

November 17, 2021, HEUAC Agenda Comments

These comments on an item on the Newport Beach [Housing Element Update Advisory Committee agenda](#) are submitted by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229)

Item IV.a. Minutes of March 31, 2021

The passages shown in *italics* below are from the [draft minutes](#). Suggested corrections are indicated in **strikeout underline** format.

Page 2, paragraph 2, last sentence: “*On Page 16, Item 3, he questioned why the ~~road and track~~ Road & Track property was deemed infeasible when the current zoning is for housing.*”

Page 2, paragraph 6: “*In response to Committee member Sandland’s question, Deputy Community Development Director Jim Campbell explained that the draft would be submitted and ~~the~~ California Department of Housing and Community Development (HCD) would review the comments on the draft and how the City addressed the comments.*”

Page 4, top of page: The paragraph beginning “*Debra Allen stated...*” should be separated by a blank line from the preceding lines.

Page 6, last paragraph: “*There is a decrease of units in the airport area and in increase in West Newport Mesa, a smaller increase in Dover/~~Westcliff~~, and an increase in Newport Center. ... There is a 25 percent assumption in the airport area, a 30 percent assumption in West Newport, 40 percent in Dover/~~Westcliff~~, 25 percent in Newport Center, and 100 percent at the 22 acres of Coyote Canyon.*” [note: in past HEUAC documents “airport area” has been capitalized as “Airport Area”.]

Page 9, paragraph 4: “*Committee Member Stevens said she understood that after sites are reviewed for suitability, ~~They, they~~ might not all still be in play, but that it was concerning to send the document to HCD without caps.*”

Page 10, paragraph 7, sentence 3: “*Secondly, she questioned how many units the City will zone for and ~~use used~~ Newport Center as an example.*”

Page 10, last full paragraph, last sentence: “*Those things will be discussed later in the process and not with the ~~Land Use Housing~~ Element submittal.*” [?]

Page 13, full paragraph 3, sentence 1: “*In response to Committee Member Thrakulchavee’s questions, Deputy Community Development Director Campbell said the density of the ~~880 Eight 80 Newport Beach~~ apartments is closer to 50.*”

Page 13, full “paragraph” 4: This appears to be two paragraphs that should be separated by a blank line. Or else combined into one.

Page 13, last sentence: “*With respect to ~~Dover Shores and Westcliff~~ Dover/Westcliff, he pointed out that the population of ~~880 Eight 80 Newport Beach~~ is 25 percent of the District ...*”

Page 14, first sentence: “*The ~~880 Eight 80 Newport Beach~~ project is already under parked and he feared high density projects utilizing the low income 50 percent density bonus would exacerbate parking and traffic problems in the area.*”

Page 14, full paragraph 7, sentence 2: “The ~~880~~ ***Eight 80 Newport Beach*** project has police and fire department presence weekly because it is populated at an income level that seems problematic in that density.”