

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

Marina Park – 1600 West Balboa Boulevard
Wednesday, February 19, 2020 – 4:00 p.m.

I. CALL MEETING TO ORDER

Chair Dixon called the meeting to order at 4:00 p.m.

The following persons were in attendance:

Balboa Village Advisory Committee Members:

Diane Dixon, Council Member (Chair)
Gloria Oakes, Balboa Peninsula Point Association
Kelly Carlson, Balboa Village Merchants Association
Colleen D'Aluisio, OceanQuest Representative
Jim Stratton, At-Large Representative

Staff Members:

Community Development Director Seimone Jurjis
Public Works Director Dave Webb
Deputy Community Development Director Jim Campbell
City Traffic Engineer Tony Brine
Senior Planner Benjamin Zdeba

II. PUBLIC COMMENT ON NON-AGENDIZED ITEMS

Committee Member Stratton requested a discussion of Parking Management District funds.

Committee Member Carlson requested an agenda item regarding the Food and Wine Festival.

III. ITEMS FOR REVIEW

a. MINUTES OF JULY 17, 2019

Recommended Action: Approve Minutes of July 17, 2019

MOTION: A motion was made by Committee Member Stratton, seconded by Committee Member Oakes, to approve the minutes of the July 17, 2019 meeting as presented. The motion passed 4-0 with Carlson abstaining and Avery and Dove absent.

b. OCEANQUEST PRESENTATION

Recommended Action: No Action Required

Joe Adams, Discovery Cube CEO, shared Discovery Cube's mission and plans to renovate buildings, expand programming, and construct a boardwalk at the marina. Because the estimated cost for the entire project is \$20-\$25 million, the project will be constructed and opened in phases. The first phase will be an aquarium, which hopefully will open in the summer of 2021. A center with exhibits will introduce the plans to the community and open in the summer of 2020.

In reply to questions, Mr. Adams advised that the existing attractions and marina generate revenue that supports the entire site, but not enough to pay all operating expenses. Current attendance is about 150,000 people per year. The boardwalk project will be submitted to the California Coastal Commission for approval while the first phases are underway. Past members of the Coastal Commission have reviewed the plans and indicated the Coastal Commission will likely approve the project, but obtaining the approval could take

a while. A parking structure with an estimated cost of \$10 million has been designed for the site but is not part of the project. Fundraising for a parking structure is difficult even though projections show it would pay for itself. OceanQuest has a history with the community, and the community supports OceanQuest; He has experience with these types of projects, and the fundraising committee is experienced. Committee Member D'Aluisio added that the new exhibits will increase year-round attendance.

Committee Member Carlson remarked that activating the space with exhibits and rides will increase attendance and revenue.

Brian Ouzounian recommended Discovery Cube promote bus transit as the bus stops right outside Discovery Cube. He supported construction of a parking structure to reduce parking congestion and to encourage attendance.

Chair Dixon suggested Mr. Adams present the plans to the City Council in a study session to garner additional attention.

c. GENERAL UPDATES
i. Wayfinding Signage
ii. Balboa Theater
iii. Construction

Recommended Action: No Action Required

City Traffic Engineer Tony Brine reported staff released the signage program for bids in October and received no bids. Staff then contacted a vendor in Irvine who submitted a bid. The vendor has begun fabricating the signs and kiosk. Installation should occur in mid to late-April.

Senior Planner Ben Zdeba advised that he met with representatives for the Balboa Theater project and learned that the project has been scaled back. Permits for the project are valid, and revised plans for the project should be submitted to the City in the next few months. Permits have been issued for a mixed-use development located at the corner of Adams and Balboa. The owners of a mixed-use building located at the Waterfront Pavilion have submitted an application to remodel the residential units. Development of the commercial space as a restaurant may occur later. At the current time, the owners want to retain the existing retail tenants. No information is available about the building located at The Corner.

Brian Ouzounian indicated he has heard that The View is in trouble because of structural issues. Chair Dixon related that a water leak caused damage to the building.

In answer to queries, Public Works Director Dave Webb indicated the trolley will operate in 2020 with the same schedule.

d. PRIORITIES AND FUTURE INITIATIVES
Recommended Action: No Action Required

Chair Dixon reviewed the status of items on the Implementation Matrix and requested an agenda item to discuss continuing or sunsetting the Committee.

Committee Member Stratton remarked that the Committee has accomplished more than is shown on the Implementation Matrix. An entity is needed to oversee routine cleaning and the use of funds.

Brian Ouzounian agreed that oversight is needed.

IV. ADJOURNMENT

Next meeting Date: the Bay Island Room at Marina Park

The meeting ended at 5:23 p.m.

DRAFT