



City of Newport Beach
Charter Section 423 Tracking Table
Statistical Area L1 (Newport Center)
Post 2006 General Plan Amendments Approved
Land Use Element
July 1, 2015
(Updated April 15, 2016)
(Updated August 13, 2019)
(Updated October 12, 2021)

Project Name Address	Date Approved	Project/GPA Number	Amendment Description	Square Footage Change	Dwelling Unit Change	AM Peak Hour Trip Change	PM Peak Hour Trip Change
Vivante Senior Housing	8/13/2019	PA2018-185 GP2018-003	Private Institutions (PI) to Mixed Use Horizontal (MU-H3)	0 (Reduction: 45,028 to 16,000)	90	26	52
Residences at Newport Center	9/28/2021	PA2020-020 GP2020-001	Regional Commercial Office (CO-R) to Planned Community (PC-61)	0	28	3	2
100% Totals				0	118	29	54
80% Totals				0	94	23	43
Remaining Capacity Without Vote				40,000	6	77	57

GPA – General Plan Amendment

CLUP – Coastal Land Use Plan

100% Totals – Cumulative increases resulting from approved GPA’s. Decreases are not included.

80% Totals - Charter Section 423 requires that 80% of square footage, dwelling unit and peak hour trip increases of “Prior Amendments” be tracked for a period of 10 years and added to proposed general plan amendments located within the same Statistical Area to determine if the 423 GPA Thresholds are exceeded and a vote of the electorate required. Decreases in any category are not tracked.

Charter Section 423 Thresholds: 40,000 square feet of non-residential floor area, 100 dwelling units, 100 AM or PM Peak Hour trips