

**From:** Brett Feuerstein <brett@mesacenters.com>  
**Sent:** Friday, February 5, 2021 3:40 PM  
**To:** Jurjis, Seimone  
**Cc:** Campbell, Jim; Housing Element Update Advisory Committee; Tucker, Larry  
**Subject:** Newport Beach Golf Course- 3100 Irvine Ave.  
**Attachments:** Site Study.pdf; California Airport Land Use Planning Handbook - Allowable Densities (Zone 4).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr. Jurjis and Mr. Campbell:

Thank you for all of your efforts and work that went into the subcommittee report regarding projects in the 65 CNEL. I would like to submit the attached plan as a potential project for the City to consider as part of the updated Housing Element. We are very excited to participate in this update. Through much study regarding the goals of the City, the policies of the airport, as well as the financial needs for the development to occur, we believe that we have come up with an ideal residential project, as well as providing a 1.5 acre park for the community. The attached plan shows a majority of the denser development in Zone 6 with a little of the multifamily spilling over into Zone 4 (see attached plan to see where Zone 4 and 6 actually are). This portion of the property includes approximately 200 multifamily units as well as 75 affordable units. In Zone 4 which per the airport guidelines allows an "average density/intensity of comparable surrounding users" (see attached for exact language for residential use pertaining to urban areas) we have shown townhomes at approx. 17 du/ac, for a total of approximately 100 units. With the neighboring uses including; single family residential, multifamily residential, commercial center, golf course and office buildings, we thought that townhomes would make sense in Zone 4 and allow the City to get a significant numbers of units. In addition in Zone 4 we placed the 1.5 acre park since obviously that is the least dense use and helps offset the other development in Zone 4. I would love to discuss with you and see if there is anything else that the City would like to see on the property.

Sincerely,

Brett Feuerstein  
Newport Golf Club, LLC

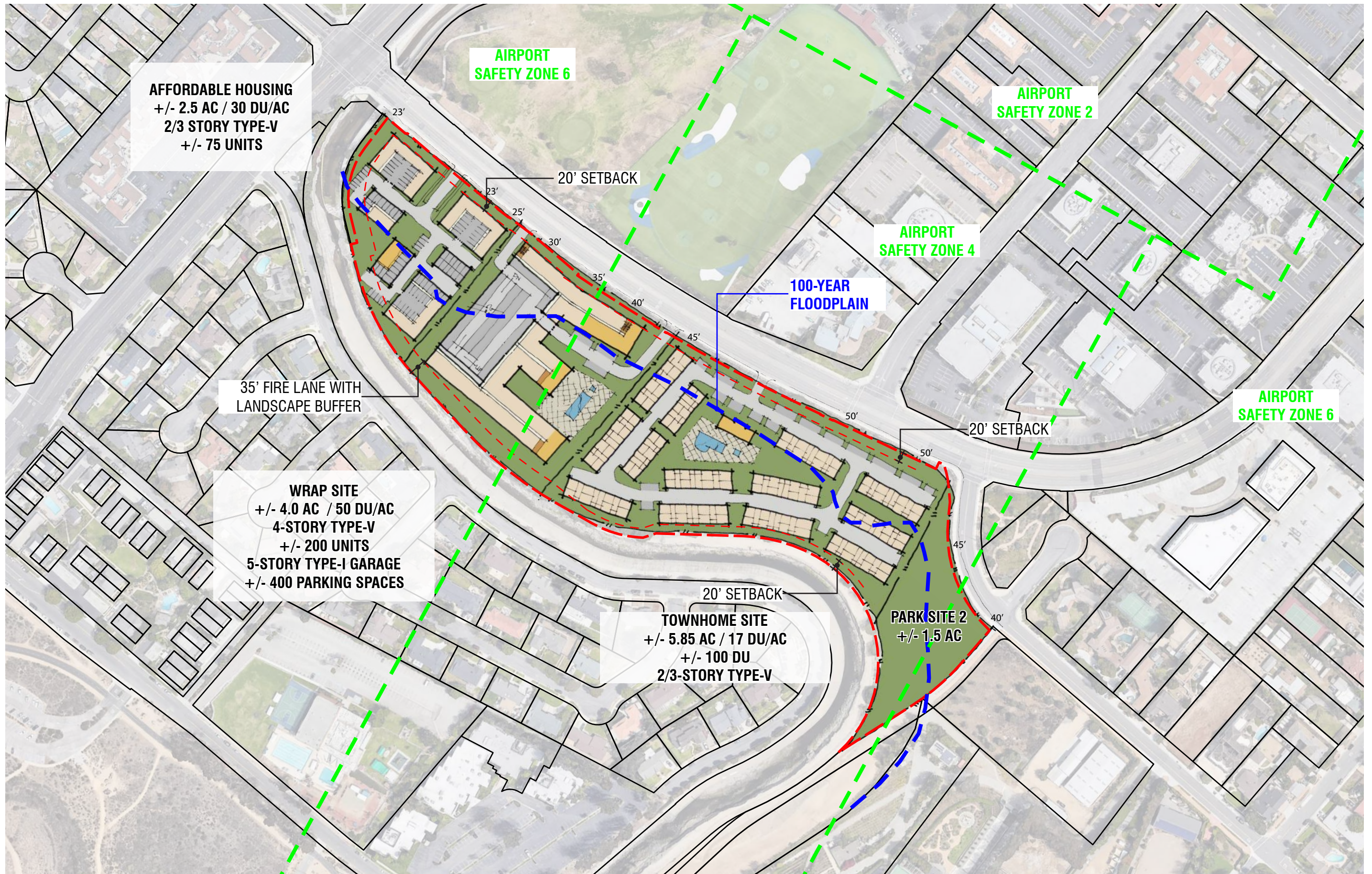


# NEWPORT BEACH GOLF COURSE

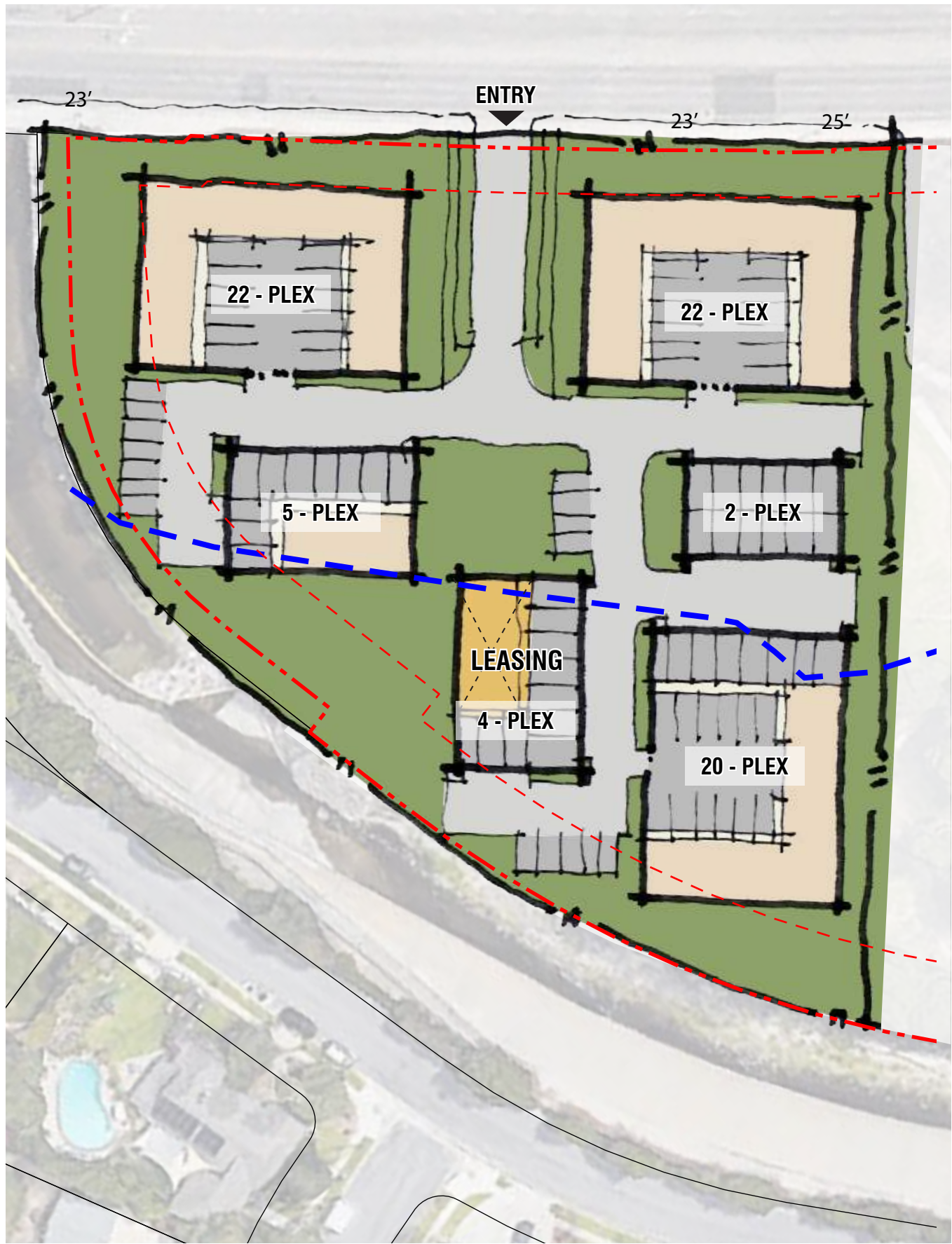
## SITE STUDY







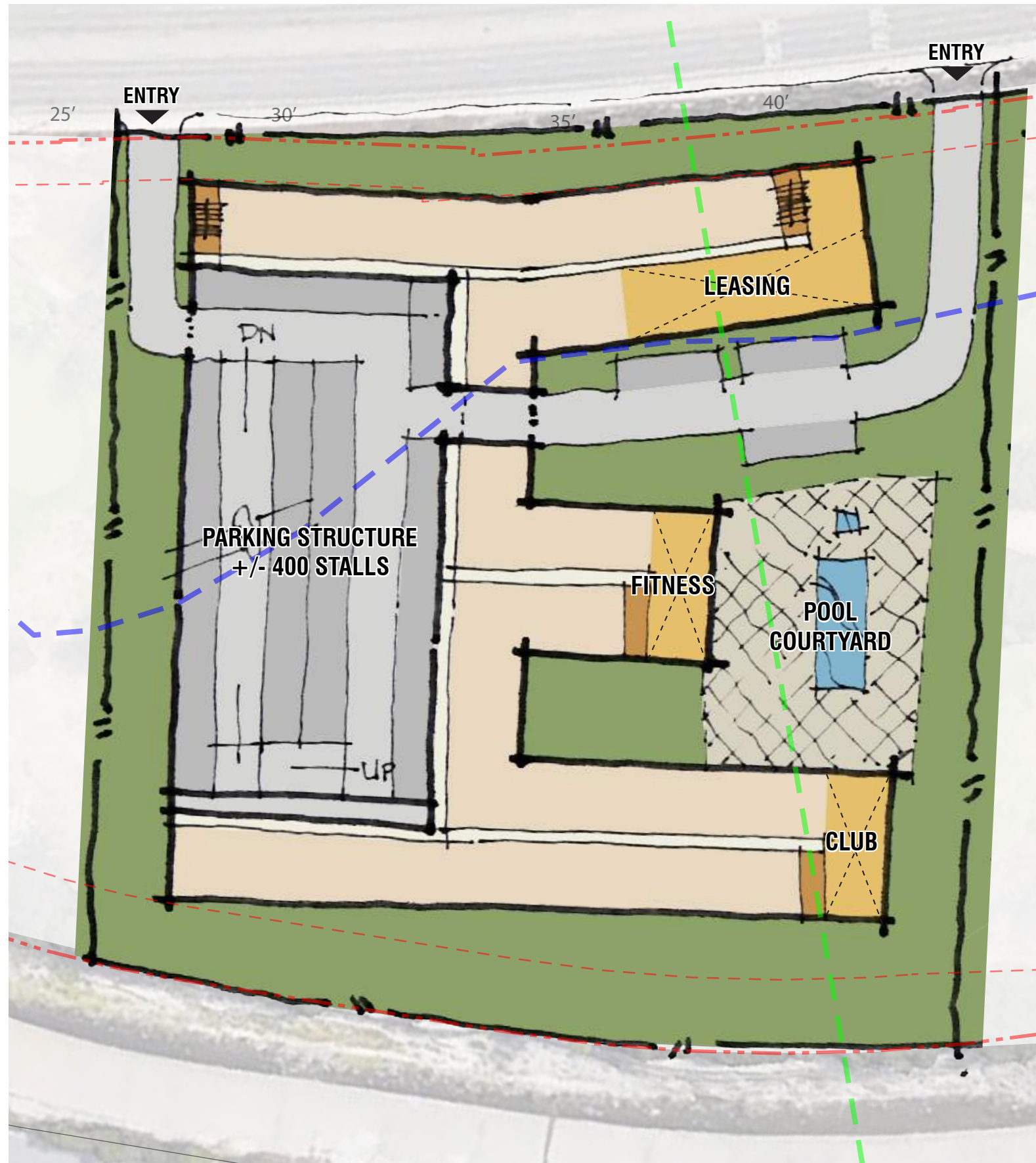




**AFFORDABLE HOUSING**

**SITE:** +/- 2.5 AC  
**TOTAL UNITS:** 75  
**DENSITY:** 30 DU/AC  
**BUILDING TYPE:** RESIDENTIAL: 2/3 STORY - TYPE V





# WRAP

**SITE:** +/- 4.0 AC.

## UNIT SUMMARY:

STUDIO: 20 DU / 10%

1-BEDROOM: 100 DU / 50%

2-BEDROOM: 80 DU / 40%

**TOTAL UNITS: 200**

**DENSITY: 50 DU/AC**

## BUILDING TYPE:

RESIDENTIAL: 4-STORY TYPE-V

GARAGE: 5-STORY TYPE-I

## PARKING SUMMARY:

**TOTAL +/- 400 STALLS**







**Nature of Risk**

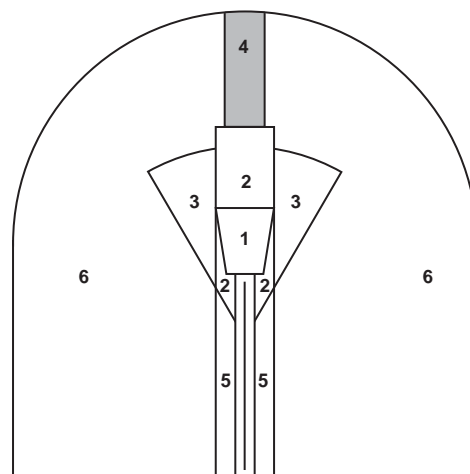
- Normal Maneuvers
  - Approaching aircraft usually at less than traffic pattern altitude. Particularly applicable for busy general aviation runways (because of elongated traffic pattern), runways with straight-in instrument approach procedures, and other runways where straight-in or straight-out flight paths are common
- Altitude
  - Less than 1,000 feet above runway
- Common Accident Types
  - Arrival: Pilot undershoots runway during an instrument approach, aircraft loses engine on approach, forced landing
  - Departure: Mechanical failure on takeoff
- Risk Level
  - Moderate
  - Percentage of near-runway accidents in this zone: 2% - 6%



LONG FINAL

**Basic Compatibility Policies**

- Normally Allow
  - Uses allowed in Zone 3
  - Restaurants, retail, industrial
- Limit
  - Residential uses to low density
- Avoid
  - High-intensity retail or office buildings
- Prohibit
  - Children's schools, large daycare centers, hospitals, nursing homes
  - Stadiums, group recreational uses
- Other Factors
  - Most low to moderate intensity uses are acceptable. Restrict assemblages of people
  - Consider potential airspace protection hazards of certain energy/industrial projects



Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	3x the Average number of people per gross acre
Rural	See Note A	70 – 100	210 – 300
Suburban	1 per 2 - 5 ac.	100 – 150	300 – 450
Urban	See Note B	150 – 200	450 – 600
Dense Urban	See Note B	See Note B	See Note B

Note A: Maintain current zoning if less than density criteria for suburban setting.

Note B: Allow infill at up average density/intensity of comparable surrounding users.

FIGURE 4E

**Safety Zone 4 – Outer Approach/Departure Zone**