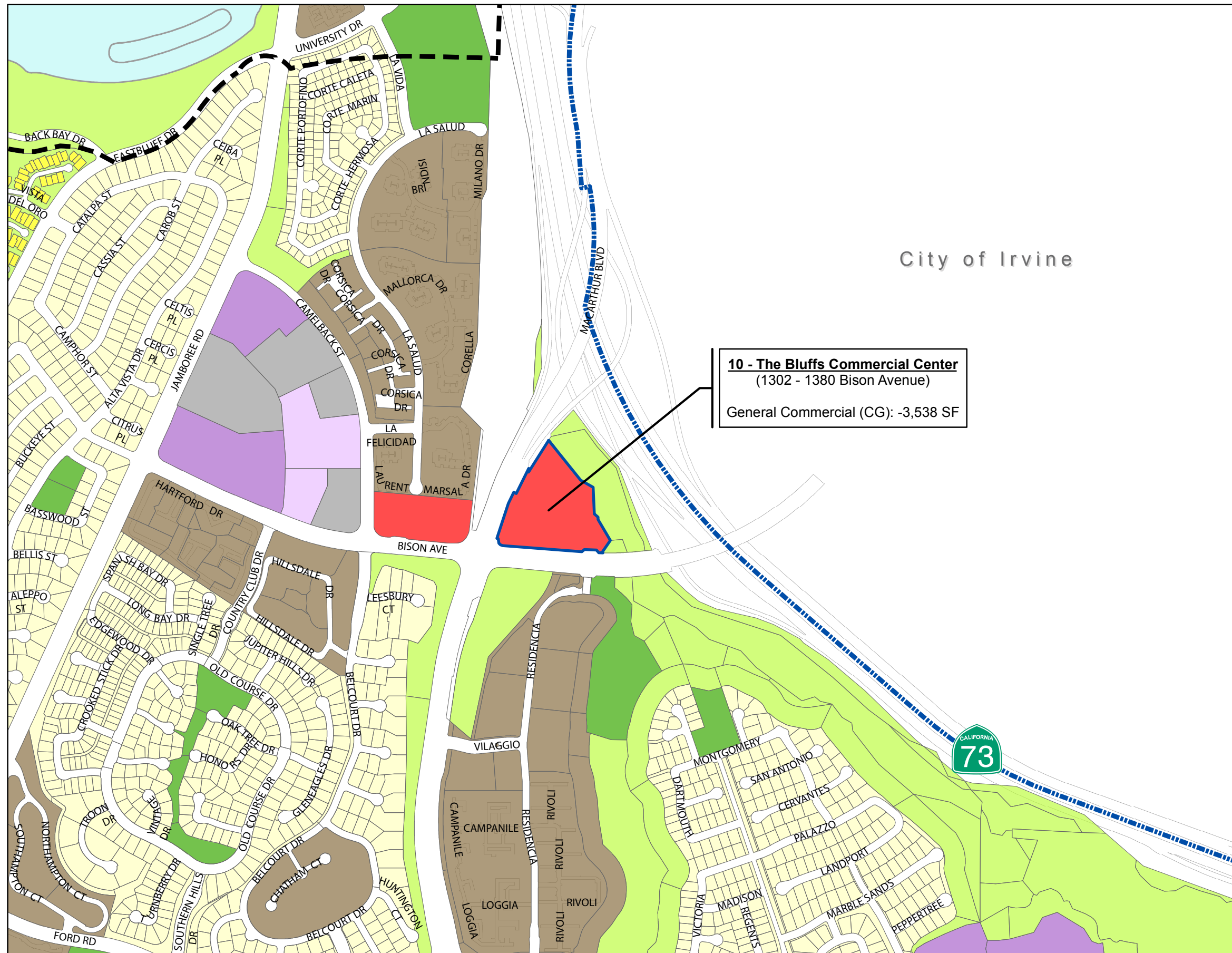
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# 3. Project Description

Figure 3-9

## The Bluffs Area Proposed Changes



**10 - The Bluffs Commercial Center**  
(1302 - 1380 Bison Avenue)  
General Commercial (CG): -3,538 SF

- City Boundary
  - Coastal Zone Boundary
  - Areas of Change
- Residential Neighborhoods**
- RS-D - Single-Unit Residential Detached
  - RS-A - Single-Unit Residential Attached
  - RT - Two-Unit Residential
  - RM - Multiple Unit Residential
  - RM-D - Multiple-Unit Residential Detached
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  - CV - Visitor Serving Commercial
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  - CR - Regional Commercial
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  - CO-R - Regional Commercial Office
- Industrial Districts**
- IG - Industrial
- Airport Supporting Districts**
- AO - Airport Office and Supporting Uses
- Mixed-Use Districts**
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  - MU-H - Mixed Use Horizontal
  - MU-W - Mixed Use Water Related
- Public, Semi-Public and Institutional**
- PI - Private Institutions
  - PF - Public Facilities
  - PR - Parks and Recreation
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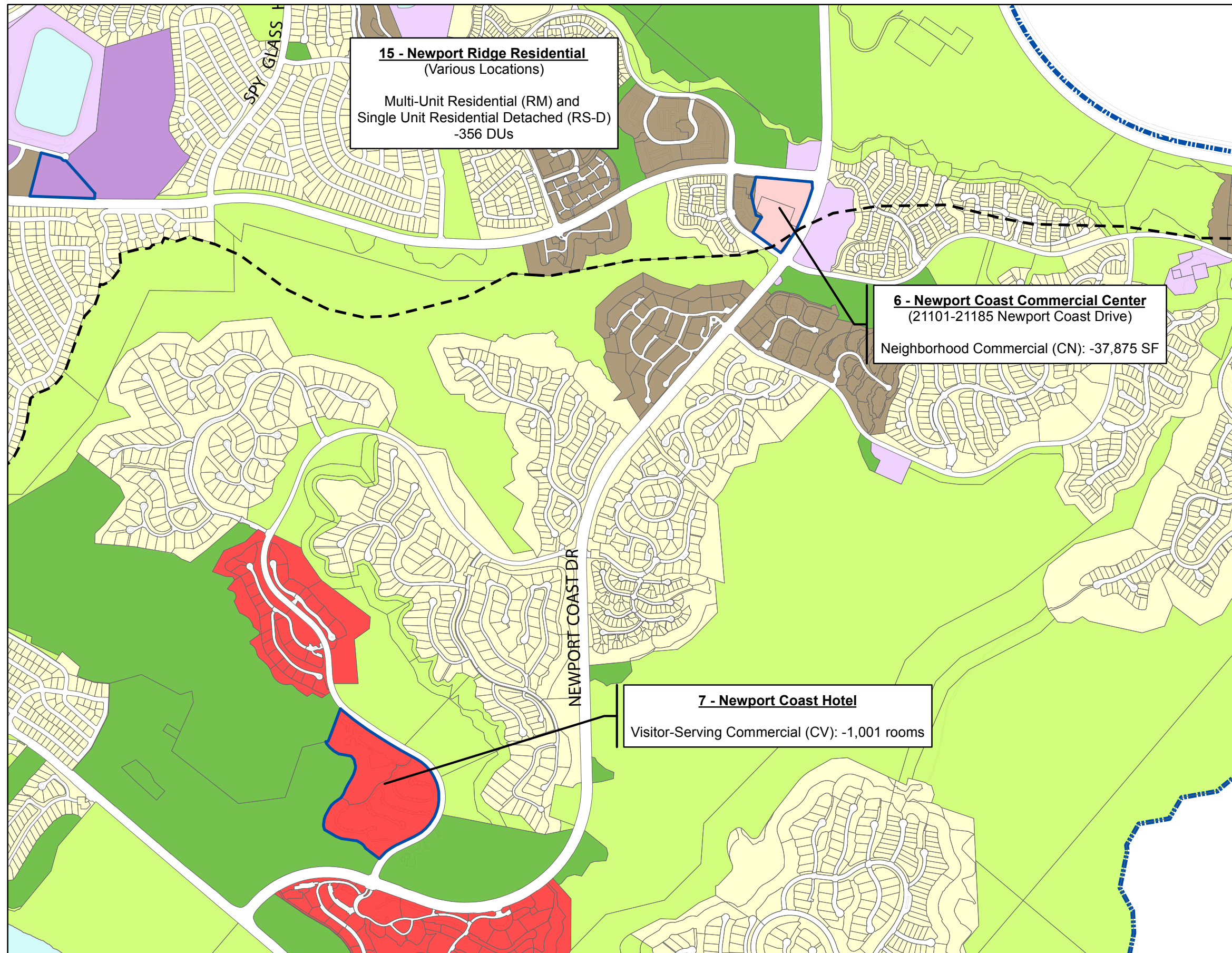
### 3. Project Description

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# 3. Project Description

Figure 3-10

## Newport Coast Area Proposed Changes



- City Boundary
  - - - Coastal Zone Boundary
  - ▭ Areas of Change
- Residential Neighborhoods**
- ▭ RS-D - Single-Unit Residential Detached
  - ▭ RS-A - Single-Unit Residential Attached
  - ▭ RT - Two-Unit Residential
  - ▭ RM - Multiple Unit Residential
  - ▭ RM-D - Multiple-Unit Residential Detached
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  - ▭ CG - General Commercial
  - ▭ CV - Visitor Serving Commercial
  - ▭ CM - Recreational and Marine Commercial
  - ▭ CR - Regional Commercial
- Commercial Office Districts**
- ▭ CO-G - General Commercial Office
  - ▭ CO-M - Medical Commercial Office
  - ▭ CO-R - Regional Commercial Office
- Industrial Districts**
- ▭ IG - Industrial
- Airport Supporting Districts**
- ▭ AO - Airport Office and Supporting Uses
- Mixed-Use Districts**
- ▭ MU-V - Mixed Use Vertical
  - ▭ MU-H - Mixed Use Horizontal
  - ▭ MU-W - Mixed Use Water Related
- Public, Semi-Public and Institutional**
- ▭ PI - Private Institutions
  - ▭ PF - Public Facilities
  - ▭ PR - Parks and Recreation
  - ▭ OS - Open Space



### 3. Project Description

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### 3. Project Description

Pursuant to CEQA Guidelines Section 15064(d), this Draft SEIR considers the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by the amendment in comparison to the buildout of the 2006 General Plan. Thus, Table 3-2 compares the buildout differences between the 2006 General Plan and the proposed project based on land use designations and socioeconomic data. According to the data, there is a very nominal change between the 2006 General Plan buildout and that of the General Plan LUE Amendment. A comparison of the two buildouts shows that the largest decrease would be the reduction in hotel rooms by 701 rooms (13 percent). The largest increase would be commercial square footage by 71,110 square feet (10 percent).

**Table 3-2 2006 General Plan and Proposed Project Buildout, Statistical Comparison**

	2006 Buildout Quantity	Proposed Project Quantity	Change	% Change
<b>Land Use</b>				
Residential	46,601 DUs	48,330 DUs	1,729 DUs*	4%
Hotel	5,561 rooms	4,860 rooms	(701 rooms)	-13%
Commercial	7,280,934 SF	7,352,044 SF	71,110 SF	10%
Office	11,279,966 SF	11,773,643 SF	493,677 SF	4%
Elementary/High School Students	6,511 students	6,583 students	72 students	1%
<b>Socioeconomic Variables</b>				
Population	102,359	105,157	2,798	3%
Employed Residents	62,215	64,344	2,129	3%
Occupied Single Family Dwelling Units	15,663	15,977	314	2%
Occupied Multi-Family Dwelling Units	31,549	32,840	1,291	4%
<b>TOTAL DUs</b>	<b>47,212</b>	<b>48,817</b>	<b>1,605</b>	<b>3%</b>
Retail Employees	15,396	15,479	83	1%
Service Employees	26,102	25,626	(476)	-2%
Other Employees	44,019	44,800	781	2%
<b>TOTAL EMPLOYMENT</b>	<b>85,517</b>	<b>85,905</b>	<b>388</b>	<b>0%</b>

Source: Urban Crossroads 2013.

\* The 1,729 DU buildout was calculated by adding the allowable dwelling unit developments in each subarea as proposed by the General Plan Land Use Element Amendment. This includes Newport Center (500 DUs), Saunders Properties (329 DUs), Lyon Communities (850 DUs), Newport Ridge (-356 DUs), and other minor changes (-6 DUs). Furthermore, density bonuses on Lyon Communities (297 DUs) and Saunders Properties (115 DUs) were added to the buildout to achieve 1,729 DU.

#### 3.3.2.3 PROPOSED LAND USE ELEMENT POLICIES

The General Plan LUE Amendment also includes new and/or modified goals and policies to the Land Use Element. Table 3-3 shows the complete text of the Land Use Element's goals; changes are shown by ~~strikethroughs~~ for deletions and underlines for new text. Refer to Appendix C for the land use policies associated which each goal.

### 3. Project Description

**Table 3-3 Proposed Land Use Element Goals**

ROLE AND CHARACTER	
Goal LU 1	A unique, <u>primarily</u> residential community with diverse coastal and upland neighborhoods, which values its colorful past, high quality of life, and community bonds, and balances the needs of residents, businesses, and visitors <del>through the recognition that Newport beach is primarily a residential community.</del>
USES TO BE ACCOMMODATED	
Goal LU 2	A living, active, and diverse environment that complements all lifestyles and enhances neighborhoods, without compromising the valued resources that make Newport Beach unique. It contains a diversity of uses that support the needs of residents, sustain and enhance the economy, provide job opportunities, serve visitors that enjoy the City's diverse recreational amenities, <u>promote public health</u> , and protect its important environmental setting, resources, and quality of life.
ORGANIZATION AND FORM OF USES	
Goal LU 3	A development pattern that retains and complements the City's residential neighborhoods, commercial and industrial districts, open spaces, and natural environment.
SUSTAINABLE DEVELOPMENT	
Goal LU X*	<u>Land use development practices that contribute to a sustained natural environment for use by future generations, economy, and well-being of Newport Beach's residents, while reducing greenhouse gas emissions and impacts on climate change.</u>
LAND USE DIAGRAM	
Goal LU 4	Management of growth and change to protect and enhance the livability of neighborhoods and achieve distinct and economically vital business and employment districts, which are correlated with supporting infrastructure and public services and sustain Newport Beach's natural setting.
COMMUNITY CHARACTER	
<i>Residential Neighborhoods</i>	
Goal LU 5.1	Residential neighborhoods that are well-planned and designed contribute to the livability and quality of life of residents, respect the natural environmental setting, and sustain the qualities of place that differentiate Newport Beach as a special place in the Southern California region.
<i>Commercial Districts</i>	
Goal LU 5.2	Commercial centers and districts that are well-designed and planned, exhibit a high level of architectural and landscape quality, and are vital places for shopping and socialization.
<i>Mixed-Use Districts and Neighborhoods</i>	
Goal LU 5.3	Districts where residents and businesses are intermixed that are designed and planned to ensure compatibility among the uses, that they are highly livable for residents, and are of high quality design reflecting the traditions of Newport Beach.
<i>Office and Business Parks</i>	
Goal LU 5.4	Office and business districts that exhibit a high quality image, are attractive, and provide quality working environments for employees.
<i>Industrial Districts</i>	
Goal LU 5.5	Districts that provide for the manufacturing of goods and research, and development that are attractive, compatible with adjoining nonindustrial uses, and well maintained.
<i>Public and Institutional Uses and Districts</i>	
Goal LU 6.1	A diversity of governmental service, institutional, educational, cultural, social, religious, and medical facilities that are available for and enhance the quality of life for residents and are located and designed to complement Newport Beach's neighborhoods.
NEIGHBORHOODS, DISTRICTS, AND CORRIDORS	
Goal LU 5.6*	Neighborhoods, districts, and corridors containing a diversity of uses and buildings that are mutually compatible and enhance the quality of the City's environment.

### 3. Project Description

**Table 3-3 Proposed Land Use Element Goals**

<i>Residential Neighborhoods</i>	
<b>Goal LU 6.2</b>	Residential neighborhoods that contain a diversity of housing types and supporting uses to meet the needs of Newport Beach's residents and are designed to sustain livability and a high quality of life.
<i>Districts</i>	
<b>Goal LU 6.3</b>	Preferably a protected open space amenity, with restored wetlands and habitat areas, as well as active community parklands to serve adjoining neighborhoods.
<b>Goal LU 6.4</b>	If acquisition for open space is not successful, a high-quality residential community with supporting uses that provides revenue to restore and protect wetlands and important habitats.
<b>Goal LU 6.6</b>	A medical district with peripheral medical services and research facilities that support the Hoag Hospital campus within a well-planned residential neighborhood, enabling residents to live close to their jobs and reducing commutes to outlying areas.
<b>Goal LU 6.7</b>	A general industrial district that transitions between the Hoag Hospital medical and residential community and industrial uses in the City of Costa Mesa, providing opportunities for needed uses that cannot be accommodated elsewhere in Newport Beach.
<i>Balboa Peninsula</i>	
<b>Goal LU 6.8</b>	A series of commercial, retail, restaurant, recreation and visitor serving, marine-related uses civic, and residential neighborhoods that are vibrant throughout the year, differentiated by their historic and functional characteristics and architectural style, yet integrated by streetscape amenities.
<i>Lido Village</i>	
<b>Goal LU 6.9</b>	A vibrant pedestrian-oriented village environment that reflects its waterfront location at the gateway to Newport Beach's historic Balboa Peninsula that providing provides a mix of uses that serves serving visitors and local residents.
<i>Cannery Village</i>	
<b>Goal LU 6.10</b>	A pedestrian-oriented residential neighborhood that provides opportunities for live/work facilities and supporting retail uses.
<i>Bayfront Parcels</i>	
<b>Goal LU 6.11</b>	A water-oriented district that contains uses that support and benefit from its location fronting onto the bay, as well as provides new opportunities for residential.
<i>McFadden Square, West and East of Newport Boulevard</i>	
<b>Goal LU 6.12</b>	A pedestrian-oriented village that reflects its location on the ocean, pier, and bay front, serving visitors and local residents.
<i>Balboa Village</i>	
<b>Goal LU 6.13</b>	An economically viable pedestrian-oriented village that serves local residents and visitors and provides residential in proximity to retail uses, entertainment, and recreation.
<i>Newport Center/Fashion Island</i>	
<b>Goal LU 6.14</b>	A successful mixed-use district that integrates economic and commercial centers serving the needs of Newport Beach residents and the sub-region, with expanded opportunities for residents to live close to jobs, commerce, entertainment, and recreation, and is supported by a pedestrian-friendly environment.
<i>Airport Area</i>	
<b>Goal LU 6.15</b>	A mixed-use community that provides jobs, residential, and supporting services in close proximity, with pedestrian-oriented amenities that facilitate walking and enhance livability.
<i>Corridors</i>	
<b>Goal LU 6.16</b>	Development along arterial corridors that is compatible with adjoining residential neighborhoods and open spaces, is well designed and attractive, minimizes traffic impacts, and provides adequate parking.
<i>West Newport</i>	
<b>Goal LU 6.17</b>	A corridor that includes a gateway to the City with amenities that support the Orange Coast River Park, as well as commercial clusters that serve local residents and coastal visitors at key intersections, interspersed with compatible residential development.

### 3. Project Description

**Table 3-3 Proposed Land Use Element Goals**

<i>Old Newport Boulevard</i>	
<b>Goal LU 6.18</b>	A corridor of uses and services that support Hoag Hospital and adjoining residential neighborhoods.
<i>Mariners' Mile</i>	
<b>Goal LU 6.19</b>	A corridor that reflects and takes advantage of its location on the Newport Bay waterfront, supports and respects adjacent residential neighborhoods and exhibits a quality visual image for travelers on Coast Highway.
<i>Corona del Mar</i>	
<b>Goal LU 6.20</b>	A pedestrian-oriented "village" serving as the center of community commerce, culture, and social activity and providing identity for Corona del Mar.
* Numbering for the amended LUE goals and policies is anticipated to be finalized after adoption of the General Plan LUE Amendment.	

### 3.4 INTENDED USES OF THE EIR

This Draft SEIR examines the environmental impacts of the proposed General Plan Land Use Element Amendment compared to the impacts analyzed in the 2006 General Plan EIR. This Draft SEIR is also being prepared to address various actions by the City and others to adopt and implement the General Plan LUE Amendment. It is the intent of this Draft SEIR to enable the City of Newport Beach, other responsible agencies, and interested parties to evaluate the environmental impacts of the proposed project compared to the 2006 General Plan, thereby enabling them to make informed decisions with respect to the requested entitlements. The anticipated approvals required for this project are:

Lead Agency	Action
City of Newport Beach City Council	<ul style="list-style-type: none"> <li>• Adoption of the General Plan Land Use Element Amendment</li> <li>• Certification of the Supplemental Environmental Impact Report</li> <li>• Adoption of Findings of Fact (and Statement of Overriding Considerations)</li> <li>• Adoption of Mitigation Monitoring and Reporting Program</li> <li>• Amendments to the Zoning Code and Map to assure consistency with the updated Land Use Element</li> <li>• Amendment to the Newport Beach Coastal Land Use Plan</li> </ul>
Responsible Agencies	Action
Airport Land Use Commission	<ul style="list-style-type: none"> <li>• Airport Environs Land Use Plan consistency determination</li> </ul>
California Coastal Commission	<ul style="list-style-type: none"> <li>• Certification of an Amendment to the Newport Beach Coastal Land Use Plan</li> </ul>