

Attachment No. PC 2

General Plan Consistency Analysis

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General Plan Policy Consistency

General Plan Goal or Policy	Consistency
<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 Property is within in the Newport Center subarea, and according to Housing Element Policy 1C could accommodate 2,439 dwelling units across all income categories. The Project proposes 150 dwelling units at a density of 35.97 units per acre, which is consistent with the HO-4 Subarea and the densities envisioned by the Housing Element. This Project would diversify the City's housing stock, accommodate a variety of household sizes, respond to market demand, and support 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 underutilized Property currently includes a movie theater, health and fitness business, and large surface parking lot. The Project would replace these uses with 150 dwelling units that assist the City in meeting its share of RHNA and accommodating additional growth in the community. These new homes are in a job-rich area, supporting reduced commute times. Furthermore, the Project is an appropriate scale for the Newport Center area, which contains a variety of low-, mid- and high-rise buildings with varied architectural styles. The Project is projected to result in fewer average daily trips than the existing uses. Therefore, the Project would not exceed the 300 average daily trip threshold of the Traffic Phasing Ordinance (Chapter 15.40 of the NBMC), and no additional traffic analysis is required. Additionally, the Public Works Department reviewed the submitted sewer and water demand study and found that no additional sewer system or water line improvements are required to accommodate the Project, as adequate infrastructure is available and has sufficient capacity.</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 in the HO-4 Subarea, which allows residential development between 20 and 50 dwelling units per acre. The Project proposes 150 residential condominiums on an 4.17-acre parcel, which would yield 35.97 dwelling units per acre, consistent with the allowed density of HO-4 Subarea.</p>

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<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:</i></p> <p><u><i>Building Elevations</i></u> <i>Treatment of the elevations of buildings facing public streets and pedestrian ways as the principal façades with respect to architectural treatment to achieve the highest level of urban design and neighborhood quality.</i></p> <p><i>Architectural treatment of building elevations and modulation of mass to convey the character of separate living units or clusters of living units, avoiding the appearance of a singular building volume</i></p> <p><i>Provide street- and path-facing elevations with high-quality doors, windows, moldings, metalwork, and finishes.</i></p> <p><u><i>Ground Floor Treatment</i></u> <i>Set ground-floor residential uses back from the sidewalk or from the right-of-way, whichever yields the greater setback to provide privacy and a sense of security and to leave room for stoops, porches and landscaping.</i></p> <p><i>Raise ground-floor residential uses above the sidewalk for privacy and security but not so much that pedestrians face blank walls or look into utility or parking space.</i></p> <p><i>Encourage stoops and porches for ground-floor residential units facing public streets and pedestrian ways.</i></p> <p><u><i>Roof Design</i></u> <i>Modulate roof profiles to reduce the apparent scale of large structures and to provide visual interest and variety.</i></p> <p><u><i>Parking</i></u> <i>Design covered and enclosed parking areas to be integral with the architecture of the residential units' architecture.</i></p> <p><u><i>Open Space and Amenity</i></u> <i>Incorporate usable and functional private open space for each unit.</i></p>	<p>As detailed in the Objective Design Standards Checklist, included as Exhibit “C” to Attachment No. PC 1, the Project complies with the majority (47 of 52) of the applicable objective design standards and in some cases exceeds the intent of the standards. However, the Applicant requests minor deviations to 5 objective design standards. The Objective Design Standards were developed to implement Land Use Policy LU 5.1.9, therefore compliance with these standards with negligible deviation ensures that the Project is consistent with Land Use Policy LU 5.1.9.</p> <p>The Project includes large setback areas that are thoroughly landscaped with drought tolerant and noninvasive plant species, with the exception of driveway and sidewalks. The front setback along Newport Center Drive and street side setback along San Miguel Drive are approximately 30 feet minimum, complying with the additional 20-foot requirement for buildings over 20 feet in height along streets. Loading areas and trash enclosures are located to the rear of the building to screen them from view from the rights-of-way.</p>

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<i>Incorporate common open space that creates a pleasant living environment with opportunities for recreation.</i>	
<p>Land Use Element Policy LU 5.6.1 (Compatible Development). <i>Require that buildings and properties be designed to ensure compatibility within and as interfaces between neighborhoods, districts, and corridors</i></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 Project is located in the Newport Center area, which contains a variety of low-, mid- and high-rise buildings. The Project consists of two high-rise buildings that have a height of 270 feet. The high-quality architectural design blends a contemporary design with soft features (rounded corners, undulating balcony edges, landscaping) to create a resort like feel. The addition of increased step-backs for the higher floors results in a development that is consistent with the bulk and scale of the surrounding area. The street facing property lines are significantly landscaped and include pedestrian connections from the property to the public right of way creating a compatible interface between the Property and other areas.</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>A condition of approval requires the Applicant to prepare a photometric study, in conjunction with a final lighting plan, which shows that lighting values are “1.0” foot-candle or less at all property lines. The Project has also been conditioned to allow the Community Development Director to order the dimming of light sources or other remediation upon finding that the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources.</p>
<p>General Plan Policy LU 6.14.4 (Development Scale) <i>Reinforce the original design concept for Newport Center by concentrating the greatest building mass and height in the northeasterly section along San Joaquin Hills Road, where the natural topography is highest and progressively scaling down building mass and height to follow the lower elevations toward the southwesterly edge along East Coast Highway</i></p>	<p>The project would be lower in height than the existing high-rise structures along the northeasterly section of Newport Center including buildings at 520 Newport Center Drive (315 feet), 650 Newport Center Drive (299 feet), and 610 Newport Center Drive (273 feet). Additionally, the Property is at a lower elevation than the properties along San Joaquin Hills Road and the proposed 270 story structures would appear lower in elevation than the existing development, consistent with the original design concept.</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,</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</p>

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<p><i>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 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></p>	<p>landscaping, water quality best management practices and low impact development practices. The Project is within the Newport Center commercial and office developments and would provide housing near this employment center. The project will also be accessible via bicycle and public transit, with bike racks provided at the café and the Orange County Transit Authority transit center is within walking distance of the property.</p>
<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>	<p>See LU 6.15.23 (<i>Sustainable Development Practices</i>) above. The Project is located in an established mixed-use environment and would be accessible via bus, bicycle, or walking.</p>
<p>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>	<p>A draft construction management plan has been reviewed and approved by the Community Development, Fire, and Public Works Departments. This ensures that any traffic congestion impacts associated with the construction process is minimized to the greatest extent possible. The project has been conditioned to require the applicant to provide a final CMP to be reviewed and approved by Community Development, Fire, and Public Works Departments</p>