

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 project proposes a 27-unit residential condominium complex. The project diversifies the City's housing stock through a townhome design, accommodates a variety of household sizes, responds to market demand, and supports the City's efforts to increase the supply of housing in 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 undeveloped and underutilized property within an area of the City that is considerably developed. The Project will add 27 attached single-unit dwellings to the City's housing stock which allows the City to further its efforts of the 6th Cycle Housing Element Implementation Program and meet the City's RHNA. 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 Ford Road would adequately serve the project. The project is projected to produce 182 average daily trips, which does not exceed the 300 average daily trip threshold, and therefore, 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 identified as Housing Opportunity Site No. 141 and is located within the HO-4 subarea. The project proposes 27 residential condominiums on a 1.16-acre property which yields a density of 23.27 dwelling units per acre, consistent with the allowed density of the HO-4 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 includes large setback areas that are thoroughly landscaped with drought tolerant and noninvasive plant species. While the HO-4 Subarea does not require any base floor setbacks, the project provides generous setbacks and better reflects the character of a low-density neighborhood. The visibility of driveway and parking areas have been minimized through use of landscaping and trash containers will be located within each dwelling unit's garage and screened from the public right-of-way.</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 hereto as Exhibit "B" and incorporated by reference, the project complies with the majority (48 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 four 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 5.6.1 (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>Although the project site has an irregular shape, the project design compactly arranges the four separate buildings to maximize site efficiency and preserve larger than required setbacks. The Bonita Canyon Sports Park unique parcel shape extends in front of the northwest portion of the project site, further setting back the proposed development up to 50 feet from the Bonita Canyon Drive right-of-way in that location. The project site design includes interior drive aisles and resident amenity areas which are screened from public view. The project's large setbacks, landscaped edge conditions, and location of drive isles and residential amenities reduce the visual impact of the project and ensures compatibility with the surrounding neighborhood.</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 contemporary coastal architectural style of the project has been designed to portray the character and quality of the nearby Harbor View community. Architectural articulations and high-quality materials including brick and wood siding, are utilized to blend in with the character of the surrounding community. Additionally, the project includes two color schemes: a coastal color scheme with whites, greys and light blues, and a neutral, earthy, color scheme with beige, brown, light green and light white. These color schemes allow for a natural and coastal feel which is consistent with the typical designs of new homes throughout the City.</p>
<p>Land Use Element Policy LU 5.6.3 (Ambient Lighting). <i>Require that outdoor lighting be located and designed to prevent</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</p>

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<i>spillover onto adjoining properties or significantly increase the overall ambient illumination of their location.</i>	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>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></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>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. The project is within proximity to Newport Center commercial and office developments and would provide housing near this employment center. The project includes pedestrian linkage to the Ford Road public sidewalk and Bonita Canyon Sports Park Trail which offer provide pedestrian and bicyclist connections to nearby destinations such as Newport Center, approximately two miles away, and the Newport Hills Shopping Center, one mile away. The project is also located in close proximity to the existing Orange County Transportation Authority (OCTA) bus routes provided along Ford Road and Bonita Canyon Drive.</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>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>

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