



Ford Road Residential

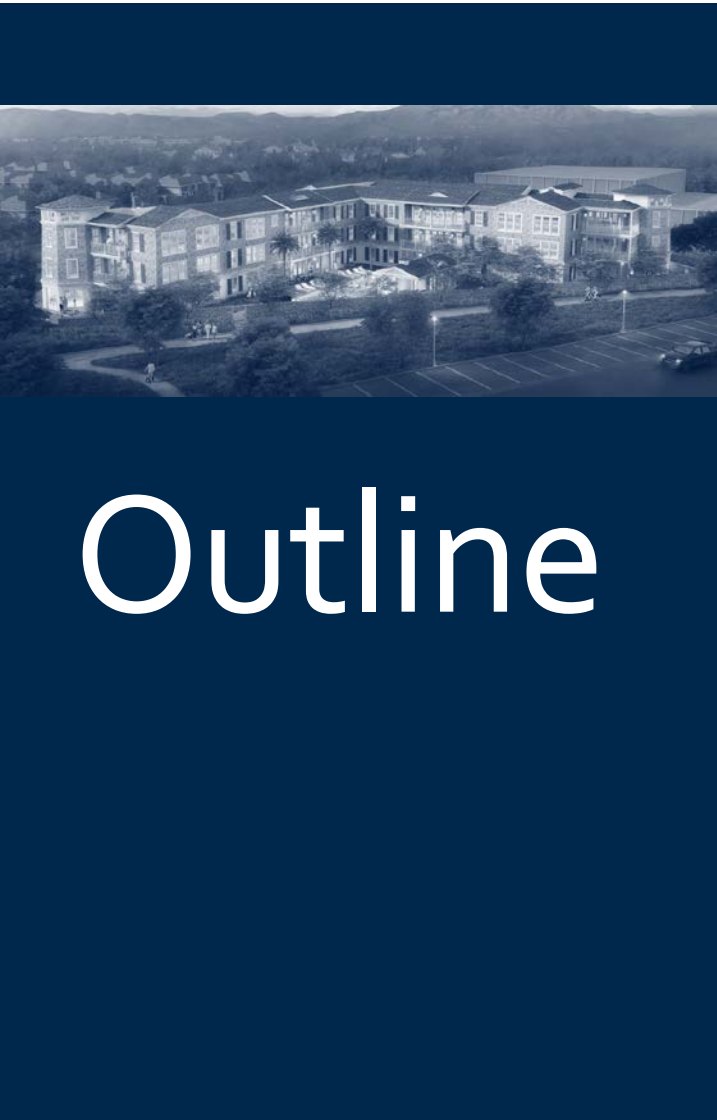
4302 Ford Road

PA2017-228



**Planning
Commission
Study Session**

April 18, 2019



- ✓ Discussion only – **no action**
- ✓ Staff presentation – summary
- ✓ Applicant presentation – project overview
- ✓ Public comments

Belcourt/
One Ford Road

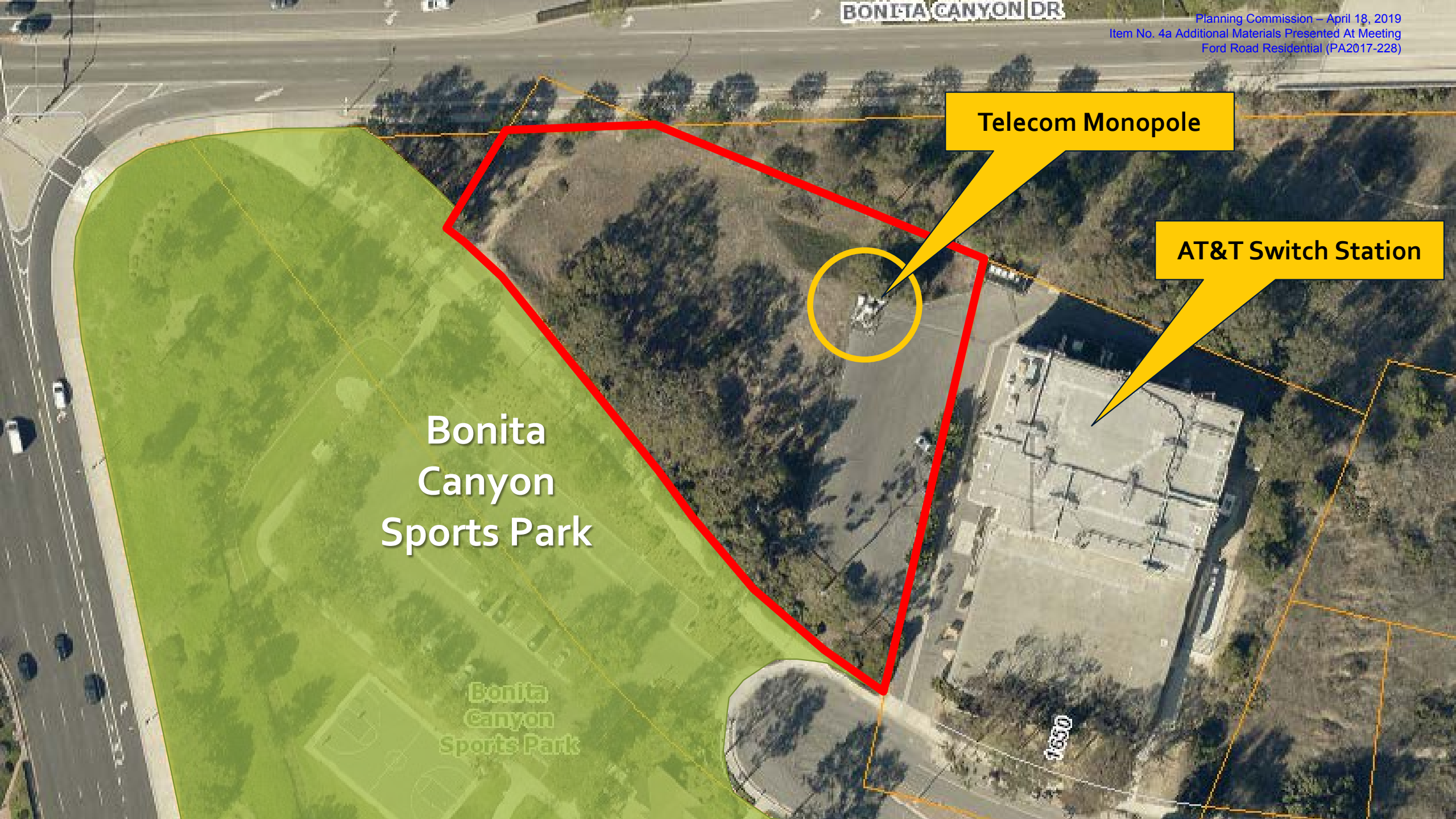
Bonita Canyon

Project
Site

Big Canyon

Harbor View Hills





Telecom Monopole

AT&T Switch Station

**Bonita
Canyon
Sports Park**

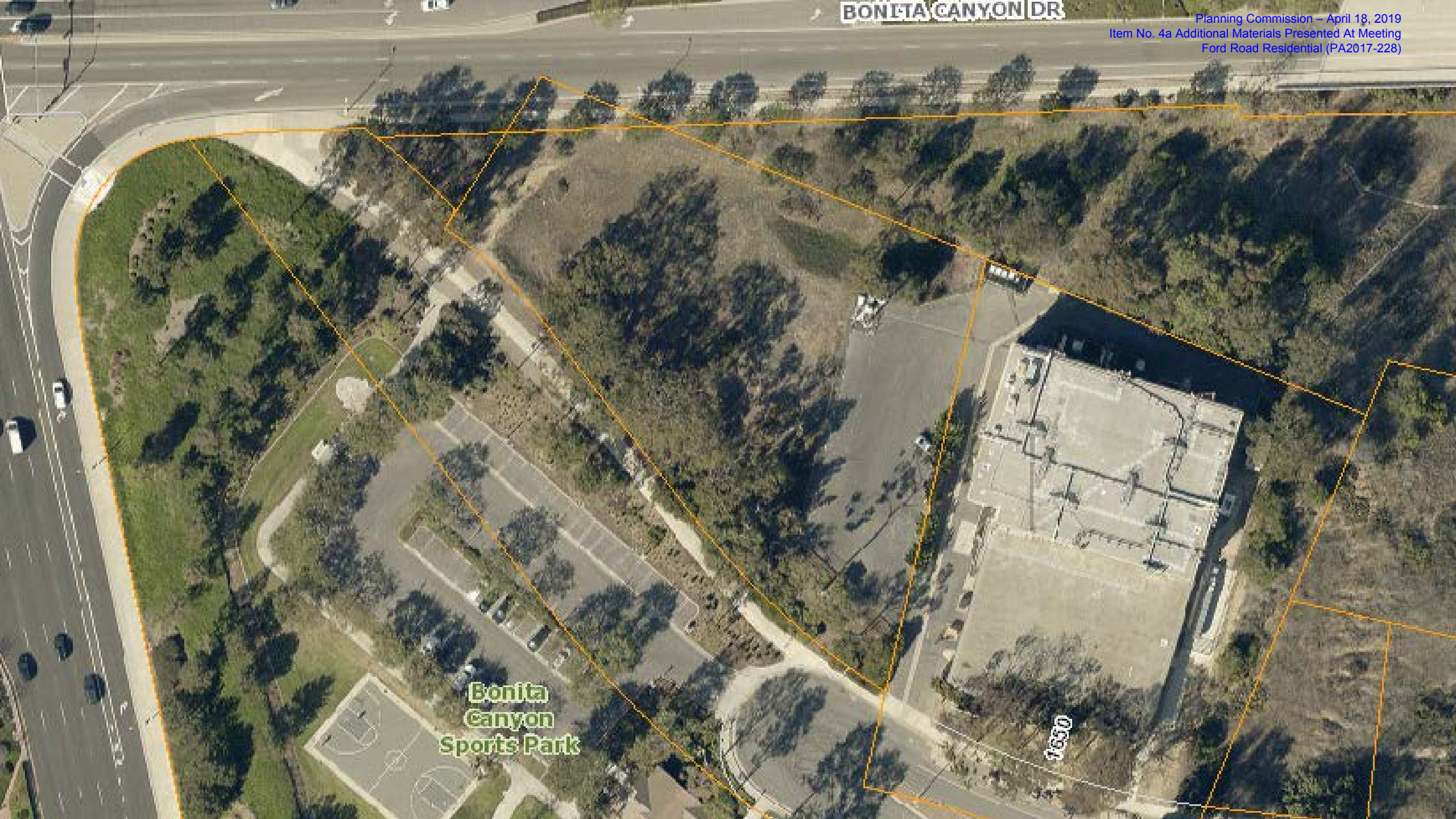
Bonita
Canyon
Sports Park

1630



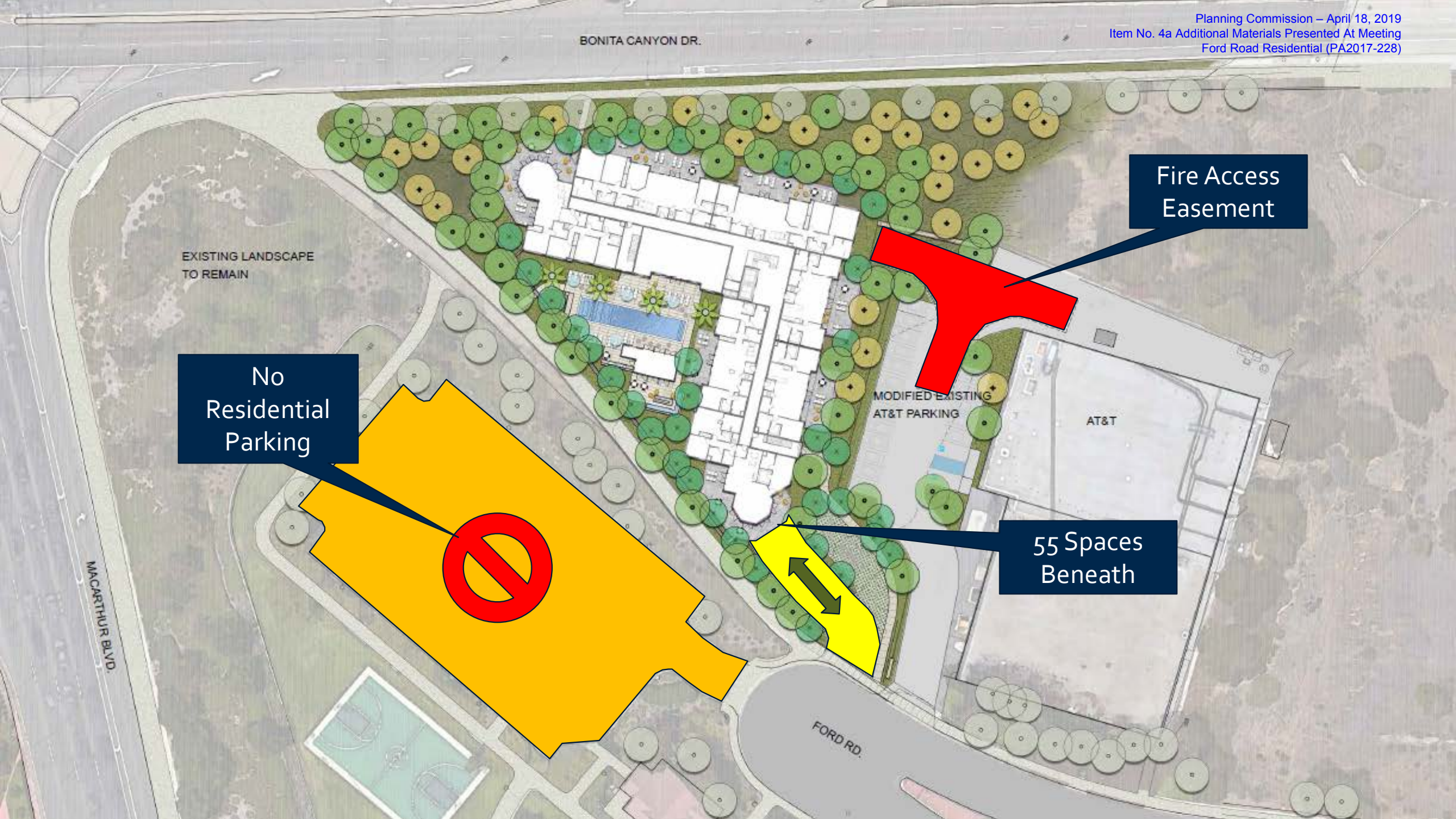
Project Overview

- 21 residential dwelling units
 - 2-4 bedrooms
 - 1,433 sq. ft. to 2,277 sq. ft.
- 23,000 sq. ft. of common amenities
- Subterranean parking garage
 - 55 parking spaces (53 required)
- Site improvements (landscaping, etc.)



Bonita
Canyon
Sports Park

1630



BONITA CANYON DR.

EXISTING LANDSCAPE
TO REMAIN

No
Residential
Parking

Fire Access
Easement

MODIFIED EXISTING
AT&T PARKING

AT&T

55 Spaces
Beneath

FORD RD.

MACARTHUR BLVD.



☐ **General Plan Amendment**

Change the land use from PF to RM – Section 423 thresholds not exceeded

☐ **Zoning Code Amendment**

Change the zoning district from PF to RM and establish a maximum density of 21 dwelling units (DU)



Required Entitlements (Continued)

- ☐ **Major Site Development Review**
Allow construction of 21 DU and ensure compliance – also increase height for portion to 37 ft.
- ☐ **Tentative Tract Map**
Allow each residential unit to be sold separately



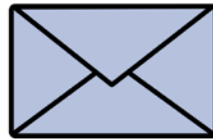
- Draft Initial Study/Mitigated Negative Declaration (IS/MND) released April 17, 2019
- The IS/MND studied...
 - Aesthetics
 - Agriculture
 - Air Quality
 - **Biological Resources (MM)**
 - **Cultural Resources (MM)**
 - Energy
 - **Geology (MM)**
 - Greenhouse Gas
 - Hazards
 - Hydrology/Water Quality
 - Land Use/Planning
 - Mineral Resources
 - **Noise (MM)**
 - Population/Housing
 - Public Services
 - Recreation
 - Transportation
 - **Tribal Cultural (MM)**
 - Utilities
 - Wildfire

How to Comment

❑ Public comment period on IS/MND
through May 6, 2019



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What to Expect


- **Planning Commission Public Hearing**
- **Airport Land Use Commission Public Hearing**
- **City Council Public Hearing**
 - Anticipated final action/decision July/August 2019

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Thank you!
Questions?



**Charter
Section 423**

Table 1: Charter Section 423 Analysis for Statistical Area M6
General Plan Land Use Designation Change from PF to RM

	Increase in Allowed Floor Area (Sq. Ft.)	Increase in A.M. Peak Hour Trips	Increase in P.M. Peak Hour Trips	Increase in Allowed Dwelling Units
GP2019-002 (PA2017-228)	0	10	12	21
Prior Amendments (80%) None	0	0	0	0
Totals	0	10	12	21
Section 423 Thresholds	40,000	100	100	100
Vote Required?	No	No	No	No