



NEWPORT BEACH

PB&R Commission Staff Report

Item **VI-A**
February 5, 2019

TO: Parks, Beaches & Recreation Commission

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TITLE: Public Park Review – Newport Crossings Mixed-Use Project

RECOMMENDATION

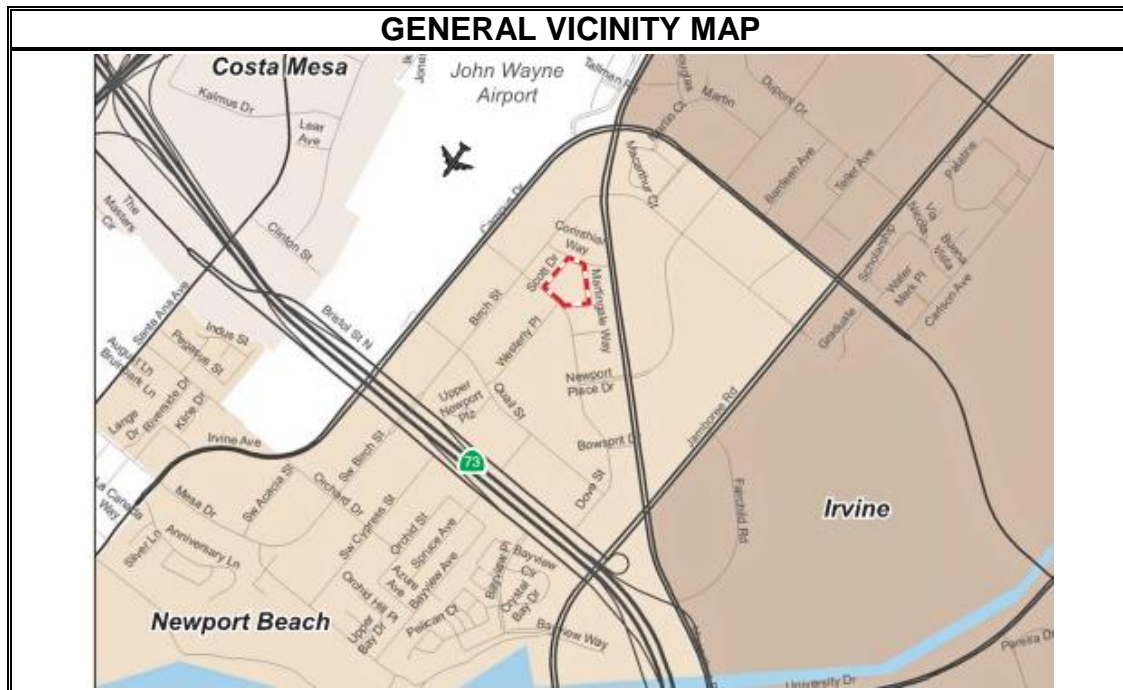
1. Review public park design and amenities proposed as part of the Newport Crossing Mixed-Use project; and
2. Provide recommendations to the Planning Commission.

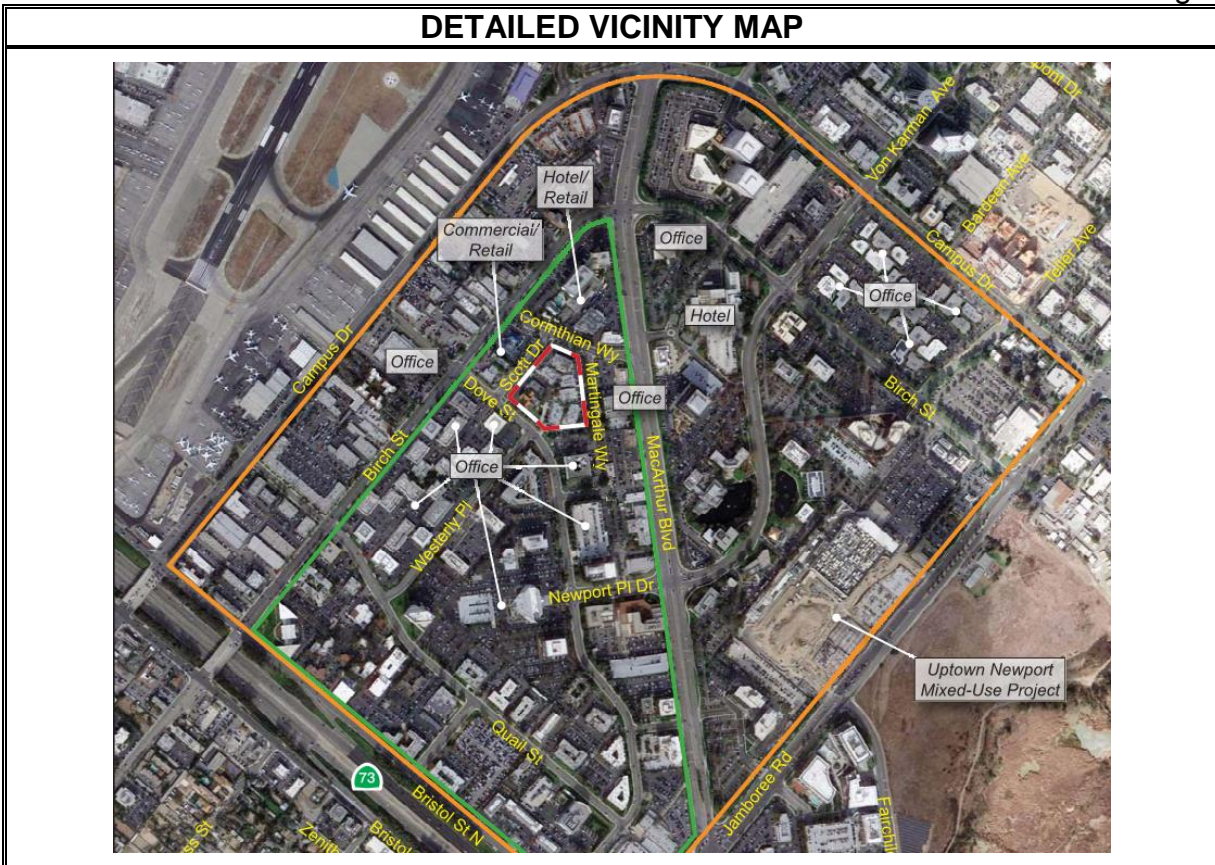
FUNDING REQUIREMENTS

No fiscal impact to the City. The park will be developed and maintained by the project developer and successors in interest.

PROJECT SETTING

The subject property measures approximately 5.7 acres in size and is located one block west of MacArthur Boulevard, bounded by Corinthian Way, Scott Drive, Dove Street and Martingale Way. The site is currently improved with the 58,277-square-foot MacArthur Square shopping center. The shopping center was built in 1974 and consists of eight commercial buildings and a common parking lot.





MIXED-USE DEVELOPMENT PROJECT SUMMARY

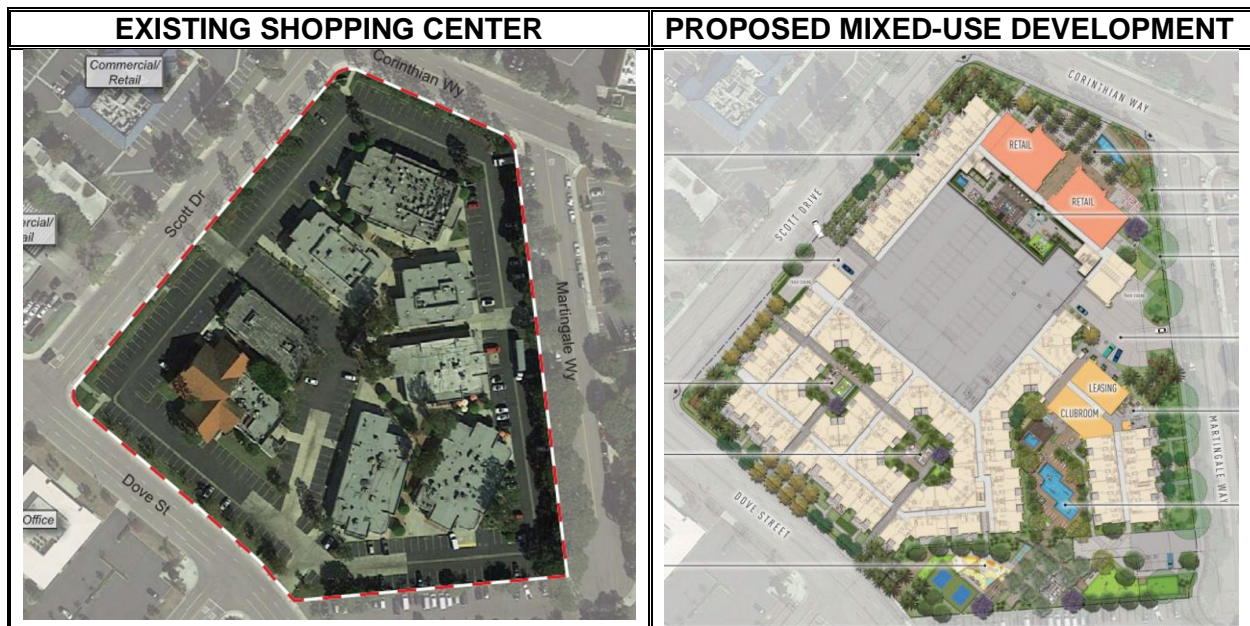
The project would redevelop the shopping center with a multi-story mixed-use development consisting of 350 residential dwelling units, 7,500 square feet of commercial space, and a 0.5-acre public park. Centrally located within the multi-story building is a six-level parking structure, which would be surrounded and screened from public view by the residential units.

In addition to dedicating a public park, the residential component of the project includes extensive on-site recreational and entertainment amenities, including: 1) *pool courtyard* with community pool and spa, clubroom, barbecue grills and outdoor fireplace; 2) *entertainment courtyard* with fire pit, barbeques grills, seating area; 3) *lounge courtyard* with cabana and fire pit, barbeque grills, communal dining, and seating areas; 4) *rooftop terrace* at level 7 with spa, cabana, fireplace, barbeques, outdoor kitchen, game area, and dining areas; and 5) *view deck* on level 5 with outdoor kitchen, lounge chairs, and fireplace.

The project would require the following approvals from the Newport Beach Planning Commission:

- Site Development Review No. SD2017-004: To ensure the site is developed in accordance with the Newport Place Planned Community Development Plan and Zoning Code development standards and regulations pursuant to Newport Beach Municipal Code (NBMC) Section 20.52.080 (Site Development Reviews).

- **Lot Line Adjustment No. LA2018-004:** A lot line adjustment to reconfigure the three underlying parcels that comprise the site, pursuant to Chapter 19.76 (Lot Line Adjustments) of the Municipal Code. Specifically, the site would be reconfigured to create a 0.5-acre parcel for the public park to be dedicated to the City; a 5.08-acre parcel for the proposed mixed-use development; and an 0.11-acre parcel (to be owned by the project applicant) for emergency access improvements needed to serve the proposed project. The 0.11-acre parcel would also include an easement dedicated to the City for access and parking for the public park. With dedication of the 0.5-acre public park, the net project site area would be 5.19 acres.
- **Affordable Housing Implementation Plan No. AH2018-001:** A program specifying how the proposed project would meet the City’s affordable housing requirements, pursuant to the Residential Overlay of the Newport Place Planned Community. Under the Affordable Housing Implementation Plan, 30 percent of the project’s apartment units (namely, 78 units) would be set aside as affordable units to lower-income households. Providing the affordable housing required by the Newport Place Planned Community Residential Overlay qualifies the project for a density bonus and incentives/concessions pursuant to Chapter 20.32 (Density Bonus) of the City’s Municipal Code and Government Code Section 65915 (Density Bonus Law).



PARK COMPONENT

Regulatory Compliance

Pursuant to Land Use Policy LU6.15.13 (Neighborhood Parks) of the General Plan, new residential development projects in the Airport Area are required to dedicate a park area of at least 8 percent of the project land area or 0.5 acres whichever is greater of the first phase of development in each neighborhood. The project site consists of 5.69 acres; 8 percent of the gross land area is 0.46 acre. Therefore, dedication of a 0.5-acre park is required.

Additionally, LU 6.15.14 requires that the design of each neighborhood park be clearly public in character and accessible to all residents of the neighborhood. The policy also requires each park be surrounded by public streets on at least two sides (preferably with on-street parking to serve the park) and be linked to residential uses in its respective neighborhood streets or pedestrian ways.

Consistent with the aforementioned General Plan policies, the project developer is proposing to dedicate a 0.5-acre, rectangular-shaped public park located at the southern end of the project site. The park would be boarded by streets on two sides, would have access to a dedicated parking area, on-street parking is provided along Martingale Way, and it would be visible (and accessible) from Dove Street and Martingale Way. The park is intended to serve future project residents and it will also serve employees and patrons of the area by providing a recreation and activity area and relief from the daily work environment.

Ownership and Maintenance

Upon completion, the park land would be dedicated to the City for public use; however, it would be managed and operated by the property management company of the mixed-use development. An agreement will be required to ensure proper maintenance and operations for the public.

Park Design

The park would front Dove Street on the west and Martingale Way on the east. A pedestrian path would provide a continuous connection between the two streets. Landscaping would consist of low-water-use plants and trees. A tree and shrub hedge would be provided along the southern boundary to provide a visual and physical buffer between the park and the adjacent office parking lot to the south.

Park amenities include:

- a play lawn featuring playground equipment, shade structure, benches, and synthetic turf;
- fenced and separated dog parks for large and small dogs featuring synthetic turf;
- fitness terrace with fitness equipment and shade trellis;
- central dining terrace with overhead trellis, tables, and chairs;
- bocce ball court with shade cabanas;
- fenced pickleball court; and
- seat walls.



Parking

In addition to the 0.5-acre public park, the project would include the development and maintenance of a four-space, off-street public parking lot for park users. The parking lot would be privately owned and maintained, but a public easement for parking and emergency access purposes would be granted to the City. The parking lot would be accessed directly from Martingale Way. Additional non-exclusive public parking would be available on the street along Martingale Way.

Emergency Access Fire Lane/ Handball Court

A portion of an emergency access fire lane located adjacent to the eastern edge of the park would be designed for additional recreational use (not included in 0.5-acre site), including painted handball court games. When not needed for emergency vehicles, the recreational area would be separated from the parking lot driveway aisle with a wedge curb and removable bollards.

ENVIRONMENTAL REVIEW

Preparation of a Draft Environmental Impact Report (DEIR) has been completed and was released for a 45-day public review period commencing on November 30, 2018, and concluding on January 14, 2019. The DEIR recommends the adoption of eight mitigation measures to reduce the potentially significant adverse effects to a less than significant level. Staff is in the process of reviewing the comments received on the adequacy of the DEIR and preparing responses. The DEIR can be accessed online at <http://www.newportbeachca.gov/ceqa>.

The Final EIR, consisting of the DEIR, response to comments, and errata, will be presented to the Planning Commission for their review and certification at a future meeting date.

NOTICING

Although not required by the Municipal Code, a courtesy notice of this study session was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled meeting. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Attachments:

- A. Newport Crossings Site Plan and Architectural Renderings
- B. Park Plans