

Newport Crossings Mixed-Use Project



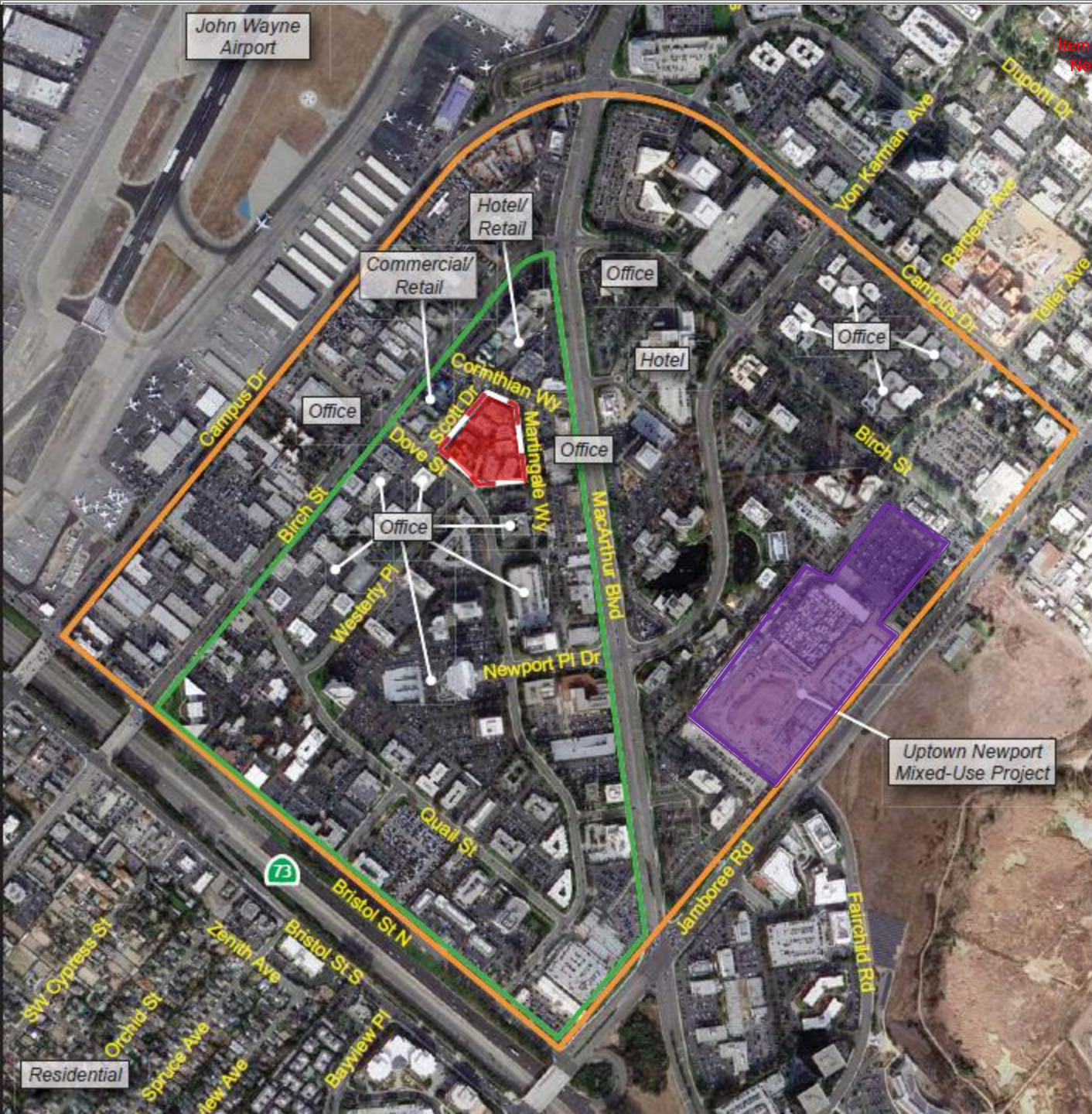
Planning Commission
February 21, 2019



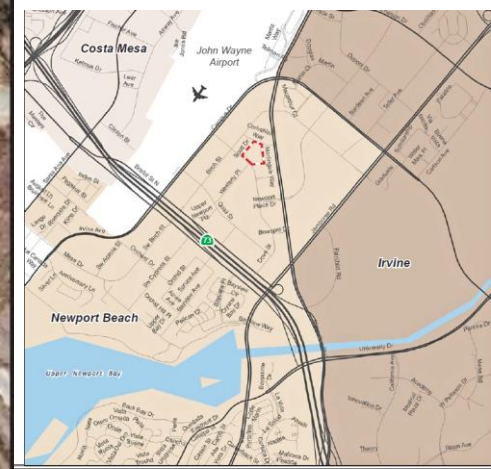


Presentation Overview

- Project overview & entitlement requests
- Environmental Impact Report
- Revisions to mitigation measures



- Airport Area
- Newport Place Planned Community



MacArthur Square Shopping Center

- 5.69 acre site
- 58,277 square feet retail commercial
- 8 single-story buildings
- 3 parcels





Project Overview

■ Mixed-Use Development

■ 350 residential units (apartments)

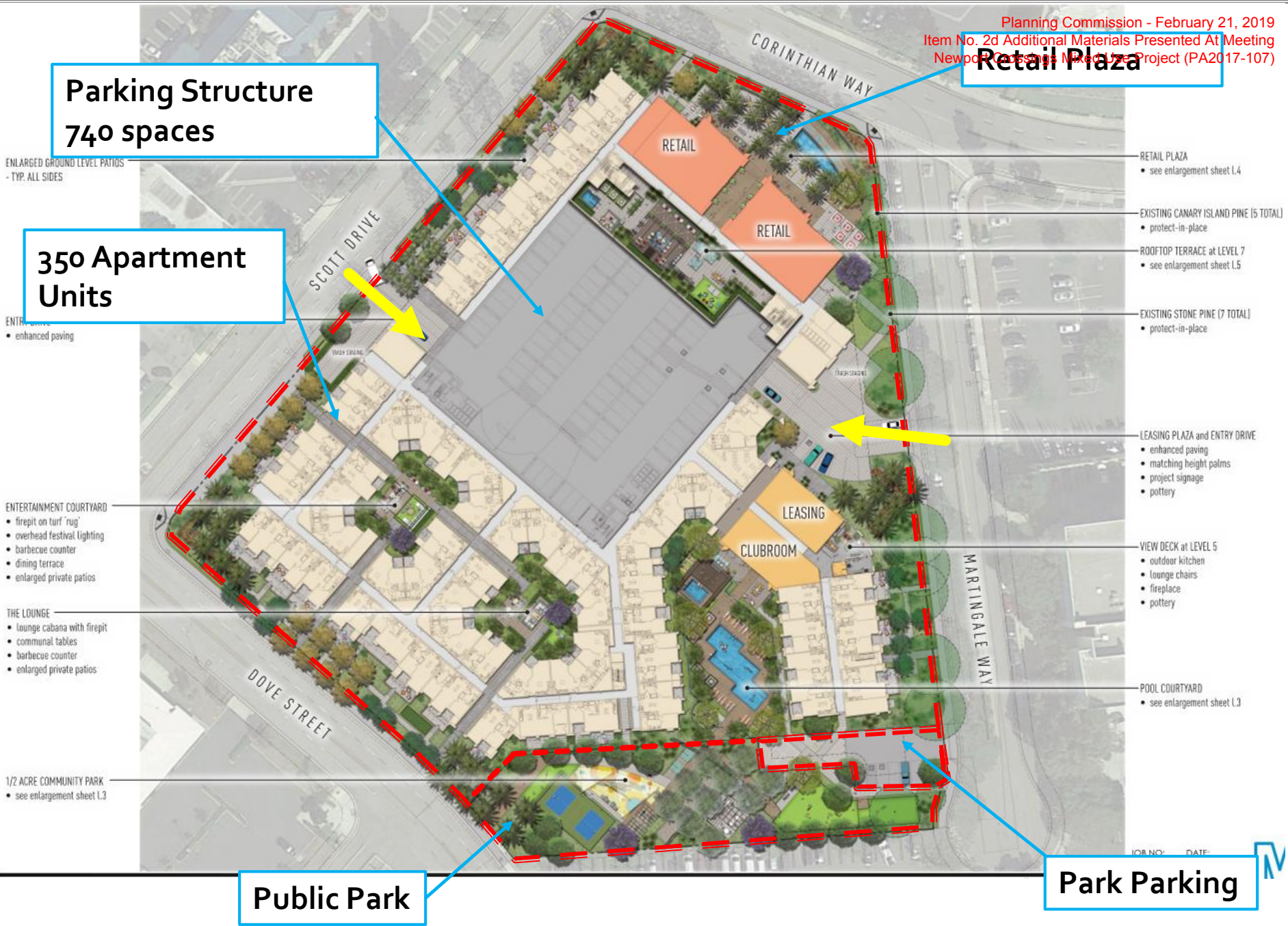
- 259 base units
- 91 density bonus units

■ 7,500 square feet nonresidential

- 2,000 sf casual restaurant
- 5,500 sf general commercial/retail use

■ 1/2-acre public park







2. VIEW OF RETAIL PLAZA AT CORINTHIAN WAY

Planning Commission Study Session

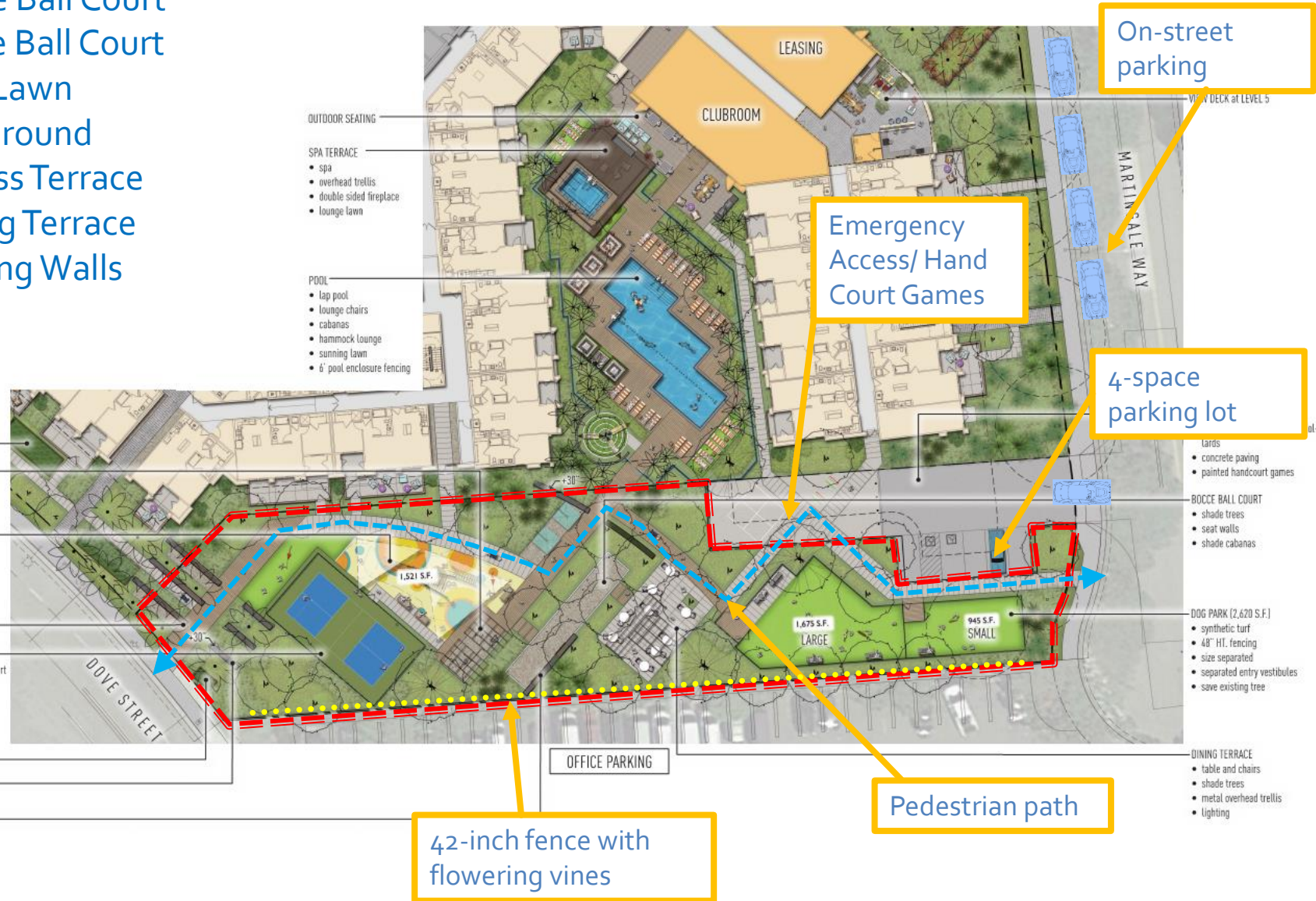
Planning Commission - February 21, 2019
Item No. 2d Additional Materials Presented At Meeting
Newport Crossings Mixed Use Project (PA2017-107)



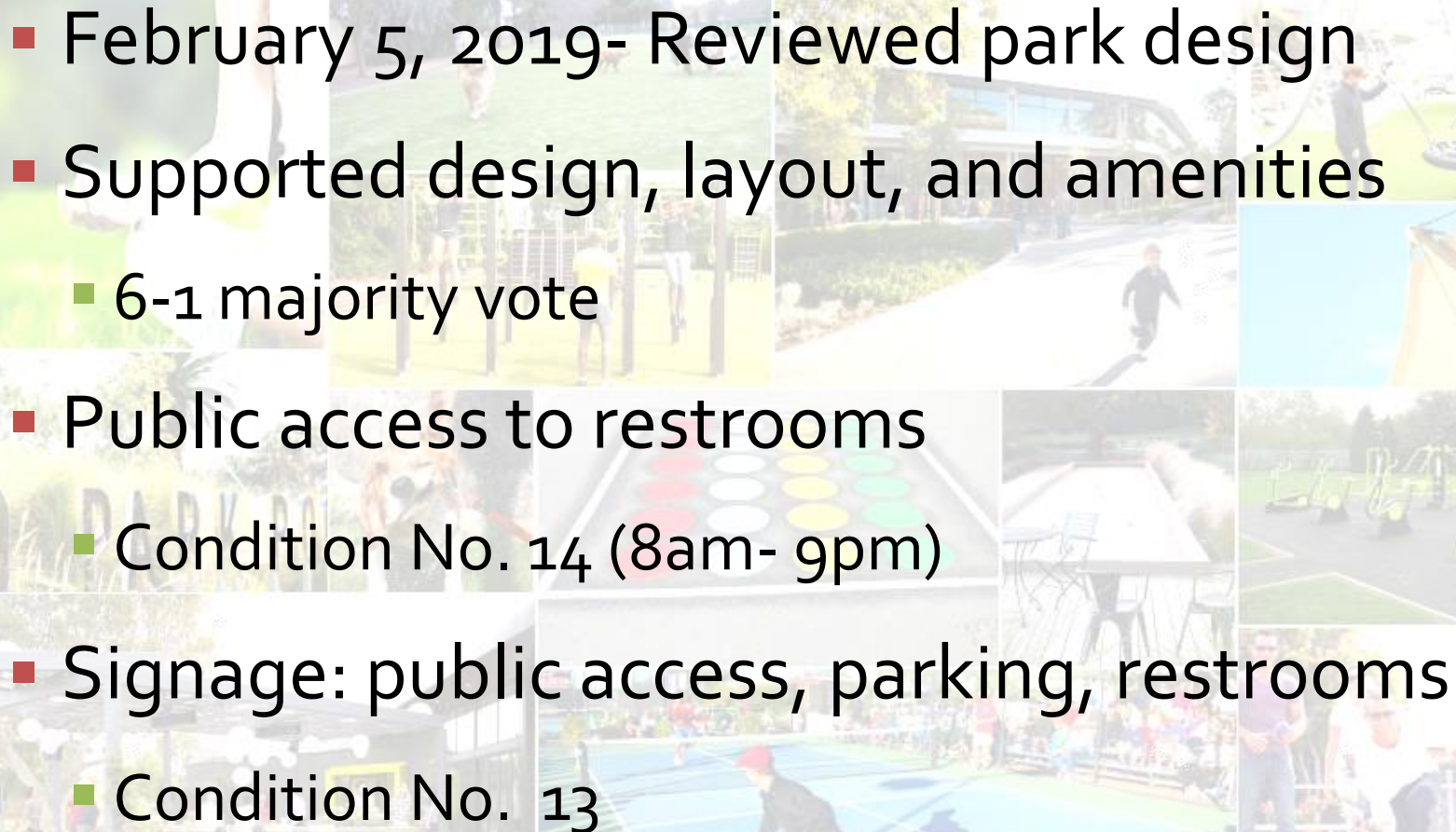
- December 6, 2018- Project preview
- Supported architectural design, retail location, landscape setbacks and park design
- PC direction:
 - Martingale parking restrictions
 - Notice PB&R Commission
 - Park fence- 42-inch high fence and vines added

Park Amenities:

- Dog Park
- Bocce Ball Court
- Pickle Ball Court
- Play Lawn
- Playground
- Fitness Terrace
- Dining Terrace
- Seating Walls



Parks, Beaches & Recreation Commission (PB&R)

- 
- February 5, 2019- Reviewed park design
 - Supported design, layout, and amenities
 - 6-1 majority vote
 - Public access to restrooms
 - Condition No. 14 (8am- 9pm)
 - Signage: public access, parking, restrooms
 - Condition No. 13



Required Entitlements

- **Site Development Review**– Consistency with Newport Place Planned Community and Zoning Code development standards
- **Lot Line Adjustment**
- **Affordable Housing Implementation Plan (AHIP)**



Site Development Review

- **Consistency with NPPC- Residential Overlay**
 - Overlay required by Housing Element
 - Provides zoning and eliminates constraints
- **Key Standards**
 - 30-50 du/ac + density bonus
 - 30% affordability
 - Setbacks: 30' street/ 10' interior
 - 55' height limit; higher with SDR
 - Amenities and neighborhood integration



Lot Line Adjustment

- Mixed-Use Development- 5.19 acres (retained by owner)
 - Development- 5.08 acres
 - Emergency Access and Parking Easement- 0.11 acre
- Public Park- 0.5 acre (dedicated to City)



Existing Configuration



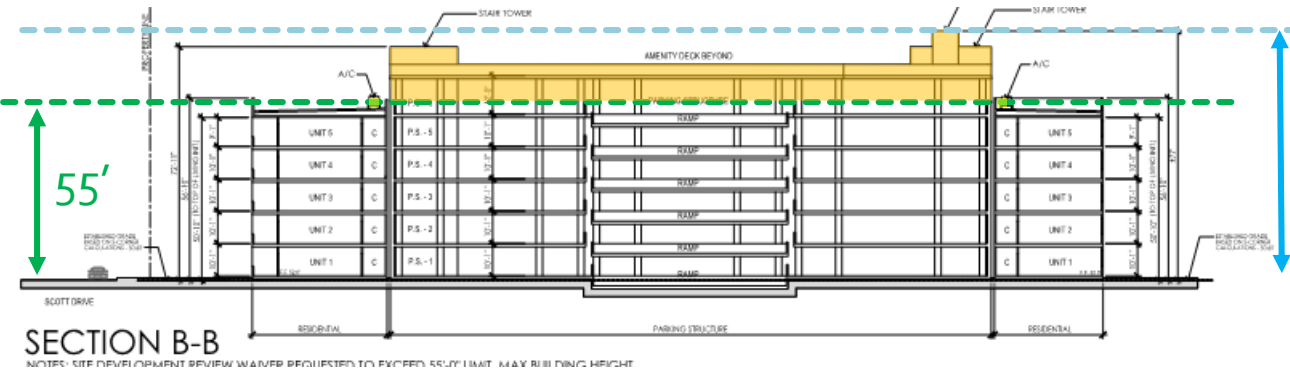
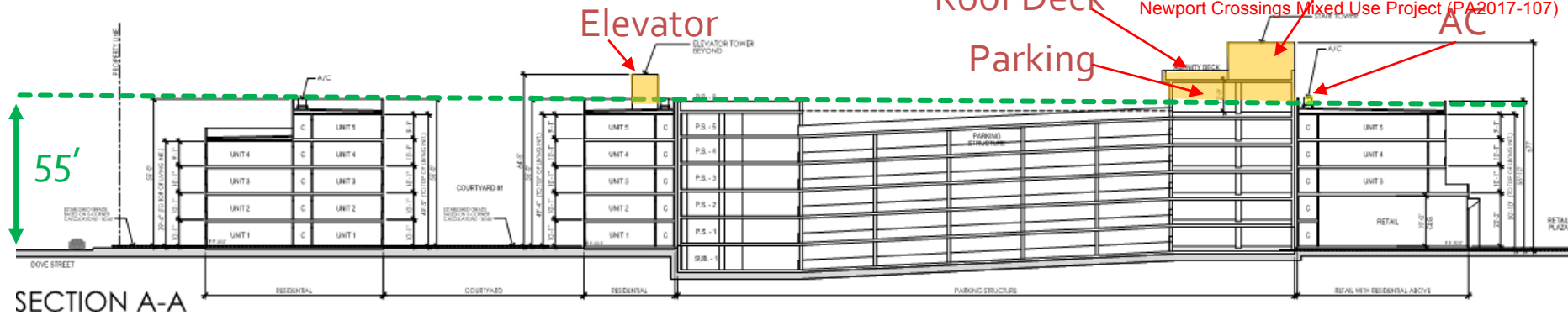
Proposed Configuration

Affordable Housing Implementation Plan (AHIP)

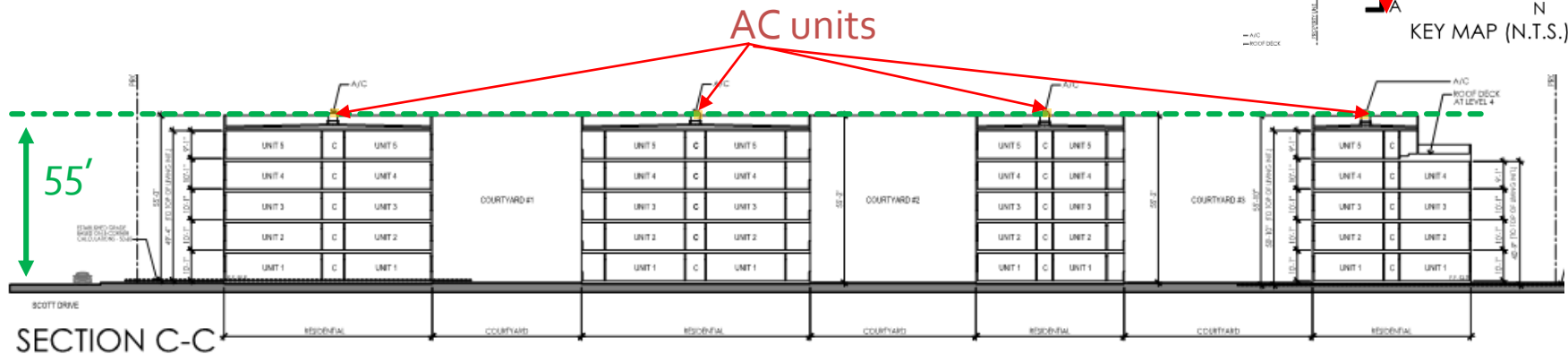
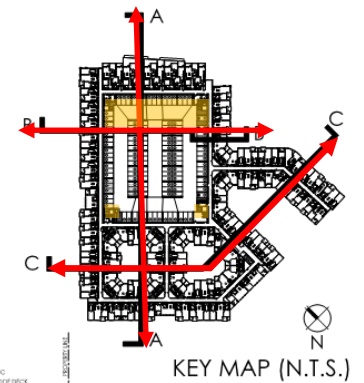
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- 78 units (30%) allocated low-income households
- Density Bonus Request
 - 91 Bonus Units
 - Reduced residential parking ratios
 - 474 required with DB/ 661 provided
 - Development Incentive
 - Higher allocation of studios and 1 bedrooms
 - Development Waiver
 - Waiver of 55' height limit



Features above 55'





Environmental Review

- Draft Environmental Impact Report (DEIR) released November 30, 2018
- The DEIR studied...
 - Aesthetics
 - Air Quality (MM)
 - Biological Resources (MM)
 - Cultural Resources (MM)
 - Geology and Soils (MM)
 - Greenhouse Gas Emissions
 - Hazards and Hazardous Materials (MM)
 - Hydrology and Water Quality
 - Land Use and Planning
 - Noise
 - Population & Housing
 - Public Services (MM)
 - Recreation
 - Transportation and Traffic
 - Tribal Cultural Resources (MM)
 - Utilities and Service Systems



Environmental Review

- 14 comment letters received
- Responses provided to each comment
 - Available at:
www.newportbeachca.gov/ceqa
- Revisions to Draft EIR
 - Corrections, clarifications, and revisions



Environmental Review

- Subsequent comments
 - Dept. of Toxic Substances Control (DTSC)
 - MM HAZ-2 (revised)
 - Gabrieleno Indians
 - MM CUL-1 (revised)
- No issues raised requiring significant changes and/or recirculation



Recommendation

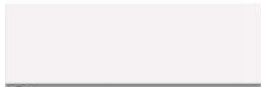
- Adopt Resolution No. PC2019-004
 - Certify EIR
 - Revised MMRP and FOF incorporating revised MM HAZ-2 and CUL-1

- Adopt Resolution No. PC2019-005
 - Approving project
 - Correction to Fact 3 of Finding B- 259 base units



For more information contact:

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(A) Snowbound SW 7004



① Exterior Plaster 20/30 Fine Sand Finish



② Architectural Metal Panel -1



③ Architectural Metal Panel -2



④ Stone Veneer



⑤ Wood Plank Tile



(B) Adler SW 9170
(color not shown on Elevation)



⑥ Aluminum Storefront System



⑦ Glass Railing



⑧ Vinyl Windows - White



⑨ Architectural Acrylic Panel



⑩ Metal Cladded Awning



(C) Sea Serpent SW 7615



⑪ Metal Sun Shade



⑫ Horizontal Metal Slats



⑬ Metal Trellis

A-3.5