

Cumulative Projects List

This list has three parts: Reasonably Foreseeable Projects, CIP (Capital Improvements Program) Reasonably Foreseeable Projects, and Approved Projects

Reasonably Foreseeable Discretionary Projects with CEQA review or Traffic Study:

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Westcliff Plaza Restaurants	A conditional use permit and traffic study to allow for a reduction in off-street parking and reconfiguration of the parking lot at an existing shopping center and construct a new 7,400-square-foot building for future restaurant uses.	1000-1150 Irvine Avenue	Application submitted on December 12, 2019. Traffic consultant has been contracted by the City. Project is currently incomplete due to revisions required for the parking study.	<ul style="list-style-type: none"> • Conditional Use Permit No. UP2019-059 • Traffic Study 	David Lee
1400 Bristol St. Medical Offices	A tentative parcel map, condominium conversion, and conditional use permit for an office complex that comprises of two, two-story buildings totaling 37,515 square feet of net floor area (26,287 sq. ft. in Bldg. 1400 and 11,228 sq. ft. in Bldg. 1420). A conditional use permit is required since there is a 23-space parking deficit.	1400 Bristol St. N.	Application submitted April 1, 2020. Application incomplete due to revisions required for the parking study.	<ul style="list-style-type: none"> • Conditional Use Permit No. UP2020-185 • Condominium Conversion No. CC2020-002 • Tentative Parcel Map No. NP2020-003 	David Lee
Newport Beach Porsche	A coastal development permit, conditional use permit, and major site development review to demolish an existing, single story Porsche dealership and construct a new two-level, 143,494 square-foot dealership building which includes 37 service bays, show room, parts storage, offices, and parking. Parking is also proposed on the rooftop of the building. The existing 3,961-square-foot Bentley dealership is to remain.	445 East Coast Highway	Application submitted November 3, 2020. Project is currently reviewed by all City departments.	<ul style="list-style-type: none"> • Major Site Development Review SD2020-### • Coastal Development Permit No. CD2020-### • Conditional Use Permit No. UP2020-### (PA2020-319) 	David Lee
215 Riverside Office and Parking Structure (PA2019023)	A coastal development permit to demolish an existing restaurant/office building, and associated surface parking lot and to construct a new 41-space two level parking structure and a 2,744-square-foot office building.	215 Riverside Avenue	Class 32 Exemption. Application on appeal to California Coastal Commission. City Council approved on May 12, 2020.	<ul style="list-style-type: none"> • Conditional Use Permit • Coastal Development Permit 	Makana Nova
The Garden Restaurant (PA2019-006)	A coastal development permit, conditional use permit, traffic study, and operator license for conversion of an existing retail building for a new 7,705-gross-square-foot fine restaurant and 2,535-square-foot roof top outdoor dining terrace.	2902 West Coast Highway	Class 32 Exemption under preparation. Traffic study completed. Parking management plan requested from applicant. No current application activity.	<ul style="list-style-type: none"> ▪ Coastal Development Permit ▪ Conditional Use Permit ▪ Operator License ▪ Site development review ▪ Traffic Study 	Makana Nova/David Lee

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Newport Village (PA2017-253)	A coastal development permit, major site development review, tentative tract map, traffic study, and EIR for the demolition of all structures on-site (with the exception of buildings at 2241 West Coast Highway and 2244 West Coast Highway) and the construction of 128,640 square feet of nonresidential uses (retail, vehicle/boat sales, office and food service), 108 apartment units, 14 condominiums, and subterranean/surface parking garages with 827 parking spaces. The project includes a new public walkway along the waterfront and marina improvements. The maximum height of buildings on the north parcel is 26 feet for a flat roof and 31 feet for a pitched roofline measured from established grade. The maximum height of buildings on the south parcel is 35 feet for a flat roof measured from established grade.	2200-2244 West Coast Highway and 2001-22241 West Coast Highway Newport Village (former Ardell site)	Application submitted on December 4, 2017. Revised project plans submitted on July 2020, deemed incomplete by Staff September 2020. NOP and EIR Scoping meeting held November of 2019. Draft EIR under preparation.	<ul style="list-style-type: none"> ▪ Approval in Concept No. AIC2018001 ▪ Coastal Development Permit No. CD2017-108 ▪ Conditional Use Permit No. UP2017-032 ▪ Site Development Review No. SD2017-011 ▪ Traffic Study No. TS2018-001 ▪ Tentative Tract Map No. NT2017-006 ▪ Environmental Impact Report No. ER2017-002 	Liz Westmorel and
Residences at Newport Center	Demolition of existing carwash and construction of 28 condominium units. No traffic study (TPO Analysis) required.	150 Newport Center Drive	Application submitted on 01/31/2020, deemed incomplete. Latest materials (submitted 9/21/20) under review. NOP Scoping Period 11/5 to 12/7.	<ul style="list-style-type: none"> ▪ Development Agreement No. DA2020-001 ▪ General Plan Amendment No. GP2020-001 ▪ Zoning Code Amendment No. CA2020-008 ▪ Planned Community Development Plan No. PC2020-001 ▪ Major Site Development Review No. SD2020-001 ▪ Tentative Tract Map No. NT2020-001 	Liz Westmorel and
Residences at 4400 Von Karman (PA2020-061)	312 apartment units atop an 825-space parking structure, a separate 294-space, free-standing parking structure, and one-acre public park.	4400 Von Karman Avenue	Application submitted on April 21, 2020. Addendum to 2006 General Plan Program EIR is completed. Planning Commission recommended approval of project. Tentative January 12, 2021 City Council meeting is scheduled	<ul style="list-style-type: none"> • Planned Community Development Plan Amendment No. PD2020-001 • Site Development Plan No. SD2020-006 • Lot Line Adjustment No. LA2020-002 • Affordable Housing Implementation Plan No. AAH2020-003 • Traffic Study No. TS2020-001 • Development Agreement No DA2020-002 • Addendum No. ER2020-003 	Rosalinh Ung

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Newport Airport Village Mixed-use (PA2014-225)	General Plan amendment to re-designate 16 acres of Campus Tract from Airport Office and Supporting Uses (AO) to Mixed Use Horizontal 2 (MU-H2) to allow for 329 replacement dwelling units, a zoning code amendment to change the zoning district from Office Airport (OA) to Planned Community (PC) and approval of Planned Community Development Plan and, approval of an Development Agreement.	4341 Birch St 4401 Birch St 4320 Campus Dr 4340 Campus Dr 4360 Campus Dr 4500 Campus Dr 4540 Campus Dr 4570 Campus Dr 4600 Campus Dr 4630 Campus Dr 4647 MacArthur Blvd	Planning Commission recommended approval 06/04/20. City Council approved 09/22/20.	<ul style="list-style-type: none"> • General Plan Amendment No. GP2014-004 • Code Amendment No. CA2014-225 • Planned Community Development Plan No. PC2020-02 • Development Agreement No. DA2014-003 • EIR Addendum No. ER2020-02 	Jim Campbell
ExplorOcean (PA2014-069)	Demolition of an existing one-story, 26,219 square foot commercial building and a 55-space subterranean parking garage; and the construction of a 70,295 square-foot, 4-story ocean literacy facility located on the 600 East Bay parcel; removal of a 63-metered space surface parking lot (aka: Palm Street Parking Lot) located on the 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm parcels and the construction of a 388-space, 141,000 square foot, 5-level off-site parking structure; and a 6,500 square footage floating classroom to be located on the waterside of the project.	600 East Bay, 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm	Application submitted 04/22/2014. On hold per applicant's request. Preliminary discussions for shark tank TI April 1, 2020.	<ul style="list-style-type: none"> • General Plan Amendment • Coastal Land Use Plan Amendment • Zoning Code Amendment (Zone Change) • Planned Community Development Plan Adoption • Transfer Development Allocation • Site Development Review • Conditional Use Permit • Traffic Study pursuant to City's Traffic Phasing Ordinance (TPO) • Tentative Parcel Map and Alley Vacation • Harbor Development Permit • Coastal Development Permit (by California Coastal Commission) • Environmental Impact Report 	Makana Nova
2510 PCH Mixed-Use Development	Demolition of a 4,487 square foot boat sales and construct a new mixed-use development. Project includes a 10,975 square foot boutique automobile showroom and 35 dwelling units. 33 units will be market rate and 3 will be affordable.	2510 West Coast Hwy 2530 West Coast Hwy	Application submitted, but deemed incomplete on 10/22/2020	<ul style="list-style-type: none"> • Coastal Development Permit • Tentative Parcel Map • Conditional Use Permit • Major Site Development Review 	Matthew Schneider
*UCI North Campus Hospital Project	Construct new 350,000 sq. ft. hospital that will include emergency services, a 200,000 sq. ft. ambulatory care center, a central plant, and parking structure.	UCI North Campus, West of Jamboree and Birch	EIR currently under preparation by UCI.	<ul style="list-style-type: none"> • EIR • LRDP Amendment 	University of CA Lead Agency
*UCI North Campus Child Health/Medical Office	Replace buildings near the intersection of Jamboree and Birch Street with 168 k GSF, 5-story Center for Child Health/Medical Office building and 800-space parking garage.	UCI North Campus, West of Jamboree and Birch	MND Public Review Period ended late February 2020. If adopted by UCI, PW will review proposed restriping on Jamboree within the City's boundaries.	<ul style="list-style-type: none"> • IS/MND 	University of CA Lead Agency

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
<p>*Not Located within the City of Newport Beach.</p> <p>AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; LRDP: Long Range Development Plan; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change</p>					

Discretionary Projects with CEQA review and Traffic Study Approved by the City and Percent Occupied:

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Newport Crossings (PA2017-107)	A Site Development Review for the development of a mixed-use residential project consisting of 350 rental units, 7,500 square feet of commercial use, and a 0.5-acre public park on a 5.7-acre property known as MacArthur Square. The application includes a request for density bonus and development incentive/waivers.	1701 Corinthian Way, 4251, 4253 & 4255 Martingale Way, 4200, 4220 & 4250 Scott Drive and 1660 Dove Street	Application submitted on May 31, 2017. Draft EIR completed. Approved by Planning Commission on February 21, 2019. Plan check submitted 11/17/20.	<ul style="list-style-type: none"> ▪ Site Development Review No. SD2017-004 ▪ Lot Line Adjustment No. LA2018-004 ▪ Affordable Housing Implementation Plan No. AH2018-001 	Jaime Murillo	Yes	0%
Mesa Drive Town Homes (PA2014-218)	8-unit condominium	1501 Mesa Dr. 20462 Santa Ana Ave.	City Council Upheld Planning Commission Approval on August 18, 2019. Class 32 CEQA Exemption. Project is in plan check.	<ul style="list-style-type: none"> • Tentative Map No. NT2017-003 ▪ Site Development Review No. SD2017-008 	Liz Westmoreland	No	0%
Vivante Senior Living (PA2018-185)	General Plan amendment, Planned Community Development Plan amendment, development agreement, major site development review, conditional use permit, and lot merger for 90-units of senior housing and 27-bed memory care facility.	850 & 856 San Clemente Drive	Project approved by City Council on September 10, 2019. Projects issued on October 1, 2020 and project is in under construction.	<ul style="list-style-type: none"> ▪ General Plan Amendment No. GP2018-003 ▪ Planned Community Development Plan No. PC2018-001 ▪ Site Development Review No. SD2018-003 ▪ Conditional Use Permit No. UP2018-019 ▪ Lot Merger No. LM2018-004 ▪ Development Agreement No. DA2018-005 ▪ Addendum to Environmental Impact Report No. ER2016-002 	Makana Nova	No	0%
ENC Preschool (PA2015-079)	Environmental Nature Center Preschool	745 Dover Drive	Building finalized and occupied in September of 2019. Building permits issued Jul. 2, 2018; Planning Commission Approved 01/21/2016. Class 32 CEQA Exemption.	<ul style="list-style-type: none"> ▪ Minor Use Permit No. UP2015-020 ▪ Traffic Study No. TS2015-001 	Makana Nova	Yes	100%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Birch Newport Executive Center (PA2014-121)	The project includes the re-subdivision of four lots into three lots for commercial development and for condominium purposes, and the construction of two, 2-story medical office buildings totaling 64,000 square feet in gross floor area and a 324-space surface parking lot.	20350 & 20360 Birch Street (Formerly 20352 – 20412 Birch St)	Application submitted on 08/05/2014. Application and Addendum to MND approved by Planning Commission on 02/19/2015. Shell permits finalized in April 2017. 100% occupied June, 2019	<ul style="list-style-type: none"> Site Development Review No. SD2014-005 Minor Use Permit No. UP2014-032 Traffic Study No. TS2014-006 Parcel Map No. NP2014-017 Addendum to Mitigated Negative Declaration (PA2006-280) 	Jaime Murillo	Yes	100%
Ebb Tide (PA2014-110)	The project includes a Tentative Tract Map application to subdivide a 4.7-acre site for 83 residential lots and a Site Development Review application for the construction of 83 single-unit residences, private streets, common open space, and landscaping. The Planned Community Development Plan is proposed to establish guidelines for development of the project site consistent with the General Plan. The Code Amendment is proposed to amend the Zoning Map to change the Zoning District from Multiple-Unit Residential (RM) to Planned Community (PC).	1560 Placentia Drive	Application submitted on 06/20/2014. An MND was prepared. The project was approved and the MND was adopted by the Planning Commission on August 6, 2015. Under construction. Initial 4 of 8 phases are complete and occupied and the remaining are under construction; however, a construction defect has rendered the initial phases uninhabitable. The developer is correcting the issue.	<ul style="list-style-type: none"> Tentative Tract Map No. NT2014-002 Traffic Study No. TS2014-007 Planned Development Permit No. PL2015-001 Mitigated Negative Declaration No. ND2015-002 	Jim Campbell	Yes	20%
Westcliff Medical (PA2013-154)	Construction of two building and a three-level parking structure, an addition to an existing building, and the demolition of 25,339 square feet of building area. The project would result in four buildings totaling 73,722 square feet. The total amount of off-street parking would be 382 spaces.	2011, 2043, 2121, and 2131 Westcliff Drive. Bounded by Westcliff Drive, Irvine Avenue, and Sherington Place.	Class 32 CEQA exemption. Construction completed. Occupancy estimated at late 2018.	<ul style="list-style-type: none"> Site Development Review Traffic Study Lot Merger 	Jim Campbell	Yes	100%
Lido Villas (DART) (PA2012-146)	Request for the demolition of an existing church and office building and legislative approvals for the development of 23 attached three-story townhome condominiums.	3303 and 3355 Via Lido Generally bounded by Via Lido, Via Oporto, and Via Malaga.	Project construction is complete and occupied as of November, 2020. Building permits issued Apr. 17, 2018. Discretionary applications are still valid since tract map was submitted to Public Works for recordation. Application approved November 12, 2013. CLUP Amendment approved by CCC on March 12, 2014. CDP application Approved by CCC on 10/09/2014.	<ul style="list-style-type: none"> General Plan Amendment Coastal Land Use Plan Amendment Zoning Code Amendment Planned Community Development Plan Site Development Review IS/Mitigated Negative Declaration Tentative Tract Map 	Makana Nova/David Lee	No	100%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Uptown Newport Mixed Use Development (PA2011-134)	Development of 1,244 residential units and 11,500 sf. of commercial retail	4311 & 4321 Jamboree Rd	EIR, Tentative Tract Map, Traffic Study, and AHIP were approved by City Council on 2/26/2013. The PC Development Plan and Development Agreement were approved on 3/12/2013. North and South Buildings have been completed with a total of 366 market rate units and 92 affordable units. 1-acre public park completed and occupied. Plan check submitted for a 30-unit condominium development. Commercial component on hold.	<ul style="list-style-type: none"> PC Development Plan Amendment and Adoption Tentative Tract Map Traffic Study (TPO) AHIP DA Airport Land Use Commission Environmental Impact Report 	Liz Westmoreland and Chelsea Crager	Yes	5%
10 Big Canyon (PA2010-092)	Mitigated Negative Declaration for rough grading for development of a single-family residence.	10 Big Canyon	IS/MND approved 12/20/2011. Project has not been constructed.	<ul style="list-style-type: none"> IS/MND 	Makana Nova	No	0%
Plaza Corona del Mar (PA2010-061)	Development of 1,750 sf new office space and six (6) detached townhomes.	3900-3928 East Coast Highway	Application approved by Planning Commission on 1/03/13. Staff Approval No. SA2013-015 (PA2013-245) approved December 10, 2013 and Staff Approval No. SA2014-April 10, 2015 to allow the reconstruction of Gallo's and reduction of commercial scope. CEQA Class 32 exemption. Building permits for residential portion issued 03/17/2017. Commercial portion issued Feb. 1, 2018. Under construction.	<ul style="list-style-type: none"> Site Development Review Variance Conditional Use Permit Tentative Tract Map Modification Permit 	Makana Nova	No	0%
Old Newport GPA Project (PA2008-047)	Demolition of 3 existing buildings to construct a new 25,000-sf medical office building.	328, 332, and 340 Old Newport Blvd	IS/MND and project approved on March 9, 2010. Shell building completed February 2020. Medical office TI submitted 10/28/20	<ul style="list-style-type: none"> Modification Permit Traffic Study Use Permit GP Amendment Mitigated Negative Declaration 	Jaime Murillo	Yes	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Hoag Memorial Hospital Presbyterian Master Plan Update Project (PA2007-073)	Reallocation of up to 225,000 sf of previously approved (but not constructed) square footage from the Lower Campus to the Upper Campus.	1 Hoag Dr; northwest of West Coast Hwy and Newport Blvd	Final EIR certified and project approved on May 13, 2008. No new major development has been constructed or is planned in the near future.	<ul style="list-style-type: none"> ▪ EIR ▪ GP Amendment ▪ Planned Community Development Plan (PC) Text Amendment ▪ Development Agreement Amendment ▪ CDP (CCC) 	Jim Campbell	Yes	0%
AERIE Project (PA2005-196)	Residential development including the following: (a) the demolition of the existing residential structures on the 1.4-acre site; (b) the development of 8 residential condominium units; and (c) the replacement, reconfiguration, and expansion of the existing gangway platform, pier walkway, and dock facilities on the site.	201–207 Carnation Ave and 101 Bayside Pl; southwest of Bayside Drive between Bayside Pl and Carnation Ave, Corona del Mar	Final EIR was certified and project approved by the City on July 14, 2009. A CDP has been approved by the Coastal Commission. Project is under construction with completion anticipated by the end of 2020.	<ul style="list-style-type: none"> ▪ EIR ▪ GP Amendment ▪ Coastal Land Use Plan (CLUP) Amendment ▪ Zone Change ▪ Tract Map ▪ Modification Permit ▪ CDP (CCC) 	Jim Campbell	No	0%
Vue Newport (PA2001-210)	A mixed-use development consisting of 27 residential units and approximately 36,000 square feet of retail and office uses	2300 Newport Boulevard	FEIR certified in February 2006. Construction is 100% completed. Leasing of the commercial and sales of the residential are slow	<ul style="list-style-type: none"> • Site Plan Review • Use Permit • Tentative Tract Map • Environmental Impact Report 	Jim Campbell	No	30%
Mariners' Pointe (PA2010-114)	A 19,905-sf, two-story commercial building and a three-story parking structure.	100 West Coast Highway	An IS/MND was released for public review on April 11, 2011. The MND was certified and the project approved by the City Council on August 9, 2011. Last suite TI finalized on 3/18/20.	<ul style="list-style-type: none"> • GP Amendment • Code Amendment • CUP • Variance • Site Development Review • Traffic Study • Mitigated Negative Declaration 	Jaime Murillo	Yes	100%
Newport Business Plaza Project (PA2008-164)	Demolition of 2 existing connected buildings to construct a new 46,044 gross square foot business plaza.	4699 Jamboree Road and 5190 Campus Drive	The City Council approved the project on January 25, 2011. The project has not been constructed.	<ul style="list-style-type: none"> ▪ GP Amendment ▪ PC text amendment ▪ Tentative Parcel Map ▪ Mitigated Negative Declaration 	Gregg Ramirez		0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
PRES Office Building B Project (PA2007-213)	Increase the maximum allowable entitlement by 11,544 gross sf; increase the maximum allowable entitlement in office suite B by 9,917 net sf to allow for development of a new 2-level office building over a ground-level parking structure.	4300 Von Karman Ave	An IS/MND was released for public review on May 19, 2010. The MND was certified and the project approved by the City Council on February 22, 2011. Project has not been constructed.	<ul style="list-style-type: none"> ▪ GP Amendment ▪ PC Text Amendment ▪ Parcel Map ▪ Mitigated Negative Declaration 	Gregg Ramirez		0%
Saint Mark Presbyterian Church (PA2003-085)	Church complex with sanctuary, fellowship hall, administration building and pre-school. Total square footage is 33,867 square feet.	2200 san Joaquin Hills Road	EIR was released for 45 day public released on July 21, 2004. Project approved by City Council October 12, 2004. Pre-school not entirely constructed.	<ul style="list-style-type: none"> ▪ GP Amendment ▪ PC Text Amendment ▪ Parcel Map ▪ Use Permit ▪ Traffic Study (TPO) ▪ EIR 	Gregg Ramirez	Yes	77%
Mariners' Square (PA2017-248)	Site Development Review, Tentative Tract Map, and Modification Permit to allow the demolition of an existing 114-unit residential apartment complex and redevelopment of the site with a new 92-unit residential condominium complex. The application includes a request to establish grade and allow the residential units facing Irvine Avenue to encroach 2 feet into the 20-foot front setback with portions of the upper levels for architectural relief and articulation.	1244 Irvine Avenue	Approved. Under construction	<ul style="list-style-type: none"> ▪ Site Development Review No. SD2017-010 ▪ Tentative Tract Map No. NT2017-005 ▪ Modification Permit No. MD2017-009 	Chelsea Crager	Yes	0%
Harbor Pointe Senior Living (PA2015-210)	General Plan Amendment, Planned Community Text Amendment, Conditional Use Permit, and Major Site Development Review for a new approximately 85,000-square-foot convalescent and congregate care facility with 121 beds (about 101 care units). As proposed, the facility will be developed with one level of subterranean parking and four levels of living area. The project site is currently developed with a single-story restaurant and supporting surface parking area.	101 Bayview Place	Scoping meeting held on August 15, 2016. Project being revisited and redesigned by applicant/developer. EIR preparation on hold as of June 8, 2017. Approved by Planning Commission on Dec. 6, 2018. Approved by City Council on Feb. 12, 2019.	<ul style="list-style-type: none"> ▪ General Plan Amendment No. GP2015-004 ▪ Planned Community Text Amendment No. PD2015-005 ▪ Site Development Review No. SD2015-007 ▪ Conditional Use Permit No. UP2015-047 ▪ Mitigated Negative Declaration 	Benjamin Zdeba	No	0%

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent Occupied
Back Bay Landing (PA2011-216)	Request for legislative approvals to accommodate the future redevelopment of a portion of the property with a mixed-use waterfront project. The Planned Community Development Plan would allow for the development of a new enclosed dry stack boat storage facility for 140 boats, 61,534 square feet of visitor-serving retail and recreational marine facilities, and up to 49 attached residential units.	300 E. Coast Highway Generally located at the northwesterly corner of east Coast Highway and Bayside Drive	The project was approved by City Council on February 11, 2014. The Coastal Land Use Plan Amendment for the project was approved by the California Coastal Commission on December 10, 2015. Site Development Review and Coastal Development Permit anticipated to be filed late 2021.	<ul style="list-style-type: none"> General Plan Amendment, Coastal Land Use Plan Amendment, Code Amendment, Planned Community Development Plan, Lot Line Adjustment, Traffic Study, and Environmental Impact Report – approved CLUP Amendment approved Site Development Review & Coastal Development Permit required 	Jaime Murillo	Yes	0%
Balboa Marina Expansion (PA2012-103) (PA2015-113)	City of Newport Beach Public Access and Transient Docks and Expansion of Balboa Marina <ul style="list-style-type: none"> 24 boat slips 14,252 SF restaurant 664 SF marina restroom 	201 E. Coast Highway	IS/MND was approved by City Council on November 25, 2014. SDR and CUP were approved by the City in February 2016. The CDP was approved by the CCC in February 2017. Plan check never submitted.	<ul style="list-style-type: none"> IS/MND Site Development Review Conditional Use Permit CDP (Coastal Commission) 	Jaime Murillo	Yes	0%
Ullman Sail Lofts (PA2017-059)	A conditional use permit, minor site development review, tentative tract map, and coastal development permit to demolish an existing 9,962-square-foot commercial building and construct a new mixed-use structure with 694 square feet of retail floor area and one 2,347 square foot dwelling unit on Lot 17 and construct three residential dwelling units ranging from 2,484 square feet to 2,515 square feet over Lots 18 and 19.	410 and 412 29 th Street	Planning Commission approved on July 20, 2019. Class 32 CEQA Exemption. Project is under construction with building permits issued September 1, 2020.	<ul style="list-style-type: none"> Coastal Development Permit No. CD2017-025 Site Development and Use Permit No. SD2017-003, Conditional Use Permit No. UP2017-005 Tract Map No. NT2017-001 (County Tentative Parcel Map No. 18108) 	Makana Nova	No	0%
<p>AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change</p>							

CIP Projects with CEQA review:

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Confined Aquatic Disposal (CAD) and Harbor Dredging	An EIR for harbor dredging and safe disposal of unsuitable materials in a confined aquatic disposal facility within Newport Harbor.	Lower Newport Harbor between Lido Isle and Bay Island.	Project initiated in 2019. Anticipated NOP release and scoping meeting in November/December 2019. Draft EIR, NOA/NOC, and public comment period anticipated for late November of 2020.	<ul style="list-style-type: none"> ▪ Focused EIR ▪ Capital Improvement Program, City Council 	Makana Nova and Jaime Murillo Chris Miller
Junior Lifeguard	New 4,500 square-foot Junior Lifeguard building and recreation event center.	Balboa Village Parking Lot	Class 32 exemption under consideration (supporting studies to be prepared). Conceptual project plans have been prepared. City Council review of project anticipated in late January of 2020.	<ul style="list-style-type: none"> ▪ CDP to CCC ▪ PBR recommendation to City Council ▪ Class 32 exemption (TBD) 	Makana Nova and David Lee Peter Tauscher
Fire Station	New fire station	2807 Newport Blvd	Class 32 Exempt Plan check approved.	<ul style="list-style-type: none"> ▪ Class 32 Exemption ▪ CDP and Site Development Review for increased height – to PC 	Chelsea Crager Peter Tauscher
Sunset Ridge Park Bridge and parking lot	Pedestrian and Bicycle Bridge across Superior Ave, parking lot, and recreation area	4850 W Coast Hwy	MND NOD to County Clerk 11/21/2020 CDP application submitted, included addendum to MND	<ul style="list-style-type: none"> ▪ Waiver of Development Standards ▪ Adopt MND ▪ CDP to ZA ▪ Amendment of Park CDP to CCC 	Chelsea Crager Andy Tran
Big Canyon Coastal Habitat Restoration and Adaptation Plan-Phase 2A (PA2018-078)	A mitigated negative declaration for Phase 2A of habitat restoration at an 11.3-acre site located at the mouth of Big Canyon.	1900 Back Bay Drive	Final MND adopted on January 29, 2019. CDP approved by Coastal Commission on September 11, 2019. Project under way. Planning work and feasibility studies for Phase 2B/2C have begun.	<ul style="list-style-type: none"> ▪ Mitigated Negative Declaration 	Makana Nova Bob Stein, Public Works
Little Corona Infiltration (PA2015-096) (15X14)	Installation of a diversion and infiltration device on a public beach area.	Little Corona Beach	Final MND adopted on March 22, 2016. Project is on hold due to difficulties presented at Coastal Commission review.	<ul style="list-style-type: none"> ▪ Mitigated Negative Declaration ▪ Capital Improvement Program, City Council 	Benjamin Zdeba John Kappeler, Public Works
Old Newport Blvd./West Coast Hwy Widening (15R19)	Widens the westbound side of West Coast Highway at Old Newport Boulevard to accommodate a third through lane, a right turn pocket and a bike lane. Realignment of Old Newport Boulevard maximizes the right turn pocket storage length and improves roadway geometrics.	Intersection of Old Newport Boulevard and West Coast Highway	Consultant was selected for project design in March of 2016. Negative Declaration draft is completed. City is requesting lead agency status from Cal Trans.	<ul style="list-style-type: none"> • IS/Negative Declaration • Capital Improvement Program, City Council 	Patrick Arciniega, Public Works

Project	Proposed Land Uses/Project Description	Location	Determination/Status	Discretionary Actions	Project Planner
Arches Storm Drain Diversion (16X11)	Arches drain outlet is the endpoint for two large storm drains that collect and deliver runoff from neighboring areas to Newport Harbor. The west storm drain collects runoff from Hoag Hospital and areas upstream and the east storm drain runs along Old Newport Boulevard and into Costa Mesa upstream of 15th Street. A conceptual plan to divert dry weather flows from these two subwatersheds to the sanitary sewer system has been prepared.	Newport Boulevard north of Coast Highway	Project initiated in 2015. CEQA determination TBD (exemption?). Anticipated project start date, September 2016.	<ul style="list-style-type: none"> Capital Improvement Program, City Council 	John Kappeler, Public Works
Bayview Heights Drainage Treatment (15X11)	Restores a drainage reach subject to erosion and creates a wetland at the end of the reach to benefit environmental water quality.	Headlands area of Upper Bay downstream of Mesa Drive	City Council authorized project in May of 2015. Agency permit applications were submitted March of 2016. CEQA determination TBD (exemption?)	<ul style="list-style-type: none"> Capital Improvement Program, City Council 	John Kappeler, Public Works
Big Canyon Rehab Project (15X12)	Divert about one third of the dry-weather flow from the creek into a bioreactor. The bioreactor strips selenium and other impurities from the flow. Clean flow is returned to the creek to reduce the concentration of pollutants within the stream by 30-35 percent. Storm flows from Jamboree Road also will be directed to the top level of this bioreactor/wetlands to strip roadway pollutants from the flow before the flow rejoins the creek. Partial streambed and canyon restoration are components of this project.	Big Canyon, downstream of Jamboree Road and south of Big Canyon Creek	Resource agency applications submitted March of 2016. Draft MND issued for public comment March 4, 2016.	<ul style="list-style-type: none"> Mitigated Negative Declaration Capital Improvement Program, City Council 	John Kappeler, Public Works
Bay Crossings Water Main Replacement (16W12)	Replaces deteriorating water transmission mains pursuant to the Water Master Plan and Bay Crossing Water Transmission Study.	Newport Harbor	A consultant has been selected for the project design. CEQA TBD	<ul style="list-style-type: none"> Capital Improvement Program, City Council 	Patrick Arciniega, Public Works
Library Lecture Hall	Construct an 8-10k square foot auditorium with approximately 275 seats at the Central Library Site	Central Library near Avocado Avenue and Bamboo Courtyard	An architect has been selected for the project design. Design process ongoing. Public Hearings anticipated early 2021.	<ul style="list-style-type: none"> SLUR Amendment Zoning Exemptions Funding Agreement CEQA Categorical Exemptions 	Peter Tauscher, Public Works Liz Westmoreland