

Anomaly 48- San Joaquin Plaza

[See Map](#)

Land Use Element policies LU4.3 (Transfer of Development Rights) and LU6.14.3 (Transfers of Development Rights – Newport Center) allow development rights (e.g. square footage) to be transferred in certain circumstances without an amendment to the General Plan. The policies are implemented by Chapter 20.46 (Transfer of Development Rights) of the Newport Beach Municipal Code and the North Newport Center Planned Community Development Plan.

The table below has been created to track transfers of development rights involving Anomaly Locations. The tracking table indicates the Development Limit from Table LU2 (Anomaly Locations), the Post Transfer Development Limit and, a link to the Council Resolution.

Milestone	Gross Floor Area (sf)	Land Use	Residential Units
Original 2006 GP Allocation	337,261	Office/Commercial	
<u>TD2009-001(Reso No. 2009-38)</u>			
Transfer to Anomaly 40	(241,711)	Office/Commercial	
NNCPC allocated units			430
Subtotal	95,550	Office/Commercial	430
<u>TD2009-002(Reso No. 2010-15)</u>			
Transfer from Anomaly 39	165,833	Office/Commercial	
Subtotal	261,383	Office/Commercial	430
<u>TD2010-001(Reso No. 2010-124)</u>			
Transfer from Anomaly 35	75,878	Office/Commercial	
NNCPC allocated units			(430)
Subtotal	337,261	Office/Commercial	0
<u>TD2011-001(Reso No. 2011-102)</u>			
Transfer to Anomaly 39	(241,711)	Office/Commercial	
NNCPC allocated units			430
Subtotal	95,550		430
<u>TD2012-002(Reso No. 2012-63)</u>			
Converted hotel rooms from Anomaly 43			79
Converted hotel rooms from MU-H3 allocation			15
Post Transfer Allocation	95,550	Office/Commercial	524
Remaining Development	0		0