

Attachment No. PC 4

General Plan Policy Consistency

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<p>Housing Element Policy 3.2. <i>Encourage housing developments to offer a wide spectrum of housing choices, designs, and configurations.</i></p> <p>Land Use Element Policy LU 2.3 (Range of Residential Choices). <i>Provide opportunities for the development of residential units that respond to community and regional needs in terms of density, size, location, and cost. Implement goals, policies, programs, and objectives identified within the City's Housing Element.</i></p>	<p>The proposed project includes the development of 89 dwelling units that include three-unit types (single-unit, duplex, and multi-unit) with ten different floor plans. Unit sizes range from 2,063 to 2,998 gross square feet and contain two-bedroom, three-bedroom, or four-bedroom units. This Project further diversifies the City's housing stock by including multiple housing types with varied sizes. The Project accommodates a variety of household sizes, responds to market demand, and supports the City's efforts to increase the supply of housing throughout the City</p>
<p>Land Use Element Policy LU3.2 (Growth and Change). <i>Enhance existing neighborhoods, districts, and corridors, allowing for re-use and infill with uses that are complementary in type, form, scale, and character. Changes in use and/or density/intensity should be considered only in those areas that are economically underperforming, are necessary to accommodate Newport Beach's share of projected regional population growth, improve the relationship and reduce commuting distance between home and jobs, or enhance the values that distinguish Newport Beach as a special place to live for its residents. The scale of growth and new development shall be coordinated with the provision of adequate infrastructure and public services, including standards for acceptable traffic level of service.</i></p>	<p>The Project is proposed on an underutilized industrial property within an area of the City that is considerably developed. The Project will add 89-unit single-unit, two-unit, and multi-unit dwellings to the City's housing stock which furthers the City's efforts of increasing and diversifying the housing stock. Pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC, the Public Works Department reviewed the Project's projected traffic generation analysis and found that 16th Street and Monrovia Avenue would adequately serve the project. The Project is projected to produce 600 average daily trips, which is 208 average daily trips fewer than the current industrial use would generate at full occupancy. Additionally, the Public Works Department reviewed the submitted sewer and water demand study and found that the existing sewer and water infrastructure has sufficient capacity to accommodate the Project, and no additional sewer system or water line improvements are required.</p>
<p>Land Use Element Policy LU 4.5 (Residential Uses and Residential Densities). <i>Residential use of any property included within an established housing opportunity overlay zoning district is allowed regardless of and in addition to the underlying land use category or density limit established through Policy LU 4.1, Table LU 1 and Table LU 2, or any other conflict in the Land Use Element. A general plan amendment is not required to develop a residential use within an established housing opportunity zoning overlay district. The maximum density specified for the various overlay districts specified in Policy LU 4.4 is an average over the entire property or project site.</i></p>	<p>The Project is located within Housing Opportunity Site Nos. 229 and 237 and is located within the HO-2 Subarea. The Project proposes 89 dwelling units on a 4.34-acre property which yields a density of 20.5 dwelling units per acre, consistent with the allowed density of the HO-2 Subarea.</p>

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<p>Land Use Element Policy LU 5.1.6 (Character and Quality of Residential Properties). <i>Require that residential front setbacks and other areas visible from the public street be attractively landscaped, trash containers enclosed, and driveway and parking paving minimized.</i></p>	<p>While Policy LU 5.1.6 is intended for single-family and two-unit projects, the Project will have a landscaped pedestrian paseo between the dwelling units and the public right-of-way. This includes dense ground cover and shrubs with evenly spaces trees to provide shade. The design of the Project minimizes the visibility of paving from the right-of-way by locating the buildings between the internal driveways/parking areas and the adjoining streets. Each unit is provided with individual trash containers that are stored in the enclosed garages to avoid visibility.</p>
<p>Land Use Element Policy LU 5.1.9 (Character and Quality of Multi-Family Residential) <i>Require that multi-family dwellings be designed to convey a high-quality architectural character in accordance with the following principles: Building Elevations, Ground Floor Treatments, Roof Design, Parking, Open Space and Amenity</i></p>	<p>As detailed in the Objective Design Standards Checklist, which is attached to the draft resolution as Exhibit "C" and incorporated by reference, the project complies with the majority (43 of 48) of the applicable objective design standards and in some cases exceeds the intent of the standards. However, the applicant requests minor deviations of five objective design standards. The Objective Design Standards were developed to implement Land Use Policy LU5.1.9, therefore compliance with these standards with negligible deviation ensures that the project is consistent with Land Use Policy LU5.1.9.</p>
<p>Land Use Element Policy LU 5.6.2 (Form and Environment). <i>Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns.</i></p>	<p>The architectural style of immediate vicinity of the project site is an eclectic mix of styles, materials, finishes, and colors. The Project proposes a Coastal Farmhouse architectural style, which utilizes board and baton, horizontal, and stucco siding. These material can be found on other properties within the vicinity. Likewise, the proposed color scheme whites, greys, beiges, and blues. The combination of color provides a natural and coastal feel and can be found on other properties in the areas. The combination of structure form, architectural finishes, and colors will allow the Project to blend in with the character and quality of the surrounding properties.</p>
<p>Land Use Element Policy LU 5.6.3 (Ambient Lighting). <i>Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location.</i></p>	<p>The project has been conditioned to require a photometric study in conjunction with a final lighting plan. The project has also been conditioned to allow the Community Development Director to order the dimming of light sources upon finding that the illumination creates an unacceptable or negative impact on surrounding land uses or environmental resources.</p>
<p>Land Use Policy LU 6.15.23 (Sustainability Development Practices). <i>Require that development achieves a high level of environmental sustainability that reduces pollution and consumption of energy, water, and natural resources. This may be accomplished through the mix and density of uses, building location and design, transportation modes, and other techniques. Among the strategies that should be considered are the integration of residential</i></p>	<p>The project is required to comply with the provisions of the Building and Energy Efficiency Standards (CCR, Title 24, Parts 6 – California Energy Code) and the Green Building Standards Code (CCR, Title 24, Part 11 - CALGreen). Additionally, the project would implement water-efficient landscaping, water quality best management practices and low impact development practices.</p>

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<i>with jobs-generating uses, use of alternative transportation modes, maximized walkability, use of recycled materials, capture and re-use of storm water on-site, water conserving fixtures and landscapes, and architectural elements that reduce heat gain and loss</i>	
Circulation Element Policy CE 2.3.3 (New Development Maintained Responsibility). <i>Ensure minimization of traffic congestion impacts and parking impacts and ensure proper roadway maintenance through review and approval of Construction Management Plans associated with new development proposals in residential neighborhoods.</i>	<p>The project has been conditioned to require the applicant to prepare a construction management plan (CMP) to be reviewed and approved by the Community Development, Fire and Public Works Departments. The CMP will help ensure that congestion associated with the construction process is minimized to the greatest extent possible.</p>
Circulation Element Policy CE 7.1.7 (Project Site Design Supporting Alternate Modes). <i>Encourage increased use of public transportation by requiring project site designs that facilitate the use of public transportation and walking.</i>	<p>The nearest public transit stop is located at 16th Street and Placentia Ave, which serves OCTA Bus Route 47. The project has been designed such that all dwelling units are within 1/3 mile of the bus stop. This will encourage public transportation use by future residents.</p>

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