

**CITY OF NEWPORT BEACH  
BALBOA VILLAGE ADVISORY COMMITTEE MINUTES**

OceanQuest, Science of Sailing Exhibit  
600 East Bay Avenue  
Wednesday, November 7, 2018 – 4-5:30 p.m.

**I. CALL MEETING TO ORDER**

Chair Dixon called the meeting to order at 4:07 p.m.

The following persons were in attendance:

**Balboa Village Advisory Committee Members:**

Diane Dixon, Council Member (Chair)  
Grace Dove, Central Newport Beach Community Association  
Colleen D'Aluisio, OceanQuest Representative  
Jim Stratton, At-Large Representative

**Staff Members:**

Seimone Jurjis, Community Development Director  
Jim Campbell, Deputy Community Development Director  
Tony Brine, City Traffic Engineer  
Mike Sinacori, Assistant City Engineer  
Benjamin Zdeba, Associate Planner

**II. PUBLIC COMMENT ON NON-AGENDIZED ITEMS**

Kelly Carlson, Balboa Village Merchants Association (BVMA) President, requested financial support for murals to beautify locations around Balboa Village. It was suggested that façade improvement program funds could be used to support the project.

Committee Members suggested the BVMA prepare and submit a proposal with more details.

Associate Planner Benjamin Zdeba clarified that a permit is not required for a mural, as it is artwork. A mural must not contain advertising to be exempt from the City's sign code.

**III. ITEMS FOR REVIEW**

**1. MINUTES OF SEPTEMBER 19, 2018**

*Recommended Action: Approve September 19, 2018 Minutes*

**MOTION:** A motion was made by Committee Member Stratton, seconded by Committee Member Dove, to approve the minutes of the September 19, 2018 meeting as presented. The motion passed unanimously.

**2. STREETSCAPE IMPROVEMENT PROJECT UPDATE**

*Recommended Action: No Action Required*

Assistant City Engineer Mike Sinacori reported a contract for the streetscape improvement project will be presented to the Council for approval on November 13, 2018. Staff received seven bids ranging from approximately \$1 million to \$672,000. Funding for the project totals \$707,000. Staff recommends funding the project with the previously allocated funding from BVAC, an additional \$181,000 from BVAC, and \$230,000 from Measure M funds. The total of BVAC funds for the project is \$477,000. All improvement items discussed by BVAC have been included in the project scope; several items have already been

installed. Construction should begin after the first of the year and will be completed before Memorial Day. Construction could be completed as early as April. Benches will be added along the boardwalk, and decomposed granite will be added to tree wells. Sidewalks are being cleaned.

Committee Member Dove noted many tourists would visit Balboa Village during that period of time.

Kelly Carlson advised that workers do not clean the sidewalk in front of a business if it is open.

W.R. Dildine indicated the parking lot sign on Palm Street needs to be replaced. City Traffic Engineer Tony Brine related that signal lettering and heads will be changed as part of the wayfinding signage project.

### **3. WAYFINDING SIGNAGE UPDATE**

*Recommended Action: No Action Required*

City Traffic Engineer Brine reported a contract for design of wayfinding signage is complete. Design concepts will be presented to BVAC at a future meeting. Signage could be installed by the summer of 2019. Assistant City Engineer Sinacori added that the streetscape and wayfinding signage projects could be combined. The kiosk could be more of a sign than a standalone structure.

Chair Dixon suggested the guard house at the parking lot be removed.

Kelly Carlson disclosed that RVs park in the parking lot over holiday weekends. Late-night tailgating is the latest concern. Street vendors along the boardwalk are another concern.

Deputy Community Development Director Jim Campbell advised that the Council will hold a study session on November 13, 2018 regarding street vending in response to a new State law (SB946).

### **4. EXTENDING BVAC AND REVIEWING PRIORITIES**

*Recommended Action: Review and Confirm Priorities*

Associate Planner Zdeba reported BVAC will sunset December 31, 2018, and proposed presenting the Council with an amendment to extend BVAC's term to 2022 on an as-needed basis. He indicated that BVAC has completed an impressive list of projects.

Deputy Community Development Director Campbell remarked that BVAC plays an important role as an advisory body for projects in the Village.

Chair Dixon questioned whether BVAC had sufficient work to continue and whether the area under BVAC's purview should be extended.

Committee Member Stratton suggested reducing the extended term, but wanted to ensure funding is retained for use in Balboa Village.

Committee Member Dove preferred maintaining the status quo. She suggested property owners need to be engaged.

Committee Member D'Aluisio supported the continuation of BVAC to make sure improvements are for Balboa Village only.

Kelly Carlson remarked that the revitalization of Balboa Village has improved property owner involvement in the community.

Deputy Community Development Director Campbell recommended not expanding BVAC's area because an expansion could dilute funding. Reviewing development projects during BVAC meetings could provide an opportunity for additional public comment.

Chair Dixon requested public comment regarding parking.

In response to George Kliorikaitis' inquiry, Associate Planner Zdeba explained that the California Coastal Commission has to allow an amendment to the City's Implementation Plan, and the amendment includes the parking overlay. Deputy Community Development Director Campbell added that the amendment will return to the Council in January 2019. The Council adopted the parking overlay, and it is contained in the Municipal Code. Without the amendment, a project needs a coastal development permit in order to waive parking requirements.

#### **IV. ADJOURNMENT**

The meeting ended at 5:08 p.m.

Next tentative meeting Date: December 19, 2018 at 4 p.m. in the Bay Island Room at Marina Park