

Eastbluff Homeowners Association

Newsline

Volume 6 Issue 9

November 2006

City Watch by Carol Boice

I was asked by the Eastbluff HOA Board to keep our homeowners informed on the General Plan Update because I was one of the 38 residents appointed by the Council to serve on the General Plan Advisory Committee (GPAC). We were to give feedback recommendations by the Council, City Staff, Consultant, and General Plan Update Committee after we wrote the Vision Statement. Measure V is only a portion of the General Plan Update, which has many sections called "Elements". Measure V is the "Landuse Element" of the General Plan, which under Greenlight II has to go to a vote of the people because it adds more than 40,000 square feet of commercial development, over 100 dwelling units, and more than 100 peak hour car trips. There were only a handful of us who served 4 years and attended every meeting. Actually, the 38 appointed by the Council were far more because so many dropped out and were replaced. Many were not present for votes, and the votes taken were not unanimous. There were lots of absenting votes, but the literature from the City leads you to believe that the same 38 people voted unanimously on all of the issues over the 4-year period. My votes always reflected the residents' surveys (over 3,000 respondents) as to what the problems would be for Newport Beach. Unfortunately, many of the voters did not make it into Measure V's Landuse ballot, which was the majority of the respondents against expansion of Fashion Island/Newport Center, against high rise in the Airport Area, and against road widening.

POTENTIAL IMPACTS THE 3 CITY MEASURES MIGHT HAVE ON EASTBLUFF

MEASURE V Newport Beach Land

Use Element General Plan. It would allow 7,825 high-density residential units to be built over a 20 year period (50 units per acre in the Airport Area, which would account for 2,200 units). It would mean a 20% population increase to Newport Beach (17,000 people) with 15% of the housing designated as "affordable". Eastbluff would feel the impact due to the housing along Jamboree in the Airport Area and 450 high-density residential units planned for Newport Center and commercial expansion of Fashion Island. Already Newport Beach is subject to the

over the 40,000 vehicle trips added to Jamboree spilling into Newport from Irvine's new mid and high-rise residential towers. Yet, Measure V claims to reduce traffic by 28,320 vehicle trips by building thousands of high-density residential units in the Airport Area, Partners Plaza along ICH, Newport Center, along Newport Boulevard in West Newport, Mesa, and on the Peninsula. Newport Coast's planned additional residential development is not included in the General Plan Update because it was built under a different plan. How does this massive development reduce traffic? Measure V uses a paper comparison to the current General Plan that was never "built out", but Measure V uses the "built out" numbers to show a traffic reduction. One key factor was changing the undeveloped Sanning Ranch from a high-density area on paper in the current General Plan to a low-density area in the General Plan Update leaving 800 acres as open space (which the City might have to buy to keep it open space if Measure V passes). Does the reduction of traffic numbers. Actually, if Measure V were to pass and was implemented, it could mean an increase of real vehicle trips of over 12,000 per day on Newport's streets within 20 years. Remember, regional traffic accounts for less than 20% of our traffic with 80% generated internally. The "catch" is that Sanning Ranch is only a "sphere of influence" for Newport Beach, and the owners could build high-density units under the County and even annex to Costa Mesa. This would add traffic to ICH and Newport Boulevard. Measure V was written by the City Council and City Staff.

MEASURE X Newport Beach Specific Plan for Development Project

Known also as "Greenlight II", it gives all residents the right to vote on major developments in the General Plan Update Landuse Element (Measure V) or on developments in the current General Plan, if Measure V fails. Greenlight II applies only to amendments to the current General Plan and the General Plan Update, if Measure V passes. Greenlight II is the reason we are having to vote on Measure V, the Landuse Element of the General Plan Update, because it would add over 40,000 square feet of commercial development, over 100 dwelling units, and generate over 100 peak hour vehicle trips which triggered a Greenlight vote. The same criteria is used for

Greenlight II. Exempt from Greenlight II is Newport Coast (built under a different plan, so Measures V and X don't apply), planned communities already built out with CC&RS, R-1 (single-family homes built on one lot, such as Eastbluff), R-1.5 ("granny unit" and a home), R-2 (three units on a lot), hospitals, schools, and public buildings, according to the authors of Measure X. Opponents of Measure X claim it affects 65% of the city, but some wonder where this could be unless it includes the undeveloped Sanning Ranch's over 400 acres which is a "sphere of influence" and the airport area? Since most of the city is exempt the City Staff said it is "highly unlikely" that a resident who wanted to add a room would be affected. The scenario would have to be that a resident in an unexempt area wanted to add a room and was within 500 feet of a newly constructed 40,000 square foot building generating 100 peak hour car trips or 100 dwelling units with a period of 15 years (after 5 years the structures wouldn't count), which might trigger a Greenlight vote. The chances of Greenlight II affecting a resident's room addition are remote, like the odds of a meteor hitting Newport Beach. Measure X was written by a residents' group with legal counsel and put on the ballot by an initiative signed by over 8,000 residents. If Measure X loses and Measure V passes, you lose your right to vote on major developments in the General Plan Update.

MEASURE W Newport Beach Limit Use of Eminent Domain

This means that City cannot take private property from one private property owner and give it to another private property owner. The City can still use eminent domain to take private property, after compensation, for public use whether Measure W passes or not. Public use could include road widening (Measure V includes widening 18 intersections and adding more through lanes), which could be a concern for Eastbluff residents along Jamboree, if traffic increases beyond the 6-lane arterial capacity. We do not know whether the 6-lane arterial designation from Campus to Ford Road along Eastbluff has been removed from the County Plan. The Eastbluff Homeowners Board has asked the Council over the years to remove the 6-lanes from the County Plan. The General Plan Update "Circulation Element" shows Jamboree to be a 6-lane arterial in the City Plan.

Newsire

c/o The Emmons Company
174300 Redhill Avenue
Suite 210
Irvine, CA 92614

Phone: 949-752-2225
Fax: 949-477-0367

Customer Service: Graciela Ayala
gayala@theemmonscompany.com
Senior Manager: Joni Barnes

Board of Directors

Michael Collins
Jim Graves
Jock Marlo
John Pagliassotti
Jim Wysopal

Editor

Michael McInnis
Assistant Editor
Libby Keating

Board Meetings

Held the 1st Monday of the month at St
Mark's Church at 6:30 pm

www.eastbluff.net

From the Editor

If you have an issue you want discussed in this newsletter, submit it to me via email at dynabyte@capcbea.net. Please make it objective and concise. I will submit it to the board for review. Be sure to include "Eastbluff Newsletter" in the subject line so I will not delete it as spam.

If you want to know what has been going on at the board meets, you can log on to the HOA web site and review the last few years of board minutes. The address is www.eastbluff.net. The password is Newport.

If you want to know what the city is up to, log on to their web site. The address is www.ci.newport-beach.ca.us. This site contains all sorts of interesting information.

Want to know what the brave men in blue are doing? All you have to do is log on to the Newport Beach Police Department web site.

The address is www.nbpd.org.

Governing Documents Committee by Jock Marlo

The Board has re-established the Governing Documents Committee. This committee was last disbanded in February 1978 following a three year term of making recommendations for updates to the governing documents.

The Committee has been re-established to consider recommendations regarding the approaching expiration of the architectural control provision of the bylaws and the self-renewal of the Covenants, Conditions and Restrictions (CC&Rs).

The architectural control power of the Board will end on January 14, 2011 unless a majority of the members vote to renew this provision by a 5/7 vote. The CC&Rs will self-renew for a 10 year period on January 13, 2011 unless a change to the CC&Rs, agreed to by at least 5/7 of the members, has been recorded.

It's not too early to plan for these major events. If you would like to be part of the committee, please contact the Emmons Company or one of your Board members.

And now, a word from the people at C.D.T.G.R.O.T.D.T.G.V.;

VOTE!!

This has been a public service announcement from C.D.T.G.R.O.T.D.T.V...Citizens Dedicated To Getting Residents Off Their Duffs To Go Vote.