

Attachment No. PC 3

General Plan Consistency Table

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General Plan Policy Consistency

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<p>Housing Element Policy 3.2. Encourage housing developments to offer a wide spectrum of housing choices, designs, and configurations.</p> <p>Land Use Element Policy LU 2.3 (Range of Residential Choices). 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.</p>	<p>The Project proposes a 33-unit residential condominium complex consisting of for-sale, attached single-unit dwellings offered in three distinct floor plan configurations ranging from two to four bedrooms and 1,355 to 2,247 square feet. 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). 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.</p>	<p>The Project is proposed on an existing property with an older medical office development that is underutilized, within an area of the City that is considerably developed. The Project will add 33 attached single-unit dwellings to the City's housing stock which furthers the City's efforts of increasing and diversifying the housing stock. The project trip generation was reviewed and approved by the Public Works Department. The estimated trip generation for the Project is 231 average daily trips less than the existing medical office use. Additionally, the Public Works Department reviewed the sewer and water demand study prepared for the project and approved the new sewer and water line improvements that are proposed to accommodate the Project.</p>
<p>Land Use Element Policy LU 4.5 (Residential Uses and Residential Densities). 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.</p>	<p>The Project is located within Housing Opportunity Site No. 144 and is located within the HO-3 Subarea. The Project proposes 33 residential condominiums on a 1.61-acre property which yields a density of 20.5 dwelling units per acre, consistent with the allowed density of the HO-3 Subarea.</p>

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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>While Policy LU 5.1.6 is intended for single-family detached and two-unit projects, the Project includes buffer landscaped areas and common open space that are thoroughly landscaped with drought tolerant and noninvasive plant species. The frontages include private courtyards behind low fences and entry stoops mimicking residential neighborhoods throughout the City. Additionally, all internal driveways to garages are behind the residential buildings and individual trash containers are kept within each private garage space not visible from the public street.</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>As detailed in the Objective Design Standards Checklist, which is attached hereto as Exhibit "B" and incorporated by reference, 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 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>
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>Although the Project Site has an irregular shape, the Project design compactly arranges the seven separate buildings to maximize site efficiency and preserve a larger than required rear setback with a publicly accessible plaza. The side property line abutting the existing residential neighborhood will maintain an existing retaining wall and provide the required slope stability setback, softening the transition to the Project. The Project site design includes interior drive aisles and resident amenity areas which are screened from public view. The Project's larger rear setback, publicly accessible plaza, landscaped edge conditions, location of drive aisles and residential amenities reduce the visual impact of the Project and ensures compatibility with the surrounding neighborhood.</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>The architectural design of the project is inspired by mid-century modern design principles, drawing direct inspiration from both the existing on-site commercial buildings and the nearby Environmental Nature Center located to the north along Dover Drive, which features a distinctive butterfly roof form. These influences are expressed through clean horizontal and vertical massing, asymmetrical rooflines, deep overhangs, large window groupings, and a soft material palette that reflects the simplicity and transparency characteristic of mid-century architecture. Additionally, the Project includes color schemes: The project's coastal color palette draws from Newport Beach's natural surroundings, using Pure White and Sea Salt in a refined color-blocking composition. The light, neutral tones enhance architectural articulation and reflect the coastal environment, while elongated white</p>

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	brick adds texture and durability. Natural wood tone siding introduces warmth and balance, consistent with a coastal aesthetic.
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>	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.
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 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>	The Project is required to comply with the provisions of the Building and Energy Efficiency Standards California Code of Regulations (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. The Project would maintain the existing drainage patterns by incorporating a series of high and low points to create sump conditions, effectively channeling stormwater to catch basins or an alternative capture system. The collected stormwater will ultimately discharge into the existing catch basin at the project frontage along Cliff Drive.
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>	The Project is within proximity to schools and businesses and would provide additional options for housing in this area. A publicly accessible plaza is provided along Dover Drive, enhancing the pedestrian experience at the project frontage and creating a visible community amenity at the street level. Throughout the site, areas of passive green space are integrated alongside pedestrian walkways, including a turf and decomposed granite seating zone with benches and sculptural seating elements that provide areas for informal use, rest, and neighborhood interaction. The site is located directly across from Castaways Park and a short walk to Coast Highway, providing residents with immediate access to regional nature trails, coastal open space, and the Upper Newport Bay trail network. This proximity to both natural and commercial amenities enhances the overall livability of the community and reinforces its connection to the broader Newport Beach recreational and commercial network.
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</i>	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

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<i>Plans associated with new development proposals in residential neighborhoods.</i>	Community Development, Fire, and Public Works Departments