City of Newport Beach

GENERAL PLAN

HOUSING ELEMENT

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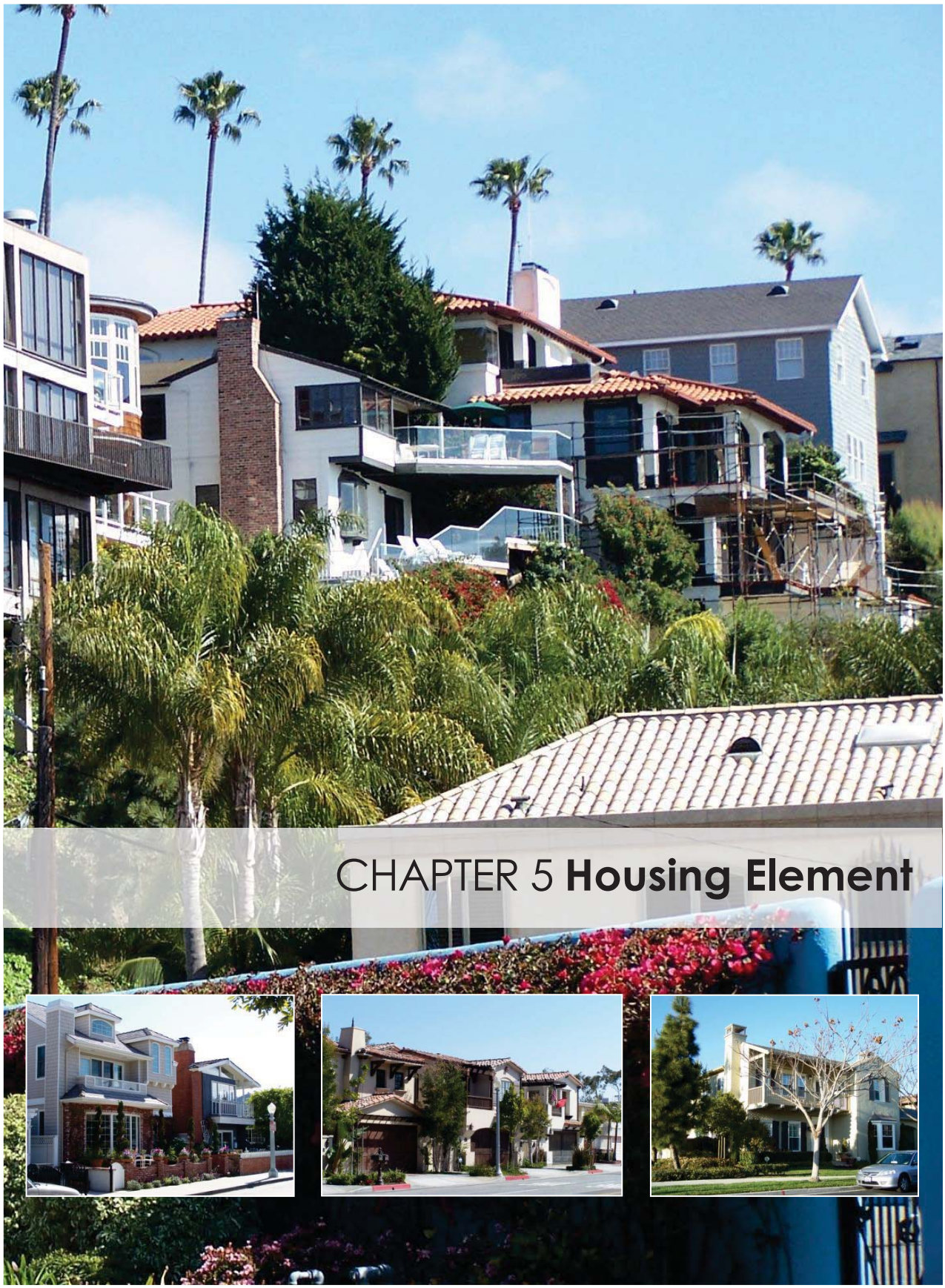


CHAPTER 5 **Housing Element**

HOUSING ELEMENT

A Balanced Residential Community Providing Opportunities for All Social and Economic Segments

Executive Summary

The City of Newport Beach's Housing Element details the City's strategy for enhancing and preserving the community's character, identifies strategies for expanding housing opportunities and services for all household types and income groups, and provides the primary policy guidance for local decision-making related to housing. The Housing Element provides in-depth analysis of the City's population, economic, and housing stock characteristics as well as a comprehensive evaluation of programs and regulations related to housing. Through this evaluation and analysis, the City has identified priority goals, polices, and programs that directly address the housing needs of current and future City residents.

The City completed a comprehensive update of its General Plan in 2006. Through the General Plan update process, several key areas in the City were identified as ideal locations for future housing opportunities. Key sites for future development include the Airport Area, Newport Center, Banning Ranch, Newport Mesa and the Balboa Peninsula area. The comprehensive Zoning Code Update, completed in October, 2010, implements many of the land use changes included in the 2006 General Plan update.

The 2014–2021 Housing Element is an update and revision of the 2008-2014 Housing Element and consists of new technical data and updated policies and programs. The land use opportunities areas developed as part of the 2006 General Plan update have remained the same. This Housing Element also addresses meeting the Regional Housing Needs Allocation (RHNA) for the projection period of January 1, 2014, through October 31, 2021, and is consistent with recent revisions to State Housing Element Law.

PURPOSE AND STATUTORY AUTHORITY

The Housing Element is mandated by Sections 65580 to 65589 of the Government Code. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, and quantified objectives to further the development, improvement, and preservation of housing. To that end, State law requires that the housing element:

> Identify adequate sites to facilitate and encourage the development, maintenance and improvement of housing for households of all economic levels, including persons with disabilities; Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels including persons with disabilities; Assist in the development of adequate housing to meet the needs of low- and moderate-income households; Conserve and improve the condition of housing and neighborhoods, including existing affordable housing; Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and Preserve for lower income households the publicly assisted multi-family housing developments within each community.

California state law requires that Housing Elements be updated periodically to evaluate: 1) the appropriateness of the housing goals, policies, and programs in contributing to the attainment of the state housing goal; 2) the effectiveness of the housing element in attainment of the community's housing goals and objectives; and 3) the progress of the City in implementation of the housing element. The City of Newport Beach has prepared this updated Housing Element in compliance with State law with the established October 2013 deadline for jurisdictions within the Southern California Association of Governments region and addresses all statutory requirements and regulations.

The City has accepted and is committed to providing sites to accommodate its 2014–2021 RHNA allocation of five housing units. The City is also committed to pursuing the preservation and/or replacement of 153 existing assisted rental units that are at risk of conversion to market-rate rents during this planning period. Achieving the RHNA units and replacement of at-risk units is expected through the future redevelopment of several key housing opportunity areas identified in the General Plan, opportunities created by implementation of the 2008-2014 Housing Element Policies, financial assistance through the Affordable Housing Fund, and the affordable housing requirements of the Inclusionary Housing Program. The City's Inclusionary Housing Program requires a proportion of affordable housing in new residential developments or payment of an in-lieu fee into the Affordable Housing Fund. The City's goal is that an average of 15 percent of all new residential development will be affordable to very low–, low-, and moderate-income households. The City Council has also established an Affordable Housing Task Force that works with developers and landowners to facilitate the development of affordable units, the preservation of at-risk units, and determines the most appropriate use of in-lieu fee funds. The Task Force and staff continually investigate and research potential new affordable housing opportunities.

CONSTRAINTS AND OPPORTUNITIES

The City is constrained in its effort to provide new housing opportunities due to many factors beyond its control. However, this General Plan Housing Element update provides several opportunities to create new residential uses through infill development and reuse of existing land uses. Furthermore, policies that have been implemented from the 2008-2014 Housing Element Update have removed previously identified constraints on the development of housing affordable to lower-income households within the Airport Area facilitating these opportunities.

FOCUS OF HOUSING PROGRAMS

Following are the housing programs that Newport Beach believes will be the most effective in meeting the City's housing goals. These programs will be the focus of the City's housing efforts during the period of this Housing Element.

1. Actively promote the development of affordable housing through in-fill development and assist developers with the removal of site constraints.
2. Continue to implement the City's Inclusionary Housing Program that requires an average of fifteen percent of new residential units to be affordable to very low–, low-, and moderate-income households through the Inclusionary Housing Ordinance adopted on May 11, 2010.
3. Research sites and developments that could include affordable housing, such as infill, mixed-use and redevelopment opportunities.
4. Discuss the extension of affordability covenants with owners of existing affordable apartments.
5. Offer incentives to developers of affordable housing, including density bonuses, fee waivers, expedited permit processing, and the use of the Affordable Housing Fund.
6. Continue to support housing and special needs services providers through the use of CDBG and General Funds.

TIME PERIOD COVERED BY THE HOUSING ELEMENT

The Housing Element covers the RHNA allocation period of January 1, 2014, through October 31, 2021.

Introduction

The City completed a comprehensive General Plan update that was adopted by the City Council on July 25, 2006. In November 2006, the General Plan was placed on the electoral ballot and approved by the voters.

The California Government Code specifies the Legislature's intent to ensure that counties and cities are active participants in attaining the state housing goal and establishes specific components to be contained in a housing element. These components include the following: identification and analysis of existing and projected housing needs, resources and constraints; a statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing; identification of adequate sites for housing; and adequate provision for existing and projected needs of all economic segments of the community.

The Newport Beach Housing Element has been written in a consistent and mutually dependent relationship with other Elements of its General Plan. Furthermore, the Element is in conformance with Government Code Sections 65580–65589.

The updated Housing Element is a comprehensive statement of the City's housing policies and serves as a specific guide for implementation of these policies. The Element examines current housing needs, estimates future housing needs, and establishes goals, policies, and programs pertaining to those needs. Housing programs are responsive to current and future needs. They are also established within the context of available community, state, and federal economic and social resources, and realistic quantified housing objectives. State housing goals are as follows:

- Availability of housing is of vital statewide importance. Early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

- Early attainment of this goal requires cooperative participation of government with the private sector to expand housing opportunities and accommodate housing needs of Californians of all economic levels.
- Provision of housing affordable to low- and moderate-income households requires cooperation among all levels of government.
- Local and state governments have a responsibility to use powers vested in them to facilitate improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- The Legislature recognizes in carrying out this responsibility, each local government also has a responsibility to consider economic, environmental, and fiscal factors, and community goals set forth in its general plan. Cities must cooperate with other local governments and the state in addressing regional housing needs.

The City of Newport Beach has prepared this Housing Element in compliance with the established deadline for jurisdictions within the Southern California Association of Governments region. The Housing Element covers the RHNA allocation period of January 1, 2014, through October 31, 2021.

DATA SOURCES

Various sources of information have been consulted in preparing this Housing Element. The 2010 Census provides the basis for population and household characteristics. Where applicable, the following sources of information have been used to supplement and update information contained in the 2000 and 2010 Census:

- Population and demographic data from the State Department of Finance, 2011
- U.S. Census American Community Survey, 2011
- School enrollment information from the State Department of Education and the Newport-Mesa Unified School District, 2011/2012
- Housing market information, such as home sales, rents, and vacancies, as updated by City surveys and recent home sales data, 2007
- Local and County public and nonprofit agency information on special needs populations and available services, 2008
- Housing condition information provided by the City of Newport Beach, 2012
- Orange County Progress Report demographic information, 2012
- Housing and Community Development Department Income Limits, 2012

ORGANIZATION OF THE HOUSING ELEMENT

This Housing Element has been divided into two sections as follows:

- **Community Housing Market Analyses**

  This section presents the most current available information pertaining to the following seven subsections: housing stock conditions, household characteristics including over-paying, over-crowding, analysis and projection of population and employment; analysis of special population groups; analysis of housing need; inventory of land suitable for residential development; analysis

of opportunities for energy conservation; nongovernmental constraints to housing production; and governmental constraints to housing production.

- **Housing Goals and Policies, Quantified Objectives, and Programs**

  This section has three primary functions: (1) to establish City housing goals and policies; (2) to quantify the maximum number of housing units that can be constructed, rehabilitated, and conserved over the 8 year period between 2014 to 2021; and (3) to present City housing programs, which represent a schedule of actions to be implemented by the City to achieve goals, policies, and quantified objectives of the Housing Element. Government Code Section 65588 requires review of the Housing Element as frequently as appropriate and to evaluate the effectiveness of housing goals, objectives, and policies in contributing to attainment of the State housing goal. Additionally, the City is required to evaluate the effectiveness of the Housing Element in attainment of community goals and objectives and its progress in implementation of its housing goals. This section provides the required review and evaluation of the 2008-2014 Housing Element.

REVIEW AND UPDATE OF THE HOUSING ELEMENT

The City of Newport Beach will review this Housing Element annually as part of its General Plan review to evaluate appropriateness of objectives, effectiveness of programs, and progress in implementation. The Housing Element will be revised again in 2021 in accordance with State law.

PUBLIC PARTICIPATION

General Plan Update

Opportunities for residents to recommend strategies for, and review and comment on the Newport Beach Housing Element were an important component of the 2006 General Plan update, including the Housing Element. The General plan update was the first comprehensive revision of the City's General Plan in more than 30 years and was the result of more than 4 years of work by the 38-member citizens General Plan Advisory Committee (GPAC), City staff, technical consultants, Planning Commission, City Council as well as input by thousands of residents that were received during the most extensive public outreach and visioning campaign in the City's history. In November 2006, the General Plan was placed on the electoral ballot and approved by 54 percent to 46 percent, validating that the General Plan reflected what residents indicated during the outreach process. Opportunities for residents to recommend strategies, review, and comment upon housing issues and discuss new opportunities for housing were an important component of the update. The Housing Element reflects the vision and principles for future land use and housing development that were developed as part of the General Plan process.

As part of the General Plan update, the Housing Element was updated and adopted in 2010 to reflect new land use changes and updated demographics. In November 2011, HCD found the 2008-2014 Housing Element Update in compliance with State Housing Element Law and it was adopted by City Council on November 22, 2011.

Public Workshops

As part of development of the 2014–2021 Housing Element, two specialized workshops were held. The first workshop was held on November 14, 2012, soliciting input from members of the community and other housing stakeholders regarding the City's needs, constraints, and goals related to housing. Workshop participants identified the need for more affordable rental units in the City due to rising rental costs and the need for increased senior housing opportunities to respond to the growing senior population in the City. Participants also expressed a desire to see more mixed-use developments that provide housing opportunities closer to amenities and services. In anticipation of a second workshop, the Draft Housing Element was made available for public review on March 15, 2013. Notice of the documents availability were provided to all persons on the City's housing interest list and to persons enrolled in the City's e-mail notification system for planning and land use related items. Notice was also provided on the City's website. The second workshop was subsequently held on March 27, 2013, to formally present the Draft Housing Element Update to the public, share findings with regard to changes in housing data, and explain revised policies for public review and discussion. Throughout the process, workshop attendees were asked to comment on the existing needs and issues as well as provide feedback for the development of new housing programs.

Invitations to both workshops were distributed to service providers, housing stakeholders, and developers and a notice of the workshop was advertised in the Daily Pilot. In addition, workshop notices were included in the Kennedy Commission (local nonprofit housing organization) newsletters that are e-mailed out to a wide variety of housing stakeholders in the Orange County area. Staff also presented an update to the Corona del Mar Chamber of Commerce Government Affairs Committee to engage the local real estate community.

Public Meetings

Public meetings on the Housing Element update were conducted before the Planning Commission on April 18, 2013 and the City Council on May 14, 2013. All City meetings were open to the public. The City provided citizens with advance notice of the public meeting and made copies of all related materials available for public review. Notice of the public meeting was published in the Daily Pilot newspaper at least 10 days prior to the meeting date. In addition, notices were also provided to those on the City's Housing Interest list, including service providers, developers, community stakeholders, and participants to prior Housing Element workshops.

Public Review and Comments

Throughout the Housing Element update process, the City has posted Draft Housing Element documents and presentation materials on the website to facilitate the review by residents and interested parties. Hard copies of the Draft Housing Element were also made available at the Planning Division Counter. Where feasible, comments provided at the two housing workshops, during the public review period of the Housing Element and at the Planning Commission and City Council hearings were incorporated into the April 2013 draft of the Housing Element. The most significant revisions (discussed in more detail throughout the Housing Element) include:

- An expanded discussion and identification of the City's existing affordable housing developments that are at-risk of conversion to market-rate housing over the next 10 years.

Affordable housing covenants restricting a total of 153 rental units and 3 ownership units that are set to expire.

- An expanded discussion related to the options and costs associated with the replacement and preservation of at-risk units.
- Updates to the City's existing and projected housing conditions and needs.
- Programs have been revised and added within the Housing Plan as necessary to reflect changed circumstances.

Community Housing Market Analyses

HOUSING STOCK CHARACTERISTICS

Residential Growth and Dwelling Unit Types

Between 1990 and 2012, 9,883 housing units were constructed and/or annexed, and added to the City of Newport Beach housing inventory (refer to Table H1). Between 2006 and 2012, an average of 311 housing units per year were added to the housing stock. However, 2011 and 2012 saw a significant reduction in housing unit production with 13 units per year. It should be noted that the significant increase in units in 2009 is attributable to the annexation of West Santa Ana Heights.

Table H1 Net Additional and Total Housing Units, 1990–2012

Year	Total Housing Units at Beginning of Year	Net Change in Housing Units	Year	Total Housing Units at Beginning of Year	Net Change in Housing Units
1990	34,861	525*	2002	38,009	230
1991	35,275	414	2003	41,590	3581
1992	35,439	164	2004	41,851	261
1993	35,527	88	2005	42,143	292
1994	35,565	38	2006	42,352	209
1995	35,598	33	2007	42,580	228
1996	35,631	33	2008	42,711	131
1997	35,978	347	2009	43,477	766
1998	36,807	829	2010*	44,193	716
1999	37,044	237	2011	44,206	13
2000	37,567	523	2012	44,219	13
2001	37,779	212			

SOURCES: City of Newport Beach
State Department of Finance 2012, Population Research Unit
Housing unit numbers represent building permits finaled for new units in the City and existing units annexed into the City.
*Total Housing Units adjusted based on 2010 Census. The difference between 2010 and 2009 is not reflective of actual new units.

The total number of housing units as of January 2012 was estimated to be 44,219. The mix and number of housing units within the City according to the State Department of Finance are shown on Table H2.

Table H2 Housing Unit Mix (2012)

Housing Unit Type	*Number of Units*	*Percent of Total*
Single-Family Detached	20,136	45.5%
Single-Family Attached	7,010	15.6%
Duplex to Fourplex	5,122	11.6%
Multi-Family	10,777	24.4%
Mobile Home	1,174	2.7%
City Total	***44,219***	***100.0%***

SOURCE: State Department of Finance 2012, Estimate

Residential Densities

As shown in Table H3, residential densities in many older neighborhoods in the City of Newport Beach range from 12 to more than 22 units an acre, according to City figures that were estimated by dividing residential acreage by current dwelling unit counts.

In addition, many attached housing projects in the City were developed to maximize land usage. Existing attached projects in the City and their densities are listed in Table H4.

Table H3 Residential Density by Area

Area	*Estimated Density (D.U./ Net Acre)*
Balboa Peninsula	22.6
West Newport	18.8
Balboa Island	26.7
Old Corona del Mar	17.9
Lido Island	12.0

SOURCE: City of Newport Beach Planning Division, 2008

Table H4 Densities of Attached Housing			
Project	*Gross Acreage*	*Number of Dwelling Units*	*Dwelling Units per Gross Acre*
Newport Crest	38.0	460	12.1
Bayview Landing	4.5	120	26.7
Versailles (Phase I)	6.8	255	37.5
Lido Condominiums	1.1	54	49.1
621 Lido Park Drive	1.7	36	21.2
Caribe	1.3	48	36.9
The Towers	0.5	49	98
Rendezvous	0.75	24	32.0
Coronado	32.3	1,447	44.8
Mariners' Square	6.2	114	18.4
Park Newport	53.2	1,306	24.5
Promontory Point	32.8	520	15.8
Bayview Apartments	5.4	64	11.8
Bayport Apartments	5.3	104	19.6
Baywood Apartments	27.4	388	14.2
Newport Terrace	40.0	281	7
Granville	10.2	68	6.7
Baypoint Apartments	20.36	300	14.7
Bonita Canyon Apartments	57.70	1,052	18.2
The Colony	6.0	245	40.9
One Nautical Mile	2.44	42	17
Bordeaux Apartments	10.76	191	17
Ziani	18.3	168	9.18
Newport Ridge Apartments	21	512	24.3

SOURCE: City of Newport Beach Planning Division. 2012

Housing Tenure

The tenure distribution (owner-occupied versus renter-occupied) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. The tenure of housing in Newport Beach in 2010 was comprised of 45 percent renter households and 55 percent owner-occupied households and as shown in Table H5:

Table H5 Housing Tenure			
Year	*Total Occupied Units*	*Owner Occupied*	*Renter Occupied*
1980	27,820	14,888 (53.5%)	12,932 (46.5%)
1990	30,860	17,207 (55.8%)	13,653 (44.2%)
2000	33,071	18,408 (55.7%)	14,663 (44.3%)
2010	38,751	21,224 (54.8%)	17,527 (45.2%)

SOURCES: 1980, 1990, 2000, 2010 U.S. Census.

The percentage of rental housing in Newport Beach is higher than the corresponding figure for Orange County. The latest data comparing rental rates for nearby cities based on the 2010 Census is shown in Table H6.

Table H6 Percent of Renter Occupied Units

Area	*Percent of Rental Housing*
Newport Beach	45.2%
Costa Mesa	60.4%
Huntington Beach	39.5%
Laguna Beach	40%
Orange County	40.7%

SOURCE: 2010 U.S. Census

Since 1960, (when only 36 percent of all occupied units were rented) the percentage of rental housing increased due to a sizeable amount of new rental construction. New construction subsided substantially in the 1980s. Table H7 lists the major rental projects in Newport Beach.

In addition, the City contains many rented duplex, triplex, and fourplex units. Areas where this type of rental housing is predominant include West Newport, Balboa Peninsula, Balboa Island, and Corona del Mar. One of the most recent new multi-family rental projects in the City is the Bayview Landing project. This affordable housing project provides 120 units for very low– and low-income seniors.

Table H7 Major Rental Projects	
Area	***No. of Units***
Anchorage Apartments	39
The Balboa Bay Club	144
Baypoint Apartments	300
Bayport Apartments	104
Bayview Apartments	64
Bayview Landing Apartments	120
Baywood Apartments	388
The Beach House	226
Fairway Apartments	74
Newport Bluffs	1,052
Mariners' Square	114
Newport North	570
Newport Seaside Apartments	25
Newport Seacrest Apartments	65
Newport Villa	56
Coronado Apartments	1,447
Park Newport	1,306
Promontory Point	520
Seaview Lutheran Plaza	100
Sequoia Apartments	54
The Colony	245
The Terraces	56
850 Domingo Drive	34
Newport Ridge	512
Bordeaux Apartments	191
Newport Bay Terrace Apartments	184
Palm Mesa Apartments	147
TOTAL: 27 projects	***8,137***

SOURCE: The City of Newport Beach Planning Division, 2008

Condominium Conversion Ordinance

In the mid-1990s, the City of Newport Beach adopted a new ordinance to ease restrictions on condominium conversions. Easing restrictions on condominium conversions was intended to promote the availability of first-time home buyer opportunities and to promote the rehabilitation and preservation of smaller, more affordable housing units. Many rental units in certain areas of the community were overcrowded and deteriorating due to absentee owners and the renting of units on a weekly basis. Health and safety issues were also a concern given quality of life impacts resulting from excessive noise, pollution and traffic in areas where weekly vacation rentals were prevalent. In 2005, the City became concerned that severe parking inadequacies of older apartment buildings were being

perpetuated through condominium conversions, and adopted ordinances restricting condominium conversions to structures that provide the code required parking at the time of the conversion. Under these ordinances, duplexes, and multi-family properties that are nonconforming by way of parking cannot be converted to condominiums. These regulations have slowed the rate of condominium conversions in the City.

The total number of units affected by condominium conversions approved since 1995 is 411 units. Table H8 identifies the number of conversions each year between 1995 and 2012.

Table H8 Condominium Conversion, 1995–2007

Year	*No. of Residential Units Converted*
1995	37
1996	28
1997	20
1998	30
1999	30
2000	22
2001	43
2002	19
2003	23
2004	43
2005	51
2006	42
2007	6
2008	6
2009	5
2010	3
2011	0
2012	3
Total	***411***

SOURCE: City of Newport Beach Planning Division, 2012

Vacancy Rates

A vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of 5 to 6 percent for rental housing and 1 to 2 percent for ownership housing are generally considered optimum, where there is balance between the demand and supply for housing. A higher vacancy rate may indicate an excess supply of units and therefore price depreciation, while a low vacancy rate may indicate a shortage of units and resulting escalation of housing prices. The overall housing unit vacancy rate of the City of Newport Beach has varied between 1990 and 2010, as fluctuations have occurred in the housing market. The available data for all vacant units categorized by the type of housing stock is from the 2010 Census. It indicated that the vacancy rate for rental units was approximately 3 percent versus 1 percent for ownership

housing (Table H9). It also indicates that the overall vacancy rate in the community has increased to 12.3 percent in 2010. The discrepancy between overall vacancy rates and vacancy rates among available units may be due to the large number of seasonal units and second homes in Newport Beach. According to the 2010 U.S. Census, 2,841 of 5,442 (52.2%) vacant units were identified as "seasonal use."

Table H9 Overall Housing Unit Vacancy Rate Newport Beach, 1990–2010

Year	Vacancies as a % of all housing stock	Vacancies for sale as a % of all housing stock	Vacancies for rent as a % of all housing stock
1990	11.5%	0.8%	4.3%
2000	11.3%	0.9%	3.4%
2010	12.3%	0.8%	3.4%

SOURCES: U.S. Census 1990, 2000, 2010

To assist in administration of its condominium conversion ordinance, the City has conducted rental vacancy surveys since 1979. This survey only includes vacancies for the larger apartment complexes in the City, not for other homes that may be used as rentals. Results of the most recent surveys are provided on Table H10. As shown in 2012, the vacancy rate for apartment units was 5.05 percent.

Table H10 City Rental Apartment Vacancy Comparison

	Percent of Rental Units Vacant									
	2000	2004	2005	2006	2007	2008	2009	2010	2011	2012
TOTAL	8.0%%	6.2%	4.84%	4.45%	6.58%	7.5%	7.5%	6.2%	5.10%	5.05%

SOURCES: City of Newport Beach Planning Division 2012

Housing Condition

There has not been a comprehensive survey of housing conditions in Newport Beach since the 1976 Special Census for Newport Beach. That survey indicated only 1.3 percent of all housing units were deficient. Three neighborhoods in the city contained concentrations of substandard housing. Of all housing units on Balboa Peninsula, 5.1 percent were in substandard condition, while 2.5 percent and 2.6 percent of all units on Balboa Island and in Newport Heights, respectively, were in substandard condition. Deficient units in this regard are defined as deteriorated, dilapidated units, as well as those units inadequate in original construction, or which were under extensive repair.

The lack of complete plumbing or kitchen facilities serves as a narrow indicator of substandard housing conditions. Only a small number of homes in Newport Beach lacked these basic utilities in 2010. The 2006-2010 American Community Survey Estimates reported that 94 units had incomplete plumbing and 174 units were without a complete kitchen. However, it is possible that many of these units are illegal dwelling units resulting from the unpermitted conversion of garages or splitting of living space. It is the consensus of City staff that the condition of legal housing units in Newport Beach is considered to be very good. Extremely high property values and the very limited number of code enforcement cases indicate that property owners within Newport Beach are, for the most part, conscientious about maintaining their properties. Substandard housing does not appear to be a problem for the community at this point in time.

Illegal Dwelling Units

Illegal or "bootleg" dwelling units have historically been a problem in Newport Beach, experienced most often in the older, beach-oriented areas of West Newport, Balboa Peninsula, Balboa Island, and Corona del Mar. These units are found in two typical forms: the "splitting" of a single dwelling unit into two separate occupancies, and the conversion of garages to living space. These units usually have a higher number of health and safety code violations than legal units, due to conversion without proper building permits and inspections.

Illegal units continue to be a problem today, but are less prevalent than in the past, due to increased year round owner occupancy in these areas, and inspections which occur when properties are sold. While it is difficult to estimate the number of illegal units, code enforcement personnel estimate that as much as 2 percent of the City's housing stock may be in the form of illegal units. While not considered safe and adequate housing, these units do provide living arrangements that tend to be more affordable than legal units.

Mobile Homes

As described later, mobile homes generally provide more affordable housing opportunities for residents. There are presently 933 mobile home spaces in ten mobile home parks in Newport Beach (Table H11).

Many of these units are occupied by permanent residents and some are used by households that use the unit for vacations or weekend visits to the area. The character of the City's ten mobile home parks varies. Three of the parks are located on or close to Newport Harbor. These three parks appeal to retirees and a substantial number of spaces in these parks are occupied by permanent residents. It should be noted that mobile homes in Cannery Village and some in West Newport have been replaced with manufactured housing that is not affordable to low-income and moderate-income individuals and families.

It should be noted that one mobile home park, the Beach and Bay Mobile Home Park at 7204 W. Coast Highway, appears to be in substantial physical decline and could be subject to redevelopment or replacement within this planning period.

Both the Marina Mobile Home Park and the Seacliff Mobile Home Park were approved for closure in 2006. Pursuant to California law, a Closure Impact Report was prepared for both parks that assessed the impact of the park's closure on tenants. The Report provided numerous options to tenants for relocation assistance, including payment of reasonable costs to relocate the mobile homes, payment to purchase the homes, and payment of relocation expenses.

The Marina Park Mobile Home Park has been owned and operated by the City of Newport Beach since 1919 and is located on tidelands. Residential use is inconsistent with the legal restrictions on the use of tidelands; therefore, the City is in the process of redeveloping the site with a consistent use that includes a visitor-serving marina, a community building, a sailing center, a new Girl Scout meeting house, parking, and a park. The residents of Marina Park entered into a Settlement Agreement with the City in 2007 that allowed the City to purchase their coaches and lower the rent for the remainder of the residents' stay at Marina Park. The project was approved by the California Coastal Commission on June 13, 2012.

Table H11 Mobile Home Parks

Mobile Home Park (Site Address)	Total # of Spaces	# of Acres	# of Spaces/ Acre
Bayside Village 300 East Coast Highway	270	24.66	10.95
Beach and Bay 7204 W. Coast Highway	47	1.41	33.33
Cannery Village 700 Lido Park Drive (replaced with manufactured homes)	34	1.40	24.29
Ebb Tide 1560 Placentia Avenue	86	4.16	20.67
Newport Sands (two-story manufactured homes) 7000 W. Coast Highway	12	0.31	38.71
Harbor 1535 Superior Avenue	37	1.92	19.27
Lido Peninsula Resort 710 Lido Park Drive	214	12.40	17.26
Marina Park* 1770 W. Balboa Blvd.	58	4.94	11.74
Newport Terrace 824 W. 15th St.	56	4.27	13.11
Seacliffe Mobile Park 890 West 15th Street	119	9.11	13.06
Total (10 Parks)	***933***		

SOURCE: The City of Newport Beach Planning Division, 2007
* Approved for closure.

The Seacliff Mobile Home Park is a privately owned 117 unit Park near the West Newport Industrial Area. In 2006, the owner decided to move forward to terminate the mobile home park space tenancies as part of the park closure. The park owner currently owns and rents all 117 mobile units. At this time, the owner has decided to maintain the operation of the mobile home park. City staff periodically receives developer interest in the redevelopment of the Seacliff Mobile Home Park; however, no formal plans have ever been submitted to the City for consideration.

Assisted Housing Stock

The City has had policies in effect since the mid-1980s requiring the provision of affordable housing in association with all new residential developments where more than four units are proposed. Most were provided within new or existing apartment projects. In some cases, an in-lieu fee was assessed. The City also facilitated the teaming of market rate and affordable housing developers to produce required affordable housing. As mentioned earlier, recent projects include the 120-unit Bayview Landing project (2004) that produced 119 units that are affordable to very low- and low-income senior households and one managers unit.

Table H12 summarizes the total number of completed affordable units receiving public assistance as well as regulated affordable housing in private development. Over 400 restricted/assisted affordable housing units are located within Newport Beach. Newport Beach has facilitated affordable housing

development using a variety of mechanisms (such Affordable Housing Fund monies, density bonuses, inclusionary housing requirements, CDBG, fee waivers, land grants, and other support).

Table H12 City of Newport Beach Assisted (and Affordable) Housing Summary

Project Name/ Location	*Type of Assistance Received*	*Earliest Possible Date of Change*	*Number of Units/Type*
Domingo Drive Apartments 851 Domingo Drive	Section 8	Permanent	25 Very Low-Income
Newport Harbor Apartments 1538 Placentia Avenue	Section 8 Density Bonus CDBG	2020	26 Low-Income
Newport Harbor II Apartments 1530 Placentia Avenue	Section 8 Density Bonus CDBG In-Lieu Fee Funds	2023	10 Low-Income 4 Very Low-Income
Newport Seacrest Apartments 843 15th Street	Section 8 CDBG Fee Waivers Tax Credit Financing	2016	20 Very Low-Income 45 Low-Income
Pacific Heights Apartments 881-887 W. 15th Street	Section 8 Density Bonus	2019	7 Low-Income
Newport Seashore Apartments 849 West 15th Street	Section 8 Fee Waivers	2018	15 Low-Income
Newport Seaside Apartment 1544 Placentia	Section 8 CDBG Fee Waivers	2017	25 Very Low-Income
Seaview Lutheran Plaza (Seniors) 2800 Pacific View Drive	Section 202 Section 8	2039	100 Extremely Low and Very Low–Income elderly
Villa del Este 401 Seaward Road	–	2026	2 Moderate-Income (ownership)
Villa Siena 2101 15th Street	Density Bonus	2021	3 Moderate-Income (ownership)
Bayview Landing (Seniors) 1121 Back Bay Drive	In-lieu Fee Funds Fee Waivers Tax Credit Financing	2056	24 Very Low 95 Low-Income

SOURCE: City of Newport Beach Planning Division

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate in the next 10 years. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of October 2013, through October 2023.

Assisted Housing Stock at Risk

According to the City's at risk project database, seven affordable project covenants may expire during the planning period. These projects include:

- Newport Seacrest Apartments located at 843 West 15th Street. The 65-unit apartment development was constructed in 1986 utilizing $1,060,000 in Community Development Block Grant funds from the City. As a result, 20 one-bedroom units are required to be affordable to very low-income households and 45 two-bedroom units are required to be affordable to low-income households for a term of 30 years. Maximum rents shall not exceed 30 percent of the permitted income level divided by 12. The affordability covenant is set to expire in 2016.

- Newport Seaside Apartments located at 1544 Placentia Avenue. The 25-unit apartment development was constructed in 1987 as affordable housing utilizing $357,000 in Community Development Block Grant funds from the City and a density bonus. The 23 two-bedroom units and 3 three-bedroom units are required to remain affordable for a term of 30 years for very low-income households. The affordability covenant is set to expire in 2017.

- Newport Seashore Apartments located at 849 West 15th Street. The 15-unit apartment development was constructed in 1988 as affordable housing and utilized a density bonus. The 15 two-bedroom units are required to remain affordable for a term of 30 years to low-income households. Maximum rents shall not exceed Section 8 Fair Market Rents with preference given to active Section 8 voucher holders. The affordability covenant is set to expire in 2018.

- Pacific Heights Apartments located at 881-887 West 15th Street. The 16 unit apartment development was constructed in 1989 utilizing a density bonus. As a result, seven 2-bedroom units were required to remain affordable for a term of 30 years to low-income households. Maximum rents shall not exceed Section 8 Fair Market Rents with preference given to active Section 8 voucher holders. For non-voucher holders, maximum rents shall not exceed 30 percent of the permitted income level divided by 12. The affordability covenant is set to expire in 2019.

- Newport Harbor Apartments located at 1538 Placentia Avenue. The 26-unit apartment development was constructed in 1990 utilizing $350,000 in Community Development Block Grant funds from the City and a density bonus. As a result, 21 two-bedroom and 5 three-bedroom units are required to remain affordable for a term of 30 years to low-income households. Maximum rents shall not exceed Section 8 Fair Market Rents with preference given to active Section 8 voucher holders. The affordability covenant is set to expire in 2020.

- Villa Siena Condominiums located at 2101 15th Street. The 15-unit condominium development was constructed in 1991 utilizing a density bonus. As a result, three two-bedroom units were required to remain affordable for a term of 30 years. The units are restricted to moderate-income buyers and may be sold at a price of no more than three times the permitted unit of the person buying the unit ($307,050.00 based on 2012 income limits). The affordability covenant is set to expire in 2021.

- Newport Harbor II Apartments located at 1538 Placentia Avenue. The 14-unit apartment building was constructed in 1993 utilizing $50,000 in Community Development Block Grant funds from the City, $147,576 in-lieu housing fees, and a density bonus. As a result, 10 two-bedroom units are required to remain affordable to low-income households and 4 efficiency units are required to be affordable to very low-income households for a term of 30 years. Maximum rents shall not exceed Section 8 Fair Market Rents with preference given to active Section 8 voucher holders for the two-bedroom units. The maximum rent for the efficiency

units shall not exceed 28.5 percent of the permitted annual income level divided by 12. The affordability covenant is set to expire in 2023.

Replacement and Preservation Costs

Replacement Costs: The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Based on the construction cost analysis included within the Inclusionary Housing Study prepared for the City by Economic & Planning Systems (EPS) on October 7, 2008, typical development costs for a low-income apartment project is $338,459 per unit (including land costs). Therefore, it is estimated that the cost of replacing all 155 at-risk affordable units would be approximately $52.5 million.

Preservation Costs: Currently, availability of funding for Section 8 contract renewal is uncertain. Under the Section 8 contract program, HUD pays owners the difference between what tenants can pay (defined as 30 percent of household income) and HUD's payment standard. Rent subsidies using state, local, or other funding sources can be used to maintain the affordability of the at-risk projects and structured to mirror the Section 8 program.

For the purposes of calculating the subsidy needed to preserve an at-risk unit, the average market-rate of monthly rent for a typical studio, one, two, and three bedroom apartment in Newport Beach was subtracted by the maximum monthly rent that a low-income household can afford to pay (30 percent of annual income). It is assumed that studio (efficiency) units are occupied by one-person, one-bedroom units occupied by a two-person household, two-bedroom units occupied by a four-person household, and three-bedroom units occupied by a six-person household. This analysis assumes that low–income households earn below 80 percent of the County median. Thus, the average income would be $53,950 for a one person household, $61,650 for a two-person household, $77,050 for a four-person household, and 89,400 for a six-person household according to 2012 HUD/HCD income limits.

As Table H13 shows, given the 153 units contained in the six rental housing projects, whose affordability may expire in this planning period, the total anticipated subsidy needed to maintain those units is $723,528 annually or $60,294 monthly.

Table H13 Annual Rent Subsidies Required to Preserve At-Risk Units

	Monthly Rent				
Unit Size	*Affordable*	*Average Market-Rate*	*Subsidy Required*	*No. of Units At Risk*	*Annual Subsidies*
Studio	$1,348	$1,501	$153	4	$7,344
One Bedroom	$1,541	$1,941	$400	20	$96,000
Two Bedroom	$1,926	$2,312	$386	121	$560,472
Three Bedroom	$2,235	$2,857	$622	8	$59,712
Total				***153***	***$723,528***

SOURCE: City of Newport Beach, 2012

a. Affordable rents are calculated as 30% of the maximum annual income limit for low-income households for the County of Orange, divided by 12 months. A studio (efficient) unit shall be considered occupied by one-person, two-bedroom units occupied by a two-person household, two-bedroom units occupied by a four-person household, and three-bedroom units occupied by a six-person household.

b. Average Market-Rate rent is based on a rental cost survey of apartment units in Newport Beach conducted in 2012. See Table H27.

Resources for Preservation

The types of resources needed for preserving units at-risk fall into three categories:

1. Financial resources available to purchase or subsidize existing units or develop replacement units
2. Entities with the interest and ability to purchase/manage the units at risk
3. Replacement options through inclusionary housing.

FINANCIAL RESOURCES: The following summarizes financial resources available to the City for preservation of assisted, multi-family rental housing units.

- **CDBG**—The City is programmed to receive approximately $1,750,000 during the next 5 years. This program is intended to enhance and preserve the City's affordable housing stock. CDBG funds are awarded to the City on a formula basis for housing activities. Approximately, $200,000 per year in CDBG funds are used to repay a 20-year Section 108 loan which was used to provide public facilities improvements projects to revitalize the low/moderate-income Balboa Peninsula neighborhoods.
- **Affordable Housing Fund**—The City has collected in-lieu fees from various development projects since 1997 and are deposited into the City's Affordable Housing Fund. The City's remaining balance as of the end of 2012 was approximately $2.2 million. Most recently in 2010, the City adopted a formal inclusionary housing ordinance that includes an in-lieu housing fee program. As a result, the City's Affordable Housing Fund is expected to grow more steadily than it has in the past. Based on the estimated completion of approved and reasonably foreseeable housing projects in the City, the City is estimated to collect an additional $2.3 million through fiscal year 2014. Because the Fund is a local housing resource, the City has a large degree of flexibility for use of the funds. The Affordable Housing Fund monies shall be used in compliance with the General Plan Housing Element to construct, rehabilitate, or subsidize affordable housing or assist other governmental entities, private organizations or individuals to provide or preserve affordable housing. A $135,000 grant from the Affordable Housing Fund allocated to Seaview Lutheran Plaza in 2009 is an example of how this Fund can successfully be used to preserve at-risk housing in the City. Through this grant, 50 very-low income and 50 extremely low-income units were preserved for a period of 30 years (March 2039).
- **Section 202**—Provides grant to nonprofit developers for supportive housing for elderly. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CHFA) Multiple Rental Housing Programs**—This state program provides below market rate financing to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.
- **Low Income Housing Tax Credit (LIHTC)**—This state program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

- **California Community Reinvestment Corporation (CCRC)**—This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

ADMINISTRATIVE RESOURCES: An alternative to providing subsides to private for-profit owners to maintain units as low-income housing is for public or nonprofit agencies to acquire or construct housing units to replace "at risk" units lost to conversion. The City can explore prioritizing tenants that have lost their unit or rent subsidy in these at-risk buildings for inclusion in new projects funding by the City. The following housing development corporations are active in developing affordable housing in Newport Beach and Orange County:

- *Related Companies of California* has developed and preserved over 6,000 units of housing in California. Related Companies of California constructed the affordable Bayview Landing project in 2004. In addition to construction, Related Companies of California is also experienced with the preservation and management of at-risk properties.
- *Jamboree Housing* is an active nonprofit housing development that has constructed over 7,000 new affordable senior, family, and special needs housing throughout California. They also preserve existing affordable housing units through acquisition and rehabilitation. Jamboree also provides on-site social services with many of its affordable and special needs projects. Jamboree Housing has recently developments projects in the cities of Brea, Irvine and Long Beach.
- *National Community Renaissance (National CORE)* includes National Community Renaissance of California (formerly So Cal Housing), National Housing Development Corporation (formerly NHDC), and Hope Through Housing Foundation. Together, the combined nonprofit entity now operates over affordable 9,500 apartments in the United States. Programs include construction, acquisition, rehabilitation, job education and training, adult education and literacy, senior services, and after-school youth programs.
- *Olson Company*—a local, for-profit development, the Olson Company is experienced in developing multi-family,mixed-use, and affordable work-force housing. Recent affordable projects have occurred in the cities of Pasadena, Cerritos and Fullerton.
- *The Irvine Company*—one of the largest land developers on Orange County, The Irvine Company owns and manages 106 apartment projects located throughout Orange County, Los Angeles, San Diego, and Silicon Valley. Affordable rental units are located at approximately 39 of these projects including inclusionary housing units, HUD-Funded Programs, and Section 8 units. The Irvine Company owns several apartment complexes within Newport Beach.

REPLACEMENT OPTIONS THROUGH INCLUSIONARY HOUSING: The City's adopted Inclusionary Housing Ordinance (Ordinance No. 2010-9) provides additional tools to assist the City with the replacement of existing affordable housing developments that are at-risk of converting to market-rate rentals. The ordinance requires developers of residential subdivisions to facilitate production of affordable units in numbers equal to 15 percent of the number of for-sale market rate units produced. In order to provide flexibility to developers and reduce the burden that this ordinance may place on new residential subdivision projects, alternatives to on-site construction requirements have been included to allow for off-site construction, off-site renovation, land dedication, and payment of in-lieu housing fees. Specifically, the off-site renovation allows a developer to fulfill their affordable housing obligations by renovating and converting existing off-site units to affordable units for a period of 30 years. This option includes at-risk units whose affordability income restrictions are set to expire in 3 years or less. As the City processes future development projects, it is anticipated that

several developers will choose to satisfy their affordable housing obligations through this option, providing a strong tool for the City to replace and possibly preserve existing affordable housing units that are a risk of conversion.

In 2011, affordability covenants for 18 low-income units and 14 moderate-income units expired within Baywood and Newport North apartments. The North Newport Center Planned Community project was approved in December 2007 and amended in 2012 and is an example of how the City's inclusionary housing requirements will result in the replacement of units that have converted or are at-risk of conversion. This approval authorizes 524 new multi-unit residential dwellings to be constructed within the North Newport Center Planned Community, which are expected to be constructed within the early half of this planning period. In conjunction with this approval, an Affordable Housing Implementation Plan (AHIP) was approved that requires the developer to record affordability covenants with a term of 30 years on existing market-rate units within the Bays Apartments complex (The Bays consist of three complexes known as Baywood, Bayview and Bayport), which the developer also owns and operates. The developer has the option of providing either 52 units affordable to very low-income households, 79 units affordable to low-income households, 105 units affordable to moderate–income households, or a combination of income categories.

POPULATION AND HOUSING PROJECTIONS

According to the US Census, the population of Newport Beach in 2010 was 85,186 residents. Updated information from the State Department of Finance estimates the population in 2012 to be 85,990. Pursuant to the updated General Plan, ultimate residential capacity within the City of Newport Beach will be 49,968 dwelling units, including the Newport Coast area. Future residential growth will largely occur through infill development and reuse of existing and obsolete land uses. As discussed in greater detail later in the document, the key sites for future growth include the Airport Area, Newport Center, Banning Ranch, West Newport Mesa, and the Balboa Peninsula area

According to the California State Fullerton Center for Demographic Research projections, the population of Newport Beach is anticipated to grow steadily over the next several years, increasing to 90,261 residents by 2035.

Table H14 and Table H15 were created to demonstrate housing and population trends based on past State Department of Finance estimates. These estimates are supplemented with housing unit and population projections based on estimates of actual construction. Estimates are for 2000 to 2012.

Table H14 Population Trends, 2000–2012

Year	Total Population	Household Population	Group Quarters
2000	75,627	74,906	721
2005	83,120	82,180	940
2006	83,503	82,563	940
2007	83,631	82,691	940
2008	84,231	83,291	940
2009	86,252	85312	940
2010	85,186	84,784	402
2011	85,367	84,965	402
2012	85,990	85,588	402

SOURCES: State Department of Finance 2007,2009, 2012 Population Research Unit

Table H15 Housing Trends, 2000-2012

Year	Total # of Units	Dwelling Unit Type				Occupied Units	Percent Vacant	Pop/ Household
		Single Family	2–4	5+	Mobile Homes			
2000	37,567	21,747	5,743	9,130	947	33,255	11.48%	2.252
2005	42,143	26,804	5,475	9,721	863	37,545	10.91%	2.19
2007	42,580	26,352	5,520	9,845	863	37,950	10.87%	2.18
2008	42,711	26,433	5,570	9,845	863	38,067	10.87%	2.19
2009	43,477	26,607	5,587	10,420	863	38,750	10.87%	2.2
2010	44,193	27,117	5,125	10,777	1,174	38,751	12.31%	2.2
2011	44,206	27,132	5,123	10,777	1,174	38,762	12.32%	2.2
2012	44,219	27,146	5,122	10,777	1,174	38,773	12.32%	2.2

SOURCES: State Department of Finance 2007, 2009, 2012 Population Research Unit

POPULATION GROWTH

The City's rate of population growth exceeded the County rate of population growth through 1950 (Table H16). From 1950 until 2010 the City's proportionate gain in population has been substantially less than that of the County. Annexations of the West Newport Triangle in 1980, a portion of Santa Ana Heights in 1987, and construction of large housing developments helped to increase City population 6.5 percent between 1980 and 1990. Construction of housing developments contributed to an increase of City population of 13.5 percent between 1990 and 2000. Between 2000 and 2010 the City's 12.5 percent gain was larger than the County's 5.8 percent gain. These population increases were generally due to intensification of land uses and annexation of the Newport Coast and Santa Ana Heights areas. Past and future populations of both Orange County and Newport Beach are presented below. Newport Beach population will continue to constitute a decreasing percentage of the County population.

The County population is projected to increase by 12.9 percent between 2010 and 2030. The City of Newport Beach population is projected to increase by a slower rate of 7.6 percent during the same time period.

The average household size in 1970 was 2.6; the 1980 Census reported an average household size of 2.2 (Table H17). Between 1980 and 1990, this rate increased to 2.3 persons per unit. The decrease in average persons per household between 1970 and 1980 and the increase in average persons per household between 1980 and 1990 are shown below. From 1990 through 2010 the average persons per household indicates a plateau with little to no changes. These trends are consistent with the trend in Orange County.

Reduction in household size in Newport Beach since 1970 has been the result of increased numbers of persons 65 years of age and older and reduced numbers of child-rearing households and child population in the City Table H18 further indicates a general aging of the population of the City between 2000 and 2010.

Table H16 Population Growth, Orange County and Newport Beach, 1910–2030

	Orange County		*Newport Beach*		*City Population as a % of County Population*
	Population	*Growth Rate*	*Population*	*Growth Rate*	
1910	34,436		445		1.3%
1920	61,375	78.2%	894	101%	1.5%
1930	118,674	93.4%	2,203	146.4%	1.8%
1940	130,760	10.2%	4,438	101.4%	3.4%
1950	216,224	65.4%	12,120	173.1%	5.6%
1960	703,925	225.6%	26,565	119.2%	3.8%
1970	1,420,386	101.8%	49,442	86.1%	3.5%
1980	1,932,709	36.1%	62,556	26.5%	3.2%
1990	2,410,556	24.7%	66,643	6.5%	2.8%
2000	2,846,289	18.1%	75,662	13.5%	2.4%
2010	3,010,232	5.8%	85,186	12.5%	2.8%
2020*	3,266,107	8.5%	88,722	5.5%	2.7%
2030*	3,410,773	4.4%	90,602	2.1%	2.7%

SOURCES: U.S. Census of Population and Housing
* California Department of Finance 2012

Table H17 Persons per Occupied Unit, 1970–2010

Area	*1970*	*1980*	*1990*	*2000*	*2010*
Newport Beach	2.6	2.2	2.3	2.2	2.2
Orange County	3.2	2.7	3.1	3.1	3

SOURCES: 1990, 2000, 2010 U.S. Census
Orange County Progress Report 2000

Table H18 Population by Age, City of Newport Beach, 1970–2010

Year	Age					
	<5	5–13	14–17	18–34	35–64	65+
1970	2,343	6,434	3,799	13,389	18,602	4,859
% of Total	4.7%	13%	7.7%	27.1%	37.6%	9.8%
1976	1,835	6,460	4,270	19,169	24,934	6,240
% of Total	2.9%	10.3%	6.8%	30.5%	39.6%	9.9%
1980	1,663	5,135	3,843	19,342	25,285	7,288
% of Total	2.7%	8.2%	6.1%	30.9%	40.4%	11.7%
1990	2,578	4,115	2,197	19,573	27,862	10,318
% of Total	3.9%	6.2%	3.3%	29.4%	41.8%	15.5%
2000	2,941	5,890	2,291	16,245	30,457	12,198
% of Total	4.2%	8.4%	3.3%	23.1%	43.5%	17.4%
2010	3,249	8,652 (5-14)	4,265 (15-19)	16,871 (20-34)	35,987	16,162
% of Total	3.8%	10.2%	5%	19.8%	42.2%	18.9%

SOURCES: 1970, 1980, 1990, 2000, and 2010 U.S. Census and 1976 Special Census for Newport Beach
Percentages may not add to 100% due to independent rounding.

More recent data displays several population trends within Newport Beach. One of the more notable issues was that the City's senior population remains a significant proportion of the City's population and continues to grow, comprising of almost 19 percent in 2010. In comparison, the County's senior population is only 11.6 percent of the County's total population. Another significant population in the City is children under 19 years, which is composed of approximately 20 percent of all residents. This trend is generally consistent with the County's population of children under 19 years, which is approximately 27.5 percent of all County residents.

In addition, information on public school enrollment in the Newport-Mesa Unified School District (NMUSD) is provided in Table H19. NMUSD serves the majority of the City. Approximately 21,849 students were enrolled in NMUSD during the 2012/13 school year. Of these, 69 percent were in grades K to 8, while the remaining 31 percent were in high school.

Table H19 Public School Enrollment

	2005/2006		2012/2013	
	Enrollment	Percent	Enrollment	Percent
K to 8	14,126	68.4%	14,975	69%
9 to 12	6,536	31.6%	6,874	31%
Total	***20,662***	***100%***	***21,849***	***100%***

SOURCES: California Department of Education, Newport-Mesa School District 2007 and 2012

HOUSEHOLD CHARACTERISTICS

Ethnicity

The following information is based on the most recent information (2010 Census of Population and Housing) available for the City. As shown in Table H20, the City of Newport Beach gradually continues to be become more racially and ethnically diverse. Persons who classified themselves as white in 2000 comprised 88.3 percent of the City population and decreased in 2010 to 82.3 percent. Those classifying themselves as Hispanic in 2000 comprised 4.5 percent of the City population; in 2010 that increased to 7.2 percent. Similarly, those classifying themselves as Asian in 2000 comprised 4.7 percent of the City population; in 2010 that increased to 7.0 percent. The percentage of the City population who identified themselves as African American in 2000 was 0.5 percent; in 2010 this increased to 0.7 percent. Table H21 shows the 2000 and 2010 racial and ethnic composition of Newport Beach. Comparative figures for Orange County are also provided.

Table H20 Racial and Ethnic Composition, Newport Beach and Orange County, 2010

		City of Newport Beach		County of Orange	
Race and Ethnicity	*Year*	*Number*	*Percent*	*Number*	*Percent*
Non-Hispanic White	2000	66,820	88.3%	1,458,978	51.3%
	2010	70,142	82.3%	1,328,499	44.1%
African American	2000	376	0.5%	42,639	1.5%
	2010	571	0.7%	44,000	1.5%
Asian	2000	3,526	4.7%	383,810	13.5%
	2010	5,925	7.0%	532,477	17.7%
Hispanic	2000	3,511	4.6%	875,579	30.8%
	2010	6,174	7.2%	1,012,973	33.7%
Other	2000	1,429	1.9%	85,283	3%
	2010	2,374	2.8%	92,283	3.1%
Total	***2000***	***75,662***	***100%***	***2,846,289***	***100%***
	2010	***85,186***	***100%***	***3,010,232***	***100%***

SOURCES: U.S. Census 2000 and 2010
Numbers are rounded to nearest decimal place and may not add up to 100%

Household Incomes

An important component of housing affordability is household income. Upper income households have discretionary income to spend on housing; low- and moderate-income households are more limited in terms of housing they can afford. Median household income in Newport Beach traditionally has been greater than that of Orange County. In 2000, the City median household income was 41.8 percent higher than the County median income (Table H21). In 2010, the City median household income dropped slightly to 37 percent higher than the County median.

Table H21 Median Household Incomes (1990–2010), Orange County and Newport Beach

Year	Orange County	Newport Beach	(% of County)
1990	$45,922	$60,374	(+31.5%)
2000	$58,820	$83,455	(+41.8%)
2010	$70,880	$97,140	(+37%)

SOURCE: U.S. Census 1990, 2000 , 2010

In discussing lower-income households, it is important to identify the income levels associated with labels such as "very low," "low," or "moderate" income. These are defined as annual household incomes not exceeding a percentage of the median family income identified annually by the Department of Housing and Urban Development (HUD) for the Orange County area, which was $85,300 for a four-person household in 2012.

For planning and funding purposes, the State Department of Housing and Community Development (HCD) categorizes households into four income groups based on the County area median income (AMI):

- *Very Low-Income*—up to 50 percent of County area median income
- *Low-Income*—51–80 percent of County area median income
- *Moderate-Income*—81 percent to 120 percent of County area median income
- *Above Moderate-Income*—above 120 percent of the County area median income

Income by Household Type and Tenure

Comprehensive Housing Affordability Strategy (CHAS) data from the 2005-2009 American Community Survey developed by the Department of Housing and Urban Development (HUD) is used to provide an overview of income distribution by household type and tenure in Newport Beach. According to HUD data, 27 percent of the City's total households were lower-income (0 to 80 percent AMI). More specifically, 8.6 percent of the City's total households were Extremely Low-Income (0–30 percent AMI), 7.4 percent were Very Low-Income (31 to 50 percent AMI), and approximately 11 percent were Low-Income (51–80 percent AMI). The remaining 73 percent of the households were Moderate- and Above Moderate-Income with incomes above 80 percent of the median (Table H22).

Certain groups had higher proportions of lower-income households. As shown in Table H22, elderly renter households had significantly higher proportions of lower-income households than any other household type. Approximately 55 percent of all elderly renter households and 30.3 percent of elderly owner households earned lower-income levels (earned less than 80 percent of AMI). Although according to CHAS data, only 400 large family renter households were located within the community, among these households, 36.3 percent earned less than 80 percent of the AMI and 15.8 percent of large family owner households earned lower-income levels.

Table H22 Household Income Profile by Household Type Newport Beach

Households	Renters				Owners				Total Households
	Elderly	Small Families	Large Families (5+ persons)	Total Renters	Elderly	Small Families	Large Families (5+ persons)	Total Owners	
Extremely Low Income (0–30% AMI)	465	290	40	1,835	690	165	70	1,230	3,065
Cost Burden >30%	340	250	40	1,600	625	165	70	1,120	2,720
Very Low Income (31–50% AMI)*	425	320	40	1,375	930	105	45	1,250	2,625
Cost Burden >30%	370	250	40	1,225	585	105	20	855	2,080
Low Income (51–80% AMI)	330	450	65	2,085	965	455	110	1,810	3,895
Cost Burden >30%	310	290	10	1,610	425	355	55	980	2,590
Moderate and Above Moderate Income (81%+ AMI)	1,005	2,920	255	9,920	5,960	6,610	1,195	16,060	25,985
Cost Burden >30%	370	410	60	1,645	1,200	2,155	585	4,955	6,600
Total	***2,225***	***3,980***	***400***	***15,215***	***8,545***	***7,335***	***1,420***	***20,350***	***35,570***
Cost Burden >30%	***1,390***	***1,200***	***150***	***6,080***	***2,835***	***2,780***	***730***	***7,910***	***13,990***

SOURCE: 2005-2009 HUD CHAS Data based on 2005-2009 ACS

For planning purposes, the U.S. Department of Housing and Urban Development (HUD) uses Census data to develop special tabulations by HUD income group and special needs category. This data set is collectively known as the Comprehensive Housing Affordability Strategy (CHAS).

Housing Cost Burden

Housing cost burden occurs when the cost of a desired unit is greater than the monthly affordable rent or mortgage payment for that household. According to the 2005-2009 CHAS data, 39 percent of Newport Beach home owners and 40 percent of renter households had a housing cost burden (paying more than 30 percent of income on housing). This translates into 6,080 renter households and 7,910 owner households in the community.

Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. If the costs are high relative to the incomes, housing problems such as overcrowding and cost burden are more likely to occur. This section details the costs of housing in Newport Beach and examines the overall affordability of housing within the City.

Housing Sales Prices

County median home prices have reduced approximately 30 percent since the home prices peaked in June of 2007. However, home prices are increasing and remain high in Newport Beach compared with other cities in the County. According to DataQuick Information Systems, the median price of all homes and condominiums sold in 2011 in Newport Beach was $1,611,000 in Newport Coast, $1,387,500 in Corona del Mar, and $1,000,000 for the remaining parts of the City. On average, home prices in Newport Beach were the highest in the County, followed by $1,100,000 in Laguna Beach. Median home prices in other neighboring cities were $505,000 in Huntington Beach, $460,000 in Costa Mesa, and $540,250 in Irvine. The County median home price was $422,000.

As the sales data for homes in Newport Beach by Zip Code in November 2012 in Table H23 shows, housing prices in Newport Beach vary substantially by geographic area. The median price for single-family homes and condos ranges from $880,000 in Zip Code 92663 to $2,325,000 in Zip Code 92657.

Table H23 Single-Family and Condominium Home Sales, November 2012

Zip Code	Number of Sales	Median Price
Homes		
92625	23	$1,560,000
92660	49	$982,500
92661	11	$1,335,000
92662	3	$1,930,000
92663	32	$880,000
92657	26	$2,325,000

SOURCE: DataQuick, November 2012

Rental Costs

A survey of apartment units was conducted in November 2012 (Table H24). As shown, the average rental price for apartments in Newport Beach ranges from $1,941 for a one-bedroom, and up to $2,857 for a three-bedroom unit.

Table H24 Survey of Apartment Rental Listings in Newport Beach, 2012

Apartment Complex	*Studio*	*One Bedroom*	*Two Bedroom*	*Three Bedroom*
Baypointe	—	$2,020	$2,385	—
Bayport	—	$1,760	$2,090	—
Bayview	—	—	$2,155	$2,775
Baywood	—	$1,755	$2,060	$2,510
Mariner's Square	—	$2,020	$2,390	$2,585
Newport Bluffs	$1,650	$1,930	$2,295	$3,185
Newport North	$1,685	$1,670	$1,850	—
Promontory Point	—	$2,365	$2,480	—
The Colony	—	—	$3,230	—
Newport Ridge	—	$2,085	$2,415	—
Coronado at Newport	$1,168	$1,383	$1,806	—
Fairway at Big Canyon	—	$2,420	$2,588	$3,231
Average	**$1,501**	**$1,941**	**$2,312**	**$2,857**
Low	**$1,168**	**$1,383**	**$1,806**	**$2510**
High	**$1,685**	**$2,420**	**$3,230**	**$3,231**

SOURCE: Planning Division, November 2012

Ten mobile home parks are located within the community, with some of the units available as rental units. Discussion with management staff at some of the parks indicate that the rental rates for these units range significantly, from $675 up to $,4200 depending on the size and quality of the units and the location of the park within the community(Table H25).

Table H25 Mobile Home Parks		
Mobile Home Park (Site Address)	***Total # of Spaces***	***Rent/Month ($)***
Bayside Village 300 East Coast Highway	270	$1,750–$3,590
Beach and Bay 7204 W. Coast Highway	47	Current information unavailable
Cannery Village 700 Lido Park Drive (replaced with manufactured homes)	34	$1,950-3,800
Ebb Tide 1560 Placentia Avenue	86	$900-$1,300
Newport Sands 7000 W. Coast Highway	12	$1,367-$2,525
Harbor 1535 Superior Avenue	37	$675
Lido Peninsula Resort 710 Lido Park Drive	214	$1,595–$4,200
Marina Park* 1770 W. Balboa Blvd.	58	$1,500–$1,800
Newport Terrace 824 W. 15th St.	56	$1,000 plus utilities (ownership only)
Seacliffe Mobile Park** 890 West 15th Street	119	$1,400-$1,595
TOTAL(S): 10 Parks	***933***	***$675–$4,200***

SOURCE: Personal communication with managers of Mobile Home Parks. February 2013
*scheduled for closure
** Approved for closure but remaining open per personal communication with manager February 2013

Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing, based on the 2012 HUD median income of $85,300 for Orange County and current market prices in Newport Beach (Table H26). While the median household income in Newport Beach is higher than the County, a significant number of households in the City earn lower income levels. Specifically, 27 percent of households earned lower incomes (below 80 percent Orange County median household incomes). In addition, elderly and large family renter households had higher proportions of lower income levels than any other household type, indicating that finding affordable, adequately sized housing is difficult for these households.

Table H26 Housing Affordability Orange County 2012

Income Group	Annual Income [a]	Maximum Affordable Rental Payment [b]	Estimated Maximum Affordable Purchase Price [c]
Extremely Low			
1 person household	$20,250	$506.25	$60,750
2 person household	$23,150	$578.75	$69,450
4 person household	$28,900	$722.50	$86,700
6 person household	$33,550	$838.75	$100,650
Very Low			
1 person household	$33,750	$843.75	$101,250
2 person household	$38,550	$963.75	$115,650
4 person household	$48,150	$1,203.75	$144,450
6 person household	$55,900	$1,397.50	$167,700
Low			
1 person household	$53,950	$1,348.75	$161,850
2 person household	$61,650	$1,541.25	$184,950
4 person household	$77,050	$1,926.5	$231,150
6 person household	$89,400	$2,235	$268,200
Moderate			
1 person household	$71,650	$1,791.25	$214,950
2 person household	$81,900	$2,047.50	$245,700
4 person household	$102,350	$2,558.75	$307,050
6 person household	$118,750	$2,968.75	$356,250

a. Based on HUD/HCD 2012 Income Limits
b. Calculated as 30% of income, divided by 12 months
c. Calculated as no more than three times the buyer's income

- *Moderate-Income Households*—Moderate-income households earn 81 to 120 percent of the County's median household income. At 120 percent of the County's median income, moderate-income households are unable to afford any of the condominiums or single family homes sold in the City at current prices. With a maximum affordable rent payment of $1,791.25 to $2,968.75 per month, moderate-income households can afford the price of most of the market-rate rental units in the City listed on Table H26 and the affordable housing in the community listed on Table H12.
- *Low-Income Households*—Low-income households earn between 51 to 80 percent of the County's median household income. At 80 percent of the County's median income, low-income households are unable to afford any of the homes sold within the City and are limited to the rental market in Newport Beach. However, low-income households can only afford the rent of the affordable housing units in the community listed on Table H12, with the exception of a very limited amount of market-rate studios, one-bedroom apartment units, and some of the mobile home units for rent. Due to the limited supply of affordable housing units in the City, low-income households may have difficulty obtaining larger affordable rental units and often are subject to waiting lists. As a result, many low-income households within the City experience a housing cost burden greater than 30 percent of their annual income.

- *Very Low–Income and Extremely Low–Income Households*—Extremely low– and very low–income households earn 50 percent or less than the County's median family income and are also unable to purchase any market-rate homes or rent any market-rate apartment units in Newport Beach. Affordable/assisted units in the community are affordable to these households; however, due to the limited supply of affordable housing units in the City, these households may have difficulty obtaining affordable rental units and are often subject to waiting lists. As a result, many of these households within the City experience a housing cost burden greater than 30 percent of their annual income.

Overcrowding

A housing unit that is occupied by more than one person per room (excluding kitchens, bathrooms, hallways and porches) is defined by U.S. Department of Housing and Urban Development (HUD) as being overcrowded. A housing unit with more than 1.5 persons per room is considered to be severely overcrowded. The substantial reduction in the average household size in the City of Newport Beach in the last third of the twentieth century indicates the majority of City households are not overcrowded in terms of persons per dwelling unit.

The 2007-2011 American Community Survey data indicates that in Newport Beach, 90 (0.24 percent) owner-occupied units and 370 (2.2 percent) renter-occupied units included more than 1.01 persons per room and are considered overcrowded. There are 11 (less than 1 percent) owner-occupied units and 155 (1.1 percent) renter-occupied units were severely overcrowded with more than 1.5 persons per room. According to the 2007-2011 American Community Survey data, within Orange County as a whole, overcrowding rates are considerably higher compared to the City: Countywide 24,871 (4.2 Percent) owner-occupied units and 67,485 (17.2 percent) renter-occupied units included more than 1.01 persons per room and are considered overcrowded. Approximately 6,718 (1.1 percent) owner-occupied units and 27,909 (7.1 percent) renter-occupied units were severely overcrowded.

EMPLOYMENT TRENDS AND PROJECTIONS

A comparison of employment by industry between 2000 and 2010 is illustrated in Table H27. Employment has increased approximately 10 percent. The 2006-2010 U.S. Census American Community Survey estimates the total labor force among the Newport Beach population in 2010 was 46,135, of whom 44,109 were employed. Labor force is defined as the number of people 16 years of age and older (who reside within the City of Newport Beach) that are employed or are seeking employment.

The 2006-2010 U.S. Census American Community Survey estimates that the top eight industries within the City's labor market were as follows: professional services (8,985); finance, insurance and real estate (8,075); educational services and health care (7,223); retail trade (4,425); manufacturing (3,507); arts, entertainment, recreation, and food services (3,362); construction (2,123); and wholesale trade (2,058). The proportional diversification of industries has not changed significantly since 2000. There was a slight increase in the proportion of jobs related to professional services and financial, insurance, and real estate; conversely, there was a slight reduction in the proportion of jobs related to manufacturing and wholesales trade.

Newport Beach serves as a large employment center within the community and the County, including professional occupations associated with major office centers located within Newport Center and the

Airport Area as well as medical and research jobs associated within Hoag Hospital within the West Newport Mesa area. As a beachfront community, tourism is also a key component of Newport Beach's economy and lifestyle. As such, a number of jobs within the community are within the service sector. While many of the industries providing the largest number of jobs consist of higher paid occupations such as jobs within the professional, scientific and portions of the healthcare fields, there are also a number of lower-paid service jobs in the community such as jobs in the retail and food services. Most of these workers likely commute from places outside the City.

Table H28 presents the median salary by industry in 2010 for Newport Beach and Orange County. Overall, salaries were significantly higher in Newport Beach compared to Orange County, $81,647 and $50,410 respectively.

Table H27 Employment by Industry 2000-2010

	Newport Beach				Orange County
	2000[a]		2010[b]		2010[b]
Industry	Number	Percent of All Jobs	Number	Percent of All Jobs	Percent of All Jobs
Agriculture, Forestry, Fishing & Mining	41	0.1	153	0.3	0.5
Construction	1,959	4.9	2,123	4.8	6.6
Manufacturing	4,054	10.2	3,507	8.0	13.7
Wholesale Trade	2,097	5.3	2,058	4.7	4.1
Retail Trade	3,824	9.6	4,425	10.0	10.8
Transportation & Utilities	965	2.4	829	1.9	3.5
Information	1,442	3.6	1,075	2.4	2.2
Finance, Insurance & Real Estate	6,593	16.6	8,075	18.3	9.3
Professional Services	7,564	19.1	8,985	20.4	13.7
Education, Healthcare, & Social Services	6,372	16.1	7,223	16.4	17.8
Arts, Entertainment, Recreation, Accommodation, & Food	2,776	7.0	3,362	7.6	9.5
Public Administration	707	1.8	983	2.2	3.1
Other Services	1,296	3.3	1,311	3.0	5.2
Total	**39,690**	**100**	**44,109**	**100**	**100**

SOURCES:
a. 2000 Census
b. 2010 ACS 5-Year Estimates

Table H28 Median Earnings by Industry 2010		
Industry	*Newport Beach*	*Orange County*
Agriculture, Forestry, Fishing & Mining	$65,871	$28,239
Construction	$66,705	$47,736
Manufacturing	$98,681	$51,828
Wholesale Trade	$104,375	$53,122
Retail Trade	$62,609	$38,337
Transportation & Utilities	$59,263	$53,364
Information	$70,528	$64,104
Finance, Insurance & Real Estate	$99,635	$61,165
Professional Services	$89,327	$58,498
Education, Healthcare, & Social Services	$91,349	$52,149
Arts, Entertainment, Recreation, Accommodation, & Food	$34,453	$27,401
Public Administration	$78,611	$71,860
Other Services	$44,103	$31,445
SOURCES:2010 ACS 5-Year Estimates		

SPECIAL NEEDS POPULATION GROUPS

Certain segments of the population may have a more difficult time finding decent affordable housing due to special circumstances. The state of California defines "special needs" households as the elderly, disabled persons (including developmental disabilities), large families, female-headed households, farm workers, and the homeless. This Housing Element has included students in the "special needs" population.

Data from the 2010 Census of Population and Housing indicate the "special needs" population in Newport Beach most in need of affordable housing is senior citizens (those at least 65 years of age). A large percentage of Newport Beach senior citizens in 2010 had a work disability with a mobility or self-care limitation.

Students

Students attending the University of California, Irvine (UCI) or Orange Coast College (OCC) in Costa Mesa also reside in Newport Beach. The Student Housing Offices provide information to students on locating housing but students do not necessarily obtain housing through the offices. Also, Student Housing Offices have no way of tracking residences of students. The University of California, Irvine Housing Office conducts their services via an on-line website which provides general information on current housing listings to assist students in finding off-campus housing within the Orange County area. This information includes rental rates in Irvine, Newport Beach, Costa Mesa, and surrounding communities. Rental information specific to Newport Beach was not available. That study was based on number of rooms and made no distinction between apartments and homes. Rents then ranged from $1,050 per month for a studio, to $3,000 per month for a three bedroom, two-bath unit (Table H29):

Table H29 UCI Off-Campus Housing Office Housing Costs for Irvine, Newport Beach, and Surrounding Communities, 2012

Housing Type	*Cost*
Studio–1 bedroom, 1 bath	$1,050–$1,168
2 bedrooms, 1 bath	$1,800–$2,700
3 bedrooms, 2 bath	$2,250-$3,000

SOURCE: Anteater Housing Network Off-campus http://offcampus.housing.uci.edu/

Persons with Disabilities

According to the 2009-2011 American Community Survey, 6,194 persons in Newport Beach had a disability, comprising approximately 7.3 percent of the population 5 years and older. Disabilities are defined as mental, physical, or health conditions that last over 6 months. The proportion of individuals with disabilities increases with age. Approximately 3.6 percent of children and adolescents aged 5 to 17 had a disability, 4.1 percent of adults aged 18 to 64 and 23.3 percent of seniors.

The most prevalent public need for persons with disabilities is access to public places, housing and facilities.

Mobility impaired individuals require special housing or structural needs. These include, but are not limited to, wheelchair ramps, widened doorways, grab bars, and access ramps. Certain individuals may require housing that has access to health care facilities. From available Census data it is not possible to determine how many of these disabled persons need housing assistance; however, as of December 21, 2012, a total of 20 of the 127 low-income residents that relied on Section 8 rental assistance vouchers were reported to be disabled. The City has produced 2 units designed for handicapped occupancy in one of its rent restricted, financially assisted housing developments. Rental of these 2 units was restricted to allow use of Section 8 rental assistance Certificates or Vouchers. These units also are located in close proximity to the largest concentration of health care facilities within Newport Beach.

Persons with Developmental Disabilities

The term developmental disability refers to a severe and chronic disability that is attributable to a mental or physical impairment that begins before an individual reaches adulthood. These disabilities include intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions closely related to intellectual disability or requiring similar treatment. The State Department of Developmental Services (DDS) currently provides community-based services to approximately 266,304 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development

programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

According to the RCOC, as of December 2012, they serve between 17,500 and 18,000 individuals. Of those individuals, a total of 157 individuals currently reside in Newport Beach with more than half of them (87) under the age of 15, based on information provided by the RCOC.

Female Head of Household

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing, accessible and affordable day care, health care, and other supportive services. Female-headed households with children in particular, tend to have significantly lower incomes, lower rate of homeownership, and higher poverty levels than other types of households.

Data from the 2006-2010 U.S. Census American Community Survey estimates that there were 2,309 female-headed households with children under 18 years in Newport Beach. The data also revealed that 12.7 percent of these female-headed households with children were living below the poverty level[1]. However, the extent of poverty experienced by female-headed families in Newport Beach was significantly lower than the countywide rate of 24.4 percent.

Elderly

In 2010, the fastest growing segment of the County population was older adults (ages 65 and older). Federal regulations stipulate senior citizens are presumed to have "presumptive benefit" for *Americans with Disabilities Act* mandated provisions. Additionally, special housing needs of many elderly persons result from lower, fixed incomes, physical disabilities, and dependence needs.

Since 1960, the elderly population in Newport Beach has grown steadily, and there is no indication of this trend reversing. According to the 2010 Census, 16,162 persons in Newport Beach were aged 65 years and older representing 19 percent of the City's population. The percentage of older persons in the City is large compared to the region. In 2010, 11.6 percent of Orange County residents were 65 years of age or older. Due to aging "baby boomers," the 65 years and older age group has been, proportionately, the fastest growing segment of the total population in the previous two decades. The number of elderly can be expected to increase as persons between the ages of 35 and 64 continue to mature.

Many elderly persons residing in Newport Beach are long-time residents. However, many others have arrived more recently to pursue a retirement lifestyle suited to the area's attractive locale. Those persons in the latter category generally are well housed because their housing arrangement was chosen to match their retirement lifestyle and financial situation. Persons in the former category are more often living in houses purchased before real estate prices increased dramatically. Many of these individuals today would be unable to afford the house in which they are currently living. Furthermore, these homes may no longer match their housing needs regarding space, maintenance, and proximity to community facilities. Thus, persons living on low, fixed incomes may be "house rich" in terms of accumulated equity in their homes, but poorly served by the housing unit itself. In such cases, elderly

[1] Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who

residents may retain their houses only because they wish to remain in the community. Alternative living arrangements in the community, such as smaller units close to commercial and transportation facilities with some congregate services, would better serve the housing needs of this population segment.

According to the Housing and Urban Development (HUD) 2005-2009 CHAS data, of the 10,770 elderly households in the City of Newport Beach, 8,545 were owner-occupied and 2,225 were rental. These households represented 30.3 percent of the total households in the City. Of the elderly renter occupied households, 62.5 percent (1,390 persons) and 33.2 percent (2,835 persons) of elderly owner households had problems as defined by HUD[2]. According to CHAS data, approximately 55 percent of all elderly renter households and 30 percent of elderly owner households earned lower income levels (earned less than 80 percent of area median income).

2006-2010 U.S. Census American Community Survey estimates that 4.3 percent of elderly persons in the City were living below the federally established poverty line. Escalating housing costs, particularly in the rental housing market, severely impact housing affordability for the elderly because many of the elderly live on fixed incomes.

Many elderly residents in the City reside in mobile home parks. A number of long-time elderly residents live in older parks developed in the 1950s and 1960s. Others live in mobile home parks close to the bay that cater to the retirement lifestyle.

Assistance for low-income elderly is a high priority for the City of Newport Beach. Additionally, there are many social service programs whose clients include the elderly in Orange County. These include the Section 8 "Housing Voucher" programs administered by the Orange County Housing Authority, Meals on Wheels, and various social service programs provided by and through the City's OASIS Senior Center. A more detailed description of these programs is contained in Appendix H1 to this Housing Element.

Additionally, the Bayview Landing Senior Affordable Housing Project was constructed in 2004. With the exception of one "managers unit," all of the 120 units are designated for very low– and low-income seniors. This project received $1.5 million in funds from the City's "in-lieu" housing fund reserves. In addition, the City provided expedited permit processing, partial fee waivers of entitlement fees and substantial entitlement assistance.

Large Households

Families are defined as groups of persons related by blood, marriage, or adoption. Households represent all persons living together as groups, whether related or not. The City has identified large households as five or more persons. Table H30 shows distribution of number of persons per household as indicated in the 2010 U.S. Census and demonstrates the number of large households in the City of Newport Beach comprises only 5 percent of all Newport Beach households.

[2] Housing Problems as defined by HUD are as follows: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen facilities or plumbing.

Table H30 Persons per Household			
Number of Persons per Household	*Number of Households*	*Owner*	*Renter*
1	12,358	5,313	7,045
2	13,566	8,670	4,896
3	4,265	2,403	1,862
4	3,420	2,524	896
5	1,368	983	385
6	411	313	98
7+	182	153	29
Total Households	***38,570***	***20,359***	***15,211***

SOURCE: 2010 US Census

Homelessness

Homelessness continues to remain a growing issue in the United States. Factors that contributed to the increase in homelessness include a lack of housing affordable to low and moderate-income persons and families, loss of jobs, increases in the number of persons whose incomes fell below the poverty level, reductions in public subsidies to the poor, and de-institutionalization of the mentally ill.

Homelessness is a regional problem throughout Southern California. Homeless persons and families exist in every city and populated unincorporated area of Orange County. Due to the lack of accurate data regarding the homeless population, various organizations, institutions, and agencies often generate strikingly different estimates of homeless individuals/families.

On October 15, 2007, the state enacted SB 2, which amended State Housing Element Law. This legislation took effect January 1, 2008, and applies to the City's Housing Element. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without the need for CUP approval. The City also must identify a zone or zones that can accommodate at least one year-round emergency shelter. As part of the Zoning Code Update in 2010, the City added emergency shelters as a permitted use without the requirement of a use permit to the Private Institutions (PI) and Airport-Office (OA) zoning districts.

Housing Element law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development, describes an individual (not imprisoned or otherwise detained) who:

1. Lacks a fixed, regular, and adequate nighttime residence; and
2. Has a primary nighttime residence that is:
   - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
   - An institution that provides a temporary residence for individuals intended to be institutionalized; or
   - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (e.g., doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (e.g., living temporarily with family or friends.)

SB 2 requires an analysis of homeless persons and their families including the average number of persons lacking shelter and, wherever possible, the characteristics of their needs. As local data permits, a description of homeless population that is mentally ill, developmentally disabled, substance abusers, and victims of domestic violence, runaway and other homeless subpopulations should be included. The legislation does not specify how this data is to be collected, only that it should be included if data is available.

County Information

The County has developed and assists in funding a housing and service delivery system—the Continuum of Care—that responds to the needs of the region's homeless. The Orange County Continuum of Care was established through a community-based process to ensure the region's residents and homeless are empowered to effect changes in the existing social services system. For the past several years, leadership and coordination of Orange County's Continuum of Care (CoC) planning process has been the shared responsibility of OC Partnership, 2-1-1 Orange County and the OC Community Resources. This public - nonprofit partnership helps ensure comprehensive, regional coordination of efforts and resources to reduce the number of homeless and persons at risk of homelessness throughout Orange County. This group serves as the regional convener of the year-round CoC planning process and as a catalyst for the involvement of the public and private agencies that make-up the regional homeless system of care. This includes an Orange County Housing Management Information System (HMIS), Annual Housing Assessment Report (AHAR), and a Point-In-Time Count and Comprehensive Survey every other year consistent with HUD recommendations. All 34 cities within the County, including Newport Beach, as well as homeless service and housing providers, and other community groups provide support and participate in implementing the regional CoC.

According to the Orange County 2011 Homeless Census and Survey and Point-in-Time Count (2011 Survey and Count), there were approximately 6,939 unduplicated persons identified in shelters and on the streets of Orange County on January 22, 2011. This represents a 17percent decrease (or a decrease of 1,394 individuals) from the 2009 survey. The 2011 Survey and Count included data collected from shelter service providers and provided a count of the number of chronically homeless (street homeless) individuals that typically do not seek shelter. Approximately 24 percent of all homeless people in Orange County were chronically homeless. It is estimated that on any given day, Orange County has a chronically homeless population of approximately 1,651 persons. This represents a 56 percent decrease from 3,783 chronically homeless individuals in 2009. In 2011, HUD extended the definition of chronic homelessness to include families and 19 individuals were found to be in chronically homeless families.

According to the 2011 Survey and Count, it is estimated that 18,325 unduplicated persons experience homelessness annually in Orange County, which based on the 2010 Census, represents approximately 0.6 percent of Orange County's total population of 3,010,232 people. Data showed that a total of 574 homeless families with children under 18 years old were identified, a 19 percent increase from 481 homeless families in 2009. The data also showed that the number of persons in families with children

in Orange County increased by 124 percent (from 1,377 persons in 2009 to 1,708 persons in 2011). The most commonly cited cause of homelessness in both the 2009 and 2011 Survey and Count was job loss.

The 2011 Survey and Count provides valid and useful data; however, the count should be considered conservative since it is well known that even with a thorough methodology, many homeless individuals stay in locations were they cannot be seen or counted and further, many women, families, and children try to remain hidden for safety. Orange County has a total homeless shelter bed inventory of 3,832 year-round-beds comprised of 116 emergency shelter beds and 1,664 transitional shelter beds, and 1,378 permanent supportive housing beds. Additionally there are 907 seasonal emergency shelter beds. According to the 2010-2015 Orange County Consolidated Plan, there is an unmet homeless housing need of 4,478 beds for homeless individuals and 81 beds for families with children. The largest housing gap is for permanent supportive housing and emergency shelters for individuals. Additionally, the plan reported that there are unmet needs for individuals in the following categories (: , seriously mentally ill, veterans, persons with HIV/AIDS (7/69/75); victims of domestic violence, youth, and chronic substance abusers.

In January 2010, the Orange County Board of Supervisors approved the Draft Orange County Ten-Year Plan to End Homelessness and a Final Plan was adopted in January 2012. The Commission to End Homelessness provides oversight and accountability for the implementation of the goals and strategies. The overarching goal of the plan is to more strategically invest resources for a coordinated, efficient, and effective system and includes nine main goals: Goal 1-Prevent Homelessness - Ensure that no one in our community becomes homeless; Goal 2-Outreach to those who are homeless and at-risk of homelessness; Goal 3-Improve the efficacy of the emergency shelter and access system; Goal 4-Make strategic improvements in the transitional housing system; Goal 5-Develop permanent housing options linked to a range of supportive services; Goal 6-Ensure that people have the right resources, programs, and services to remain housed; Goal 7-Improve data systems to provide timely, accurate data that can be used to define the need for housing and related services and to measure outcomes; Goal 8-Develop the systems and organizational structures to provide oversight and accountability; Goal 9-Advocate for community support, social policy, and systemic changes necessary to succeed. Quarterly reports are provided on the status of the Ten-Year Plan and the Commission's progress to implement the goals and strategies. The main goals of 2012 were: 1) Continuing the development of a web-based database to deliver accurate and timely performance, and capacity information on the Orange County homeless system of care; 2) Engaging the majority of community stakeholders, primarily service providers, in owning the results of, and actively participating in, the implementation of the Ten-Year Plan; and 3) Establishing a year-round emergency shelter to replace the current seasonal Armory Emergency Shelter Program.

Local Need

The regional nature of the homelessness problem makes it challenging for Newport Beach to define and serve its fair share of the homeless population. With a population of approximately 85,186 residents within the County of Orange (a County with 3 million people and thirty-four municipalities) Newport Beach does not control either the movement of homeless people across its boundaries or the county-level resources that are needed to help people leave homelessness. While the Orange County 2011 Homeless Census and Survey and Point-in-Time Count estimated that 18,325 unduplicated persons experience homelessness annually in the County, this data did not provide information on homelessness per City.

The 2010 U.S. Census did not identify any homeless persons in the City of Newport Beach. However, according to the Newport Beach Police Department, approximately 10 to 15 homeless individuals are visible on a regular basis within the community, particularly around Balboa Peninsula and on Superior Avenue. The majority of this population is single males. Although the Police Department does not keep statistics, they note that there tends to be a higher number of homeless people around the beach areas during the warmer summer months.[3]

OC Partnership works directly with nearly 200 agencies by serving as a liaison between nonprofits, local, state, and federal government agencies and other private and public funding sources. According to the 2011 Orange County Partnership, Annual Housing Assessment Report, of the 2,667 unduplicated homeless and at-risk clients that have been enrolled in Orange County programs, 14 clients have listed Newport Beach as their last know permanent address.[4] (Service providers most often utilized "last city of residence" as the means to determine a client's city of residency for reporting purposes).

To help ascertain the characteristics of the City's homeless and at-risk population, contact was made with groups that provide assistance to persons in need of emergency shelter and assistance. The agencies that provide housing and other services for the homeless in the region include the Orange County Housing Authority, Serving People In Need (SPIN), Families Forward, Human Options, Colette's Children's Home, and others. Detailed descriptions of services offered by these agencies are contained in Appendix H1 to this element.

Services provided to the homeless population of Newport Beach are as follows:

- Serving People In Need (SPIN) operates a housing program for low income families with children, Guided Assistance to Permanent Placement Housing Program (GAPP), that provides initial housing costs, rent to prevent eviction, and proven cost effective case management and guidance, professional counseling and monitoring which moves the families from unstable housing and living situations and empowers them to become reliable, self-sufficient contributors to the community on a permanent basis. SPIN serves between 5 and 6 homeless families and individuals with housing assistance each year in Newport Beach and between 50 to 60 with various support services. SPIN staff indicated that the need in Orange County for families with children and individuals has increased due to the economic downturn.
- Colette's Children's Home (CCH) provides shelter for homeless women and children throughout Orange County. CCH operates seven shelters in Orange County. Since 1998, CCH has served over 1,400 women and children. CCH indicates that approximately 20 requests have originated from women and children in Newport Beach.
- Human Options, which provides housing and services for women and children in Orange County that deal with the effects of domestic violence, estimates that of the 2,000 persons per year that receive housing and counseling services, about 40 to 50 are from Newport Beach. Services provided by Human Options include crisis intervention and individual counseling, legal advocacy, personal empowerment programs, and parenting education. According to Human Options, the number of women and children seeking services per year increased in 2009, but since has been consistently between 40 and 50.[5] In the 2011-2012 fiscal year 14 unduplicated

[3] Sgt. Evan Sailer. Newport Beach Police Department. December 2012.
[4] 2011 Orange County Homeless Census and Survey Comprehensive Report.
[5] Human Options, Personal Communication. January 2013.

residents of Newport Beach received services and additionally, 32 residents were accommodated at the Human Options emergency shelter and transitional shelter.

- Families Forward, helps families in need achieve and maintain self-sufficiency through food, housing, counseling, education, and other support services. Families Forward Transitional Housing Program is a decentralized, service-enriched transitional housing program for Orange County homeless families with minor-aged children. The program serves homeless families whose last city of residence was within Orange County. For the 2011-2012 fiscal year, Families Forward Transitional Housing served 166 clients, 4 of which are listed as previously living in Newport Beach. The program anticipates serving 150 clients in the 2012-2013 fiscal year.
- According to the Orange County Department of Education, which collects data on the number of youth and homeless children in Orange County, of the 502,195 students enrolled in public schools (K-12) in Orange County in 2011/12, 28,625[6] are defined as homeless. The number of homeless students breaks down as follows: 26,113 housed in doubled/tripled-up conditions due to economic hardship (excluding cultural reasons); 1,034 living in shelters; 1,323 living in hotels/motels; and 155 unsheltered. Of this total number of homeless students, 344 were enrolled in the Newport-Mesa Unified School District, which serves Newport Beach and Costa Mesa. Discussion with the Newport-Mesa School District indicates that in the 2012/13 school year, 255 homeless children were enrolled in the Newport-Mesa Unified school district and approximately 42 (16 percent) of these students are enrolled in Newport Beach schools.

Based on the service records provided by agencies that provide housing and other services for the homeless in Newport Beach, and conversations with Newport Beach Police Department and Newport-Mesa School District, an annual estimate of 133 homeless persons from Newport Beach utilize emergency shelters or services over the course of one year. It should be noted that this is a conservatively high estimate in that a number of the individuals may be receiving assistance from multiple service providers, and therefore, may be counted more than once.

Conversations with local service providers also indicate that, while the number of homeless in the City is difficult to quantify, there is a growing number of "at-risk" individuals that are having trouble meeting rising rental and mortgage prices. These persons are not visibly homeless but have difficulty finding and affording housing in Newport Beach. These include senior households that require help with one-time rental assistance or singles and families that live within the City. Due to the downturn in the mortgage and building industry, there are a growing number of individuals who have lost their jobs or have had a reduction in employment hours and have difficulty making their mortgage payments and other bills. These individuals often request financial or service assistance.[7,8]

The City's strategy to address homelessness in Newport Beach is to adopt the regional homeless priorities and strategies, listed herein, as its own. The City will continue to work with the area's Continuum of Care (CoC) providers to address the CoC priorities and goals and will continue to have an active participation in the County's Continuum of Care program including the Ten Year Plan to End Homelessness

[6] The Federal Department of Education defines a student homeless if they live in any of the following conditions: doubled/tripled up due to economic reasons/hardship, (i.e. lost home/apartment due to foreclosure, job lose, not due to cultural preferences), shelters, motels/hotels, and/or unsheltered (i.e. cars, parks, campgrounds, etc.)

[7] Serving People in Need (SPIN). Personal Communication. January 2013.

[8] Families Forward: Transitional Housing Program. Personal Communication. January 2013.

In addition, the City continues to utilize CDBG funds to support local and regional homeless and at-risk homeless providers (Appendix H1). No emergency shelters or transitional homeless facilities are located within the community. However, a number of homeless facilities are located in nearby communities. These facilities are listed also within Appendix H1. Pursuant to SB2 requirements, the Zoning Code update added emergency shelters as a permitted use without the requirement of a conditional use permit approval to the PI and OA zoning districts.

Farm Workers

The special housing needs of farm workers result from low wages and the seasonal nature of their employment. The 2006-2010 U.S. Census American Community Survey estimates farm workers comprised of less than 1 percent (approx. 149) of the population in Newport Beach and less than 1 percent of the County population. Therefore, demand for housing generated by farm workers in the City was nominal and could be addressed adequately by overall housing affordability programs in the City and the County. This remains the case in the City of Newport Beach.

HOUSING NEEDS

2014-2021 RHNA Allocation

In accordance with State Housing Element law, the Southern California Association of Governments (SCAG) has prepared a Regional Housing Needs Assessment (RHNA) to identify the housing need for each jurisdiction within the SCAG region. This assessment was prepared for the 2014–2021 period. The RHNA allocates Newport Beach's share of housing units required to satisfy housing needs resulting from projected growth in the region. To accommodate projected growth in the region, SCAG estimates the City needs to target its housing unit production to accommodate five new housing units. State law requires SCAG to distribute new units on the basis of income to avoid further impaction of localities with relatively high proportions of low-income households. Table H31 indicates future need for housing in Newport Beach for the 2014-2021 planning period and its distribution by income group as calculated by the RHNA.

Table H31 Construction Need by Income, 2014–2021

Very Low	*Low*	*Moderate*	*Above Moderate*	*Total*
1	1	1	2	5
20%	20%	20%	40%	100%

SOURCE: Southern California Association of Governments, 2012

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

In 2006, the City completed a comprehensive update of its General Plan including an update of the Land Use Element. The General Plan recognizes that most of the City will be conserved with its existing patterns of uses and establishes policies for their protection and long-term maintenance. However, the General Plan identifies several areas where land use changes may be anticipated over time, including new residential opportunities. Other than Banning Ranch, this would occur within existing developed areas of the City as infill and replacement of previously permitted retail and office development capacity. These sites can realistically provide an attainable opportunity to create approximately 4,612 new housing units in the community, (up to 3,237 units excluding the Banning Ranch area).

In accordance with Government Code Section 65583(a)(3) and 65583.2, the following section of the Housing Element provides an inventory and description of land determined suitable for residential development that can realistically be developed within the planning period. A detailed, parcel-specific analysis, inventory, and maps of available and suitable sites (Sites Analysis and Inventory) have been prepared and are included as Appendix H3. The Sites Analysis and Inventory is organized by the key opportunity areas within City (i.e Banning Ranch, Corona del Mar, West Newport Mesa, Mariner's Mile, Balboa Peninsula, Dover Dr./Westcliff Dr., Newport Center, and the Airport Area).

The Sites Analysis and Inventory demonstrates the sites are currently available and unconstrained so as to provide realistic housing opportunities prior to October 2021 (the end of the planning period). A methodology describing the site selection process and calculations of achievable and realistic densities is included within the Sites Analysis and Inventory. To demonstrate the realistic development viability of the sites, the analysis also discusses: (1) whether appropriate zoning is in place; (2) the applicable development limits/densities and their impact on projected development capacity and affordability; (3) existing constraints including any known environmental issues; and (4) the availability of existing and planned public service capacity levels.

Since a limited amount of vacant land remains in the community, future housing development would primarily be achieved through infill and reuse of sites with existing, underdeveloped or underutilized land uses. Table H32 summarizes the total residential development capacities identified in Sites Analysis and Inventory for each of the potential housing opportunity areas in the City. A general description and maps of each of the housing opportunity areas follows the table.

Table H32 Sites Analysis and Inventory Summary

Areas	General Plan Designation	Zoning Designation	Realistic Dwelling Unit Capacity*	Density (du/acre) or Development Limit
			VACANT	
Banning Ranch	RV and OS	Planned Community (PC)	1,375	Maximum development limit of 1,375 du.
Corona del Mar	RM	RM	6	Development limit of 8 du permitted
			INFILL/MIXED-USE	
John Wayne Airport Area	MU-H2	Planned Community (PC)	2061	30 du/ac minimum and 50 du/ac maximum. ** Development limit of 2,200 du permitted as replacement of existing uses (550 du permitted as infill)
Newport Center	MU-H3 and RM	Planned Community (PC)	608	Development limit of 608 du permitted as infill
Mariners' Mile	MU-W1 and MU-H1	MU-W1 and MU-MM	232	MU-W-1: ■ Mixed-Use FAR: 1.0 , with 0.5 for residential ■ Multi-Family Residential: 12 du/acre (50% of site) MU-MM: ■ Mixed-Use: FAR 1.5, with 1.0 for residential
West Newport Mesa	RM	RM	71	18 du/ac
Dover Dr./ Westcliff Dr.	MU-H1	MU-DW	89	MU-DW: FAR 1.5, with 1.0 for residential
Balboa Peninsula Area			170	
Lido Marina Village	MU-W2 and RM (20/ac)	MU-W2 and (RM 2178)	62	MU-W2: FAR 1.5 , with 0.8 for residential RM (20 du/acre)
Cannery Village	MU-H4 MU-W2	MU-CV/15th St. and MU-W2	55	MU-CV/15th St.: ■ Mixed-Use: FAR 1.5, with 1.0 for residential ■ Multi-Family: 20.1 to 26.7 du/net acre MU-W2: ■ Mixed-Use: FAR 1.25, with 0.75 for residential
Balboa Village	MU-V	MU-V	14	MU-V: FAR 1.5, with 1.0 for residential
McFadden Square	MU-W2	MU-W2	39	MU-W2: FAR: 1.25, with 0.75 for residential
Total			***4,612***	

SOURCE: City of Newport Beach Planning Division, General Plan, and Sites Analysis and Inventory

MU-H1 = Mixed-Use(MU) - Horizontal 1 MU-H2 = MU - Horizontal 2 MU-H3 = MU - Horizontal 3 MU-H4 = MU - Horizontal 4	MU-W1, MU-W2 = MU - Water 1, 2 MU-MM, MU-DW = MU - Mariners Mile, MU-Dover Westcliff MU-CV/15th St. = MU-Cannery Village/15th St.	MU-V = MU-Vertical RM = Multiple-Family Residential RV = Residential Village, OS = Open Space PC = Planned Community

* Capacities reflect potential net increase in dwelling units above existing uses. As explained in detail within the Sites Analysis and Inventory, realistic capacities were based on average densities of actual constructed, permitted, or proposed projects within the City and accurately reflect achievable housing units. For example, although mixed-use designations permit densities of up to 26.7 du/ac, realistic capacities were calculated using 16 du/ac, based on actual mixed-use projects constructed within the City.

** Pursuant to Government Code Section 65583.2, a minimum density of 30 du/ac shall be deemed appropriate to accommodate housing for lower-income households for urbanized areas.

Vacant Sites

Banning Ranch

Located within the City's Sphere of Influence in the western-most portion of the Newport Beach Planning Area, the Banning Ranch area encompasses approximately 518 acres, of which 465 acres (including 47 acres of water features) are under the jurisdiction of Orange County and 53 acres are within the jurisdiction of the City of Newport Beach. The site is located within the coastal zone boundary and is subject to the provisions of the Orange County Local Coastal Program (LCP). However, the site is referred to as a "white hole," because neither the City's nor the County's LCP provides land use designations for the Banning Ranch area (Figure H1).

The Land Use Element prioritizes the retention of the Banning Ranch property as open space, consolidating existing oil operations, restored upland wetlands and habitat, and a community park. However, due to the significant cost of purchasing the site and habitat restoration, a large amount of revenue would need to be generated to help fund preservation of the majority of the property as open space. Should the property not be acquired for open space, the Land Use Element considers the possible development of a mixed-density residential village that would include open space, convenience commercial, and small hotel uses. The Land Use Element designates the Banning Ranch Area as Open Space (OS) and Residential Village (RV). This designation provides for the development of a planned residential community that integrates up to 1,375 single-family detached, single-family attached, two family, and/or multi-family residential units with supporting schools, parks, community services, local-serving convenience commercial uses and services, and open spaces.

On July 23, 2012, the City approved an application filed by Newport Banning Ranch, LLC for a proposed planned community on a 401.1 gross-acre project site for development of 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, approximately 51.4 gross-acres of parklands, and approximately 252.3 gross-acres of permanent open space. The project will require the approval of a coastal development permit by the California Coastal Commission. Newport Banning Ranch LLC submitted their application to the California Coastal Commission in January 2013. The review by Coastal Commission staff is expected to take a minimum of 1 to 3 years.

Corona del Mar

The Corona del Mar corridor extends along Coast Highway between Avocado Avenue and Hazel Drive. It is developed with commercial uses and specialty shops that primarily serve adjoining residential neighborhoods. Among the area's primary uses are restaurants, home furnishing stores, and miscellaneous apparel and professional offices. Almost half of the commercial uses are located in multi-tenant buildings with retail on the ground floor and office uses above. Other uses include the Sherman Library and Gardens, a research library and botanical garden open to the public, and an assisted-living residential complex. Within the corridor, the General Plan land use designations include Corridor Commercial (CC) with an FAR of 0.75 and Multiple Residential (RM). Per the Land Use Element up to 8 dwelling units may be accommodated on an RM parcel that are currently occupied by a dirt parking lot (Figure H2). On January 3, 2013, the City approved an application that allows development of the site with six detached condominiums above a common subterranean parking structure. As a condition of approval, the project is required to pay an in-lieu housing fee to the City in the amount of approximately $123,000. Construction of the project is expected to occur in 2014.

Infill/Reuse Opportunity Areas

West Newport Mesa

The West Newport Mesa area contains a mixture of residential, office, commercial, industrial, and public uses. It is immediately abutted by Hoag Hospital, a major employment center. The General Plan identifies the opportunity to develop new, complementary uses such as residential, medical offices and other facilities supporting Hoag Hospital. In addition, providing well-planned residential neighborhoods will enable residents to live close to their jobs and reduce commutes to outlying areas. Residential uses within this area are permitted under the Multiple Family Residential land use designation at up to 18 dwelling units per acre, including several new opportunity sites that were previously designated for office and industrial uses (Figure H3). Based on the Sites Analysis and Inventory, approximately 71 new residential units could realistically be developed as new and replacement housing.

Mariners' Mile

Mariners' Mile is a heavily traveled segment of Coast Highway extending from the Arches Bridge on the west to Dover Drive on the east. It is developed with a mix of highway-oriented retail and marine related commercial uses. The latter are primarily concentrated on bay-fronting properties and include boat sales and storage, sailing schools, marinas, visitor-serving restaurants, and comparable uses. The General Plan identifies Mariners' Mile as a location appropriate for mixed-use development integrating residential and commercial or office space. Land use designations for Mariners' Mile include Mixed-Use Water 1 (MU-W1), Mixed-Use Horizontal 1 (MU-H1) and General Commercial (CG) (Figure H4).

On the inland side of Coast Highway, land is designated as Mixed-Use Horizontal 1 (MU-H1), and General Commercial (CG-0.3 and CG-0.5) to accommodate a mix of visitor and local-serving retail commercial, residential, and public uses. Coast Highway frontages shall be developed for marine-related and highway-oriented general commercial uses, and properties located on interior streets may be developed for free-standing neighborhood-serving retail, multi-family residential units, or mixed-use buildings that integrate residential with retail uses on the ground floor. The floor area ratio of mixed-use buildings is 1.5 with a maximum commercial floor area to land ratio of 0.5 and a maximum of 1.0 for residential uses.

Bayfronting properties along Mariners' Mile are designated MU-W1 which permits the inter-mixing of marine-related and residential uses. Permitted uses include multi-family residential, mixed-use, and commercial activities. Residential uses are permitted on parcels with a minimum frontage of 200 lineal feet where a minimum of 50 percent of the permitted square footage shall be devoted to nonresidential uses. The floor area ratio of mixed-use buildings is 1.0. Multi-family residential densities are 12 units per adjusted gross acre, with the number of units calculated on a maximum of 50 percent of the property.

Based on the residential capacities calculated within the Sites Inventory Analysis, approximately 232 new residential units could realistically be developed in Mariner's Mile as new and replacement housing.

Balboa Peninsula Area

The Balboa Peninsula area is comprised of a series of coastal districts linked by the Newport Boulevard/Balboa Boulevard commercial and residential corridor. These include Lido Village, Cannery Village, McFadden Square, and Balboa Village. The General Plan identifies the potential for new mixed-use development within these areas (Figure H5 and Figure H6).

Cannery Village

Cannery Village is the historic center of the City's commercial fishing and boating industry and contains a mix of small shops, art galleries, professional offices, and service establishments. Recent redevelopment activity within this area has been composed of new residential and mixed-use development such as Cannery Lofts, a 22-unit live/work project. All of these units were market-rate, loft-style ownership units. Older developments include some single-family residential units combined with commercial uses on single lots. The updated Land Use Element designates the Cannery Village Area as Mixed-Use Horizontal 4 (MU-H4) and Mixed-Use Water 2 (MU-W2). The intent of the MU-H4 land use category is to create a distinct district or neighborhood containing multi-family homes with clusters of mixed-use and/or commercial buildings at intersections. Mixed-use buildings are permissible throughout the area. Density ranges for multi-family residential uses are 20.1 to 26.7 units per net acre. Mixed-use parcels have a maximum floor area ratio of 1.5 with a maximum floor area to land area ratio of 0.5 for commercial and maximum of 1.0 for residential uses.

The MU-W2 designation applies to waterfront parcels within Cannery Village. Permitted uses include mixed-use structures that vertically integrate housing within retail uses, where the ground floor shall be restricted to retail and other pedestrian-active uses along the street frontage and/or the upper floors used for residential units or nonresidential uses including retail and office. Mixed-use parcels have a maximum floor area ratio of 1.25 with a maximum floor area to land ratio of 0.35 for commercial and a maximum of 0.75 for residential purposes. The average size of parcels designated as MU-W2 and MU-H4 in Cannery Village 0.08 acre or 3,840 square feet.

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 55 new residential units could realistically be developed in Cannery Village as new and replacement housing.

Lido Village

Lido Village is primarily developed with commercial uses including a grocery store, restaurants, salons, home furnishings, apparel, and other specialty shops. It also includes Lido Marina Village, a pedestrian-oriented waterfront development that includes visitor-serving commercial uses, specialty stores, and marine uses. The guiding General Plan goal for Lido Village is to create a mixture of land uses within a pedestrian-oriented village environment. To facilitate these uses, a portion of the Lido Village General Plan subarea has been designated as Mixed-Use Water 2 (MU-W2) and Multiple Residential (RM(20/ac)). The MU-W2 designation applies to waterfront parcels. Permitted uses include mixed-use structures that vertically integrate housing with retail uses, where the ground floor shall be restricted to retail and other pedestrian-active uses along the street frontage and/or the upper floors used for residential units or nonresidential uses including retail and office. Mixed-use parcels within the Lido Village area have a maximum floor area ratio of 1.5 with a maximum commercial floor area of 0.7 and a maximum of 0.8 for residential purposes. This translates to a maximum density of 26.7 dwelling units per acre for mixed-use projects. The RM(20/ac) designation is intended to

provide multi-family residential development containing attached or detached dwelling units up to 20 dwelling units per acre (Figure H6).

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 62 new residential units could realistically be developed in Lido Village as new and replacement housing.

McFadden Square

McFadden Square surrounds the Newport Pier and extends between the ocean front and harbor. Commercial land uses are largely concentrated in the strips along Balboa and Newport Boulevards, with residential along the ocean front and marine-related uses fronting the harbor. Numerous visitor-serving uses include restaurants, beach hotels, tourist-oriented shops (t-shirt shops, bike rentals, and surf shops), as well as service operations and facilities that serve the Peninsula. Historically, the area has been known for its marine-related industries such as shipbuilding and repair facilities and boat storage on the harbor. Much of the McFadden Square area is pedestrian-oriented, with storefronts facing the street, the presence of signage at a pedestrian scale, and outdoor furniture, providing a pleasant environment for visitors. The Land Use Element identifies a portion of McFadden Square as Mixed-Use Water 2 (MU-W2). This designation is applied to waterfront locations in which marine-related uses may be intermixed with mixed-use buildings that integrate housing with ground level retail. The floor area ratio for mixed-use buildings is 1.25, with a minimum floor area ratio of 0.35 and maximum of 0.75 for residential uses.

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 39 new residential units could realistically be developed in McFadden Square as new and replacement housing.

Balboa Village

Balboa Village has served as the center for recreational and social activities on the Peninsula. Many of the existing land uses include retail uses and are visitor-oriented and seasonal in nature. The Balboa Village core is surrounded by residences, with isolated pockets of commercial uses scattered along Balboa Boulevard. Balboa Village and the greater Peninsula have experienced a transition to year-round residential occupancy while the visitor-serving uses have continued. The General Plan designates a portion of the Village Core area as Mixed-Use Vertical (MU-V) which provides for the development of mixed-use structures that vertically integrate retail commercial, and office or related functions on the ground floor and the upper floors used for residential units. Non-residential uses are also permitted including office and commercial activities. The floor area ratio for mixed-use buildings is 1.5; with a floor area ratio of 0.35 to 0.5 for commercial and maximum of 1.0 for residential uses. The average size of parcels designated as MU-V in Balboa Village 0.10 acre or 4,356 square feet.

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 14 new residential units could realistically be developed in Balboa Village as new and replacement housing.

Dover Drive/Westcliff Drive

The General Plan identifies several properties located at the southwest corner of the intersection of Dover Drive and Westcliff Drive as a location appropriate for mixed-use development where residential is integrated with retail or office uses on the ground floor (Figure H8). The land use

designation for this area is Mixed-Use Horizontal 1 (MU-H1). The MU-H1 designation provides for the horizontal intermixing of uses, including the development of free-standing multi-family residential units. These properties were previously designated for administrative and professional office use and are currently developed as such, with the exception of one property that is currently developed with a church. The floor area ratio of mixed-use buildings is 1.5 with a maximum commercial floor area to land ratio of 0.5 and a maximum of 1.0 for residential uses.

Based on the Sites Analysis and Inventory, approximately 89 new residential units could realistically be developed as new and replacement housing.

Newport Center

Newport Center is a regional center of business and commerce that includes major retail, professional office, entertainment, recreation, and housing in a master planned mixed-use development. Fashion Island, a regional shopping center, forms the nucleus of Newport Center (Figure H8).

The General Plan identifies the goal of creating a successful mixed-use district that integrates economic and commercial centers serving the needs of Newport Beach residents and the sub-region, with expanded opportunities for residential development. The Land Use Element creates a new residential land use designation of Mixed-Use Horizontal 3 (MU-H3) on the northern portion of the subarea. The MU-H designation provides for the horizontal intermixing of regional commercial office, hotel, multi-family residential, and ancillary commercial uses.

The Irvine Company (TIC) is the main land owner/developer in the Newport Center area. A Planned Community Development Plan (North Newport Center PC) for TIC owned property within the Newport Center area was approved in December 2007 and amended in August of 2012. The North Newport Center PC area comprises approximately 158.4 acres along San Joaquin Hills Road and Newport Center Drive, and consists of seven sub-areas. This Development Plan allows for the diversification of land uses in order to encourage new and original uses consistent with the Mixed-Use concept as established in the General Plan, including the development of 445 of the permitted 450 mixed-use units. As part of the amendment approved in 2012, an additional 79 residential units were approved for construction with North Newport Center as a result of the conversion and transfer of 79 un-built hotel units from the Newport Beach Marriot site in Newport Center. As a result of the amendment, the Development Plan now allows for the total construction of up to 524 residential units within the San Joaquin Plaza sub-area. The development plan and accompanying text sets forth the property development standards that govern development within the PC area. These standards include requirements for site coverage, building heights, setback line designations, off-street parking, vehicular access, signage, lighting, storage, screening and landscaping. To facilitate the development of the housing and provide considerable flexibility, maximum building height is set at 65 feet and no maximum density limit was established, but rather maximum development limit of 524 dwelling units was set.

The remaining five residential units authorized by the General Plan in Newport Center were entitled for development at the Newport Beach Country Club site.

In addition to the mixed-use infill units available for development with the MU-H3 designated properties in Newport Center, the General Plan includes a development opportunity for 79 multi-family residential (RM) dwelling units. A 79-unit condominium project (Santa Barbara

Condominiums) was approved by the City in 2006 and the California Coastal Commission in 2007; Phase 1 of the project is anticipated to begin construction by summer of 2013.

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 608 new residential units could realistically be developed in Newport Center as new housing.

John Wayne Airport Area

The Airport Area encompasses the properties abutting and east of John Wayne Airport (JWA) and is in close proximity to the Irvine Business Complex and University of California, Irvine (Figure H9). Existing uses include research and development, office, high technology, industrial and commercial uses. Development in the Airport Area is restricted due to the noise impacts of JWA. Much of the southwestern portion of the area is located in the JWA Airport Environs Land Use Plan (AELUP) 65 dBA CNEL, which is unsuitable for residential and other "noise-sensitive" uses. Additionally, building heights are restricted for aviation safety.

The General Plan provides for the maintenance and limited expansion of the currently developed mix of uses. Additionally, it identifies this Area as one of the greatest opportunities in the community to create new residential neighborhoods including workforce housing, through the replacement of existing uses and new construction on underutilized surface parking lots.

The housing capacity for the John Wayne Airport planning area was determined by the maximum permissible new automobile trips that could be generated for the statistical area in which it is located (Figure LU3 statistical area L4), in compliance with City Charter Section 423 and Measure S. Land Use Element Policy LU 6.15.5 allocates a maximum of 2,200 housing units in areas designated as Mixed-Use Horizontal 2 (MU-H2) on the General Plan land use diagram (Figure H1 and Figure H2). The MU-H2 designation provides for the horizontal intermixing of uses, including the development of free-standing multi-family residential units. Housing and mixed-use areas are not located within areas exposed to noise levels of 65 dBA CNEL and higher. All of the units may be developed as replacement of existing uses, while a maximum of 550 of the total may be developed as infill on existing surface parking lots with the latter replaced in parking structures.

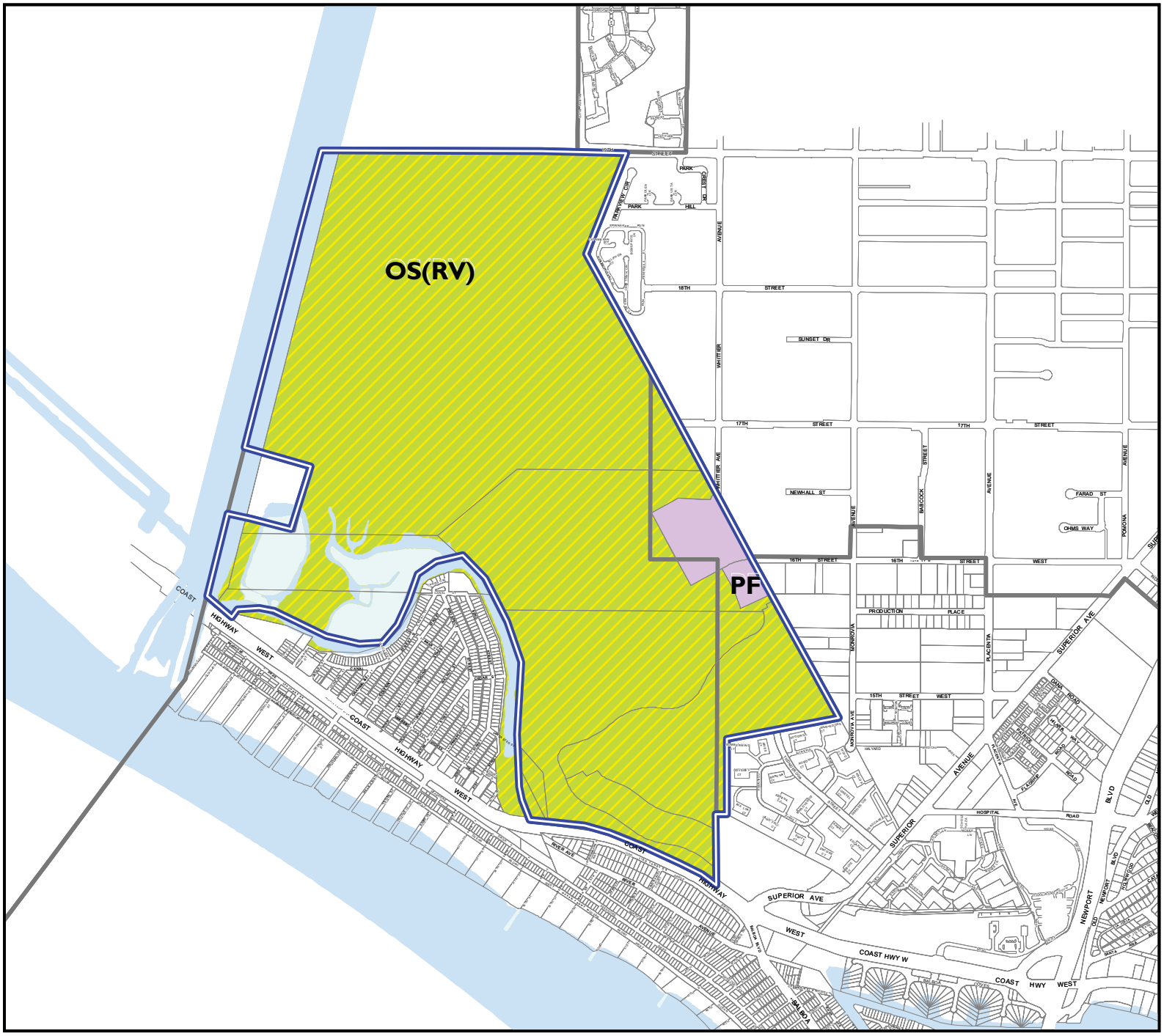
Land Use Element Policy LU 6.15.7 stipulates that residential units be developed at a maximum density of 50 units per acre and minimum density of 30 units per acre. The MU-H2 district contains approximately 207 acres, which, if fully redeveloped, would yield 6,210 to 10,350 units and would considerably exceed the limits imposed by Policy LU 6.15.5. Conversion of the entire area designated for housing is unlikely due to the presence of existing viable office, industrial, and retail uses. For the purposes of determining a realistic level of potential development, the Sites Inventory and Analysis evaluates existing uses to determine which of those properties are underutilized and may be subject to conversion. Additionally, the owners of a number of properties approached the City and expressed interest in redeveloping these sites for housing. Based on these analyses and input, areas considered highly suitable for change are depicted on Figure H10, which depicts a series of clustered residential "villages." Potential housing units include a mix of building types ranging from townhomes to high-rises to accommodate a variety of household types and incomes.

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 2,061 new residential units could realistically be developed in the Airport Area as new and replacement housing at the minimum required density of 30 units per acre.

Conclusion

As demonstrated in Table H32, the City has sufficient sites to accommodate the City's the 2014-2021 RHNA allocation. These sites realistically provide the opportunity to create approximately 4,612 new housing units in the community, (up to 3,237 units excluding the Banning Ranch area), significantly exceeding the combined future housing need of five dwellings. In addition, all of the new residential units will be subject to the provisions of the City's inclusionary housing program, ensuring that a portion of these units are ultimately developed for affordable housing or contribute to the City Affordable Housing Fund. In addition to providing sites to accommodate RHNA, the City's goal over the planning period is for an average of 15 percent of all new housing units to be affordable to very low–, low-, and moderate-income households.

The City of Newport Beach is not a residential developer and, therefore, must rely on private developers or organizations that have the capacity to develop, acquire, and manage affordable housing developments. Given the allowed densities of between 30 and 50 dwelling units per acre, the John Wayne Airport Area has the greatest potential to accommodate development of lower-income housing in the City.



CITY of NEWPORT BEACH
GENERAL PLAN
Figure H1
BANNING RANCH

City Boundary

Land Use Element Sub - Area

Land Uses

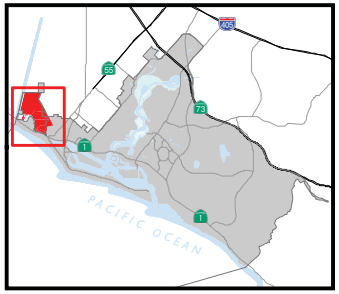
Housing Opportunties

OS(RV) - Open Space/ Residential Village

Other Land Uses

PF - Public Facilities

* Development Footprint to be determined by State and Federal Permitting Agencies



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Source: City of Newport Beach and EIP Associates

PROJECT NUMBER: 10579-01

Date:

Figure_H01_Banning_Ranch.mxd August/2010

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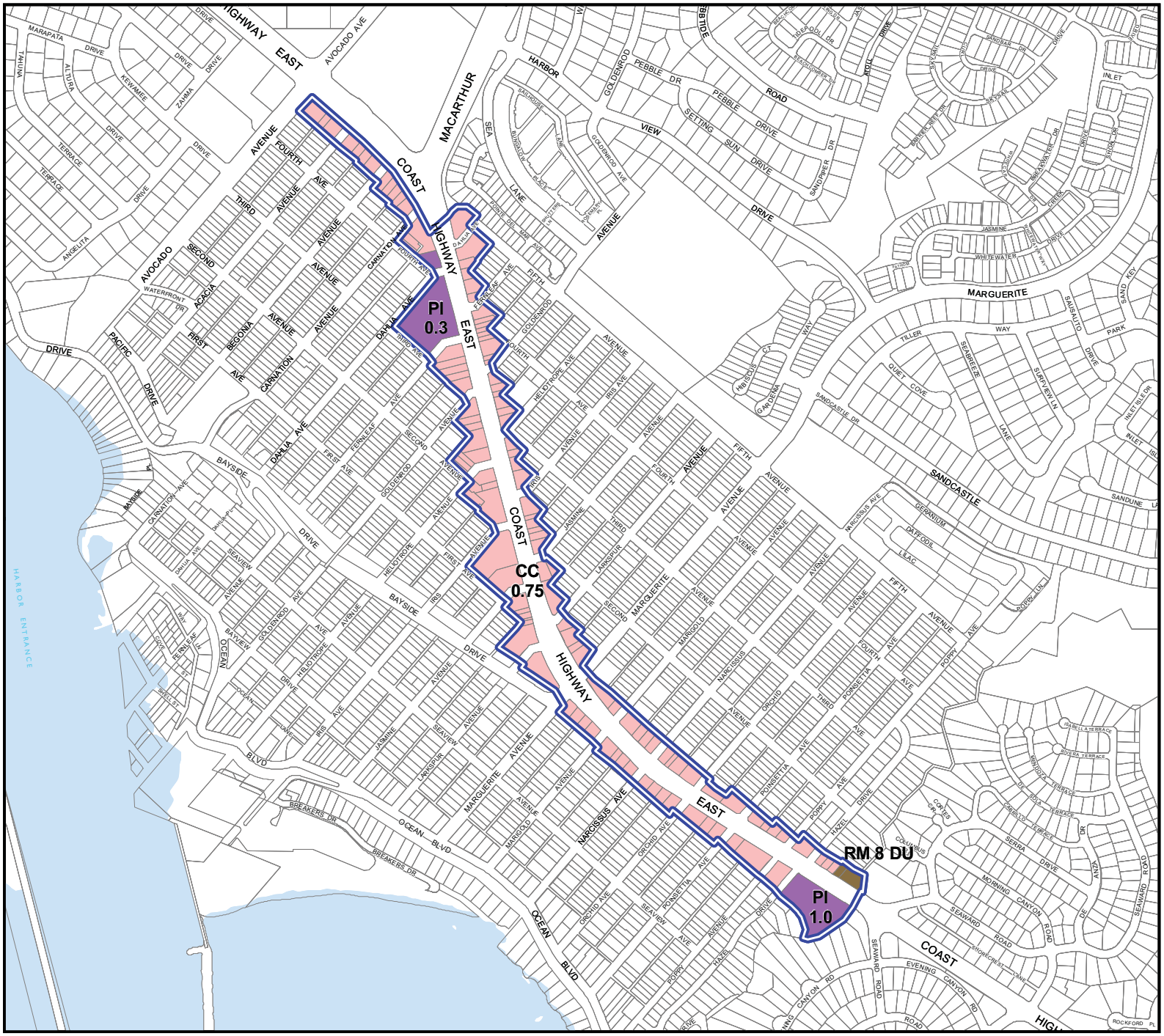


CITY of NEWPORT BEACH
GENERAL PLAN

Figure H2
CORONA DEL MAR

Land Use Element
Sub - Area

Land Uses

Housing Opportunities

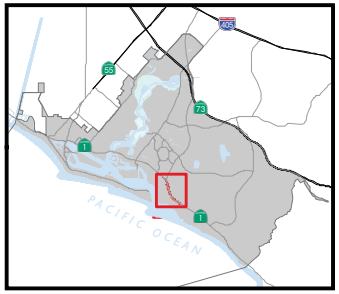
RM - Multi-Unit Residential

Other Land Uses

CC - Corridor Commercial

PI - Private Institutions

PF - Public Facilities



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Source: City of Newport Beach and EIP Associates

PROJECT NUMBER: 10579-01

Date:

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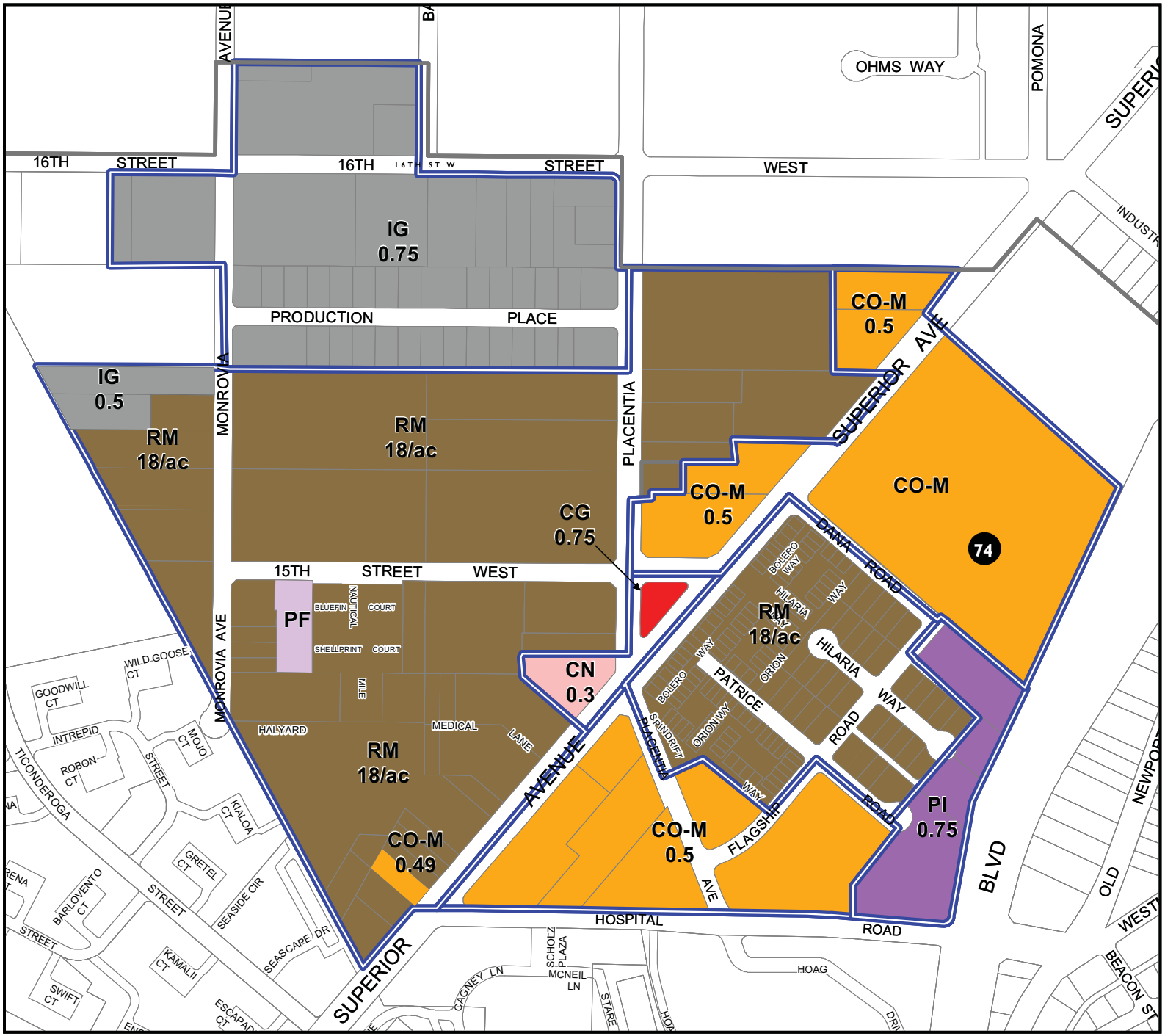


CITY of NEWPORT BEACH
GENERAL PLAN
Figure H4
WEST NEWPORT MESA

City Boundary

Land Use Element Sub-Area

Land Uses

Housing Opportunities

RM - Multi-Unit Residential

Other Land Uses

CG- General Commercial

CN - Neighborhood Commercial

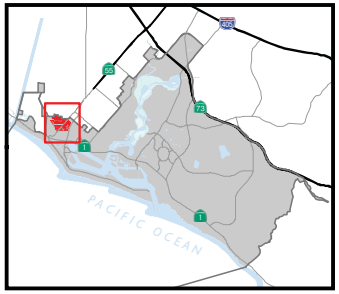
CO-M - Medical Office

IG - Industrial

PI - Private Institutions

PF - Public Facilities

Refer to Table LU2



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PROJECT NUMBER: 10579-01

Date:

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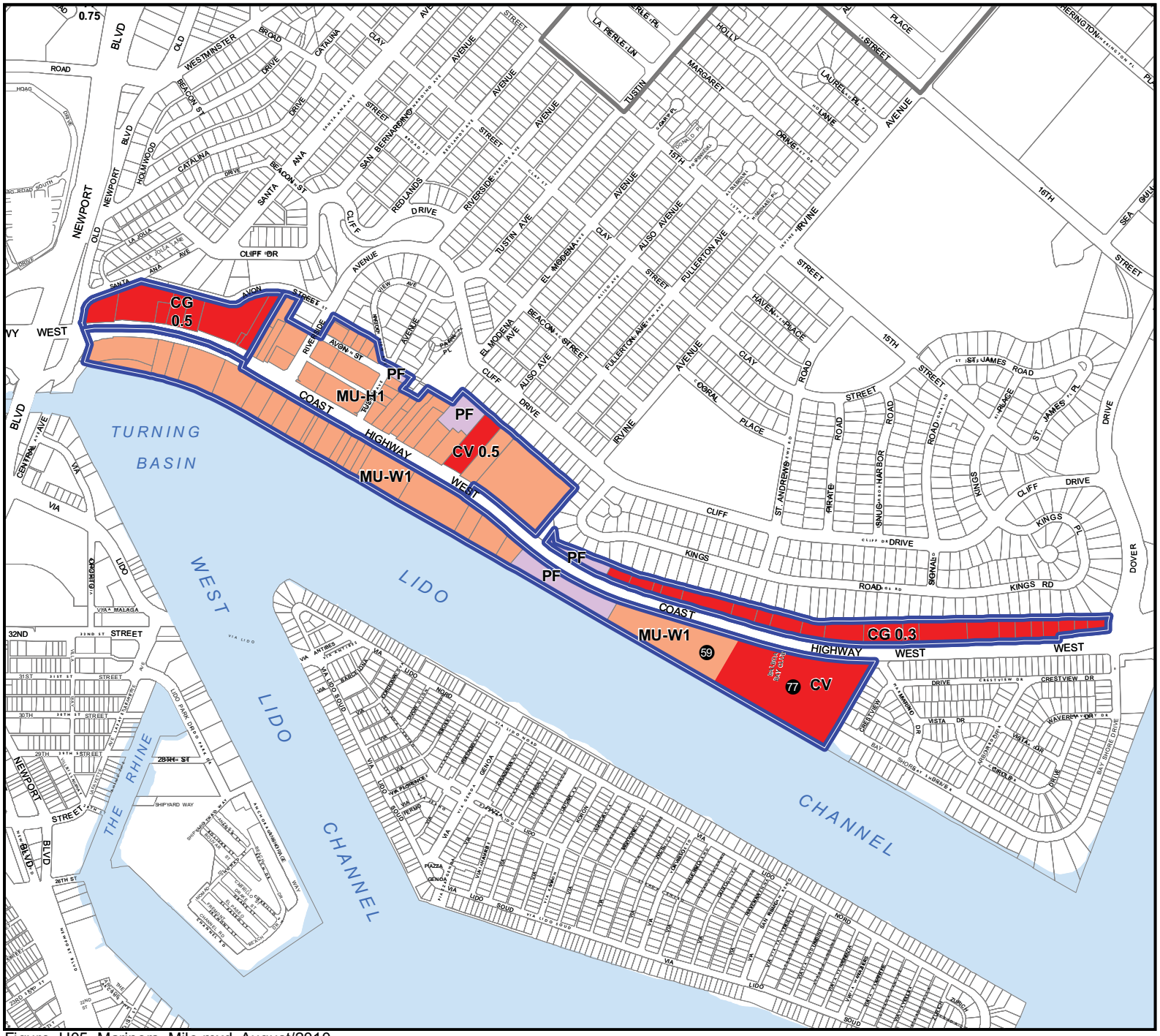


CITY of NEWPORT BEACH
GENERAL PLAN
Figure H5
MARINER'S MILE

City Boundary

Land Use Element Sub-Area

Land Uses

Housing Opportunities

MU-H1 - Mixed-Use Horizontal

MU-W1 - Mixed-Use Water Related

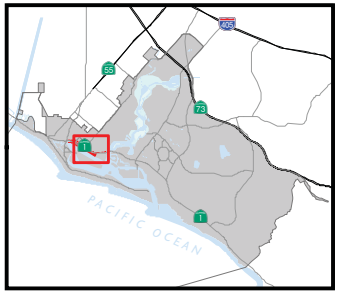
Other Land Uses

CG - General Commercial

CV - Visitor Serving Commercial

PF - Public Facilities

Refer to Table LU2



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Source: City of Newport Beach and EIP Associates

PROJECT NUMBER: 10579-01

Date:

Figure_H05_Mariners_Mile.mxd August/2010

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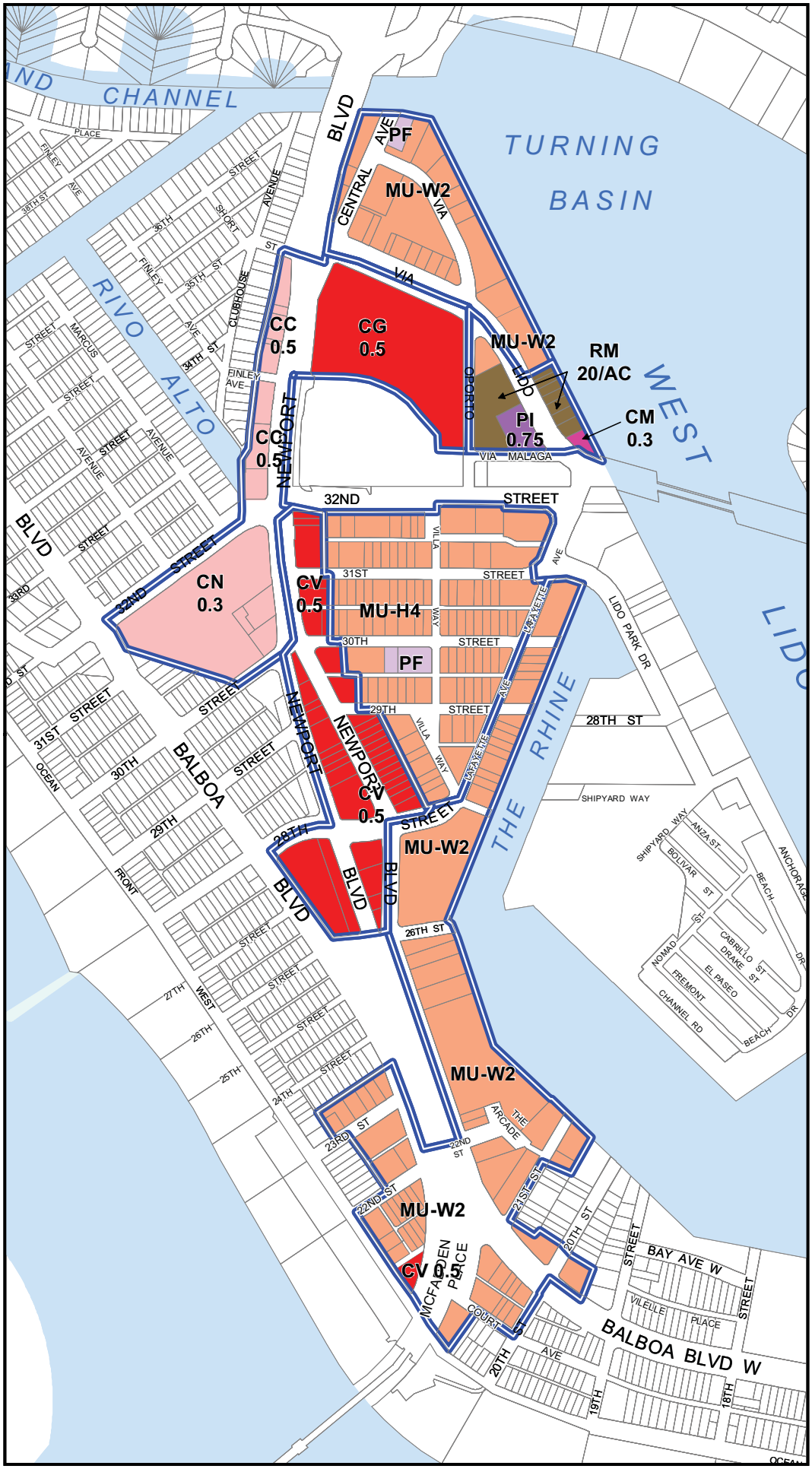


CITY of NEWPORT BEACH
GENERAL PLAN
Figure H6
BALBOA PENINSULA
LIDO VILLAGE/
CANNERY VILLAGE/
MC FADDEN SQUARE

Land Use Element Sub-Area

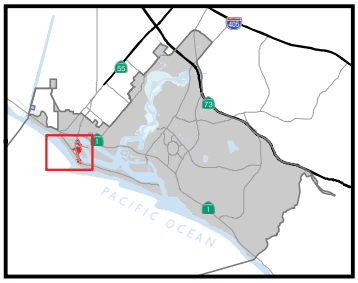
Land Uses

Housing Opportunities

- MU-H4 - Mixed-Use Horizontal
- MU-W2 - Mixed-Use Water Related
- RM - Residential Multi-Unit

Other Land Uses

- CC - Corridor Commercial
- CN - Neighborhood Commercial
- CV - Visitor Serving Commercial
- CG - General Commercial
- CM - Recreational and Marine Commercial
- PI - Private Institutions
- PF - Public Facilities



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Source: City of Newport Beach and EIP Associates
PROJECT NUMBER: 10579-01
Date:

Figure_H06_Balboa_Peninsula.mxd March / 2013

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CITY of NEWPORT BEACH
GENERAL PLAN
Figure H7
BALBOA VILLAGE

Land Use Element Sub-Area

Land Uses

Housing Opportunities

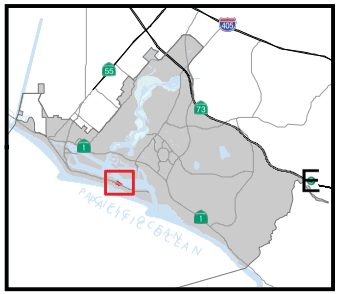
MU-V - Mixed-Use Vertical

RT- Two-Unit Residential

Other Land Uses

CV- Visitor Serving Commercial

PI - Private Institutions



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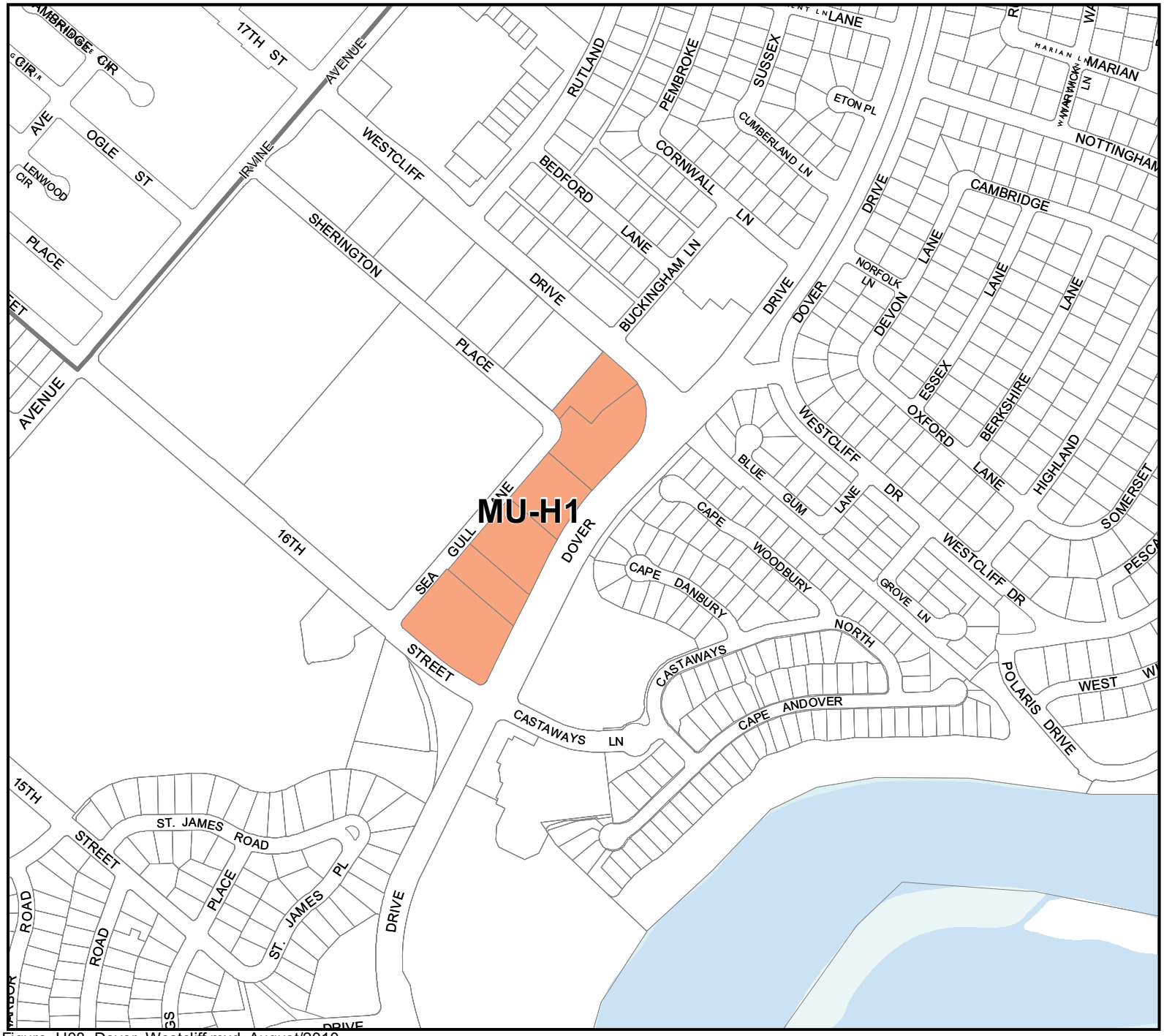


CITY of NEWPORT BEACH
GENERAL PLAN
Figure H8
DOVER / WESTCLIFF DR

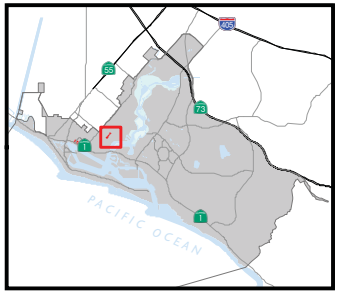
Legend

City Boundary

Land Use

Housing Opportunities

MU-H1 - Mixed-Use Horizontal



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Source: City of Newport Beach and EIP Associates

PROJECT NUMBER: 10579-01

Date:

Figure_H08_Dover_Westcliff.mxd August/2010

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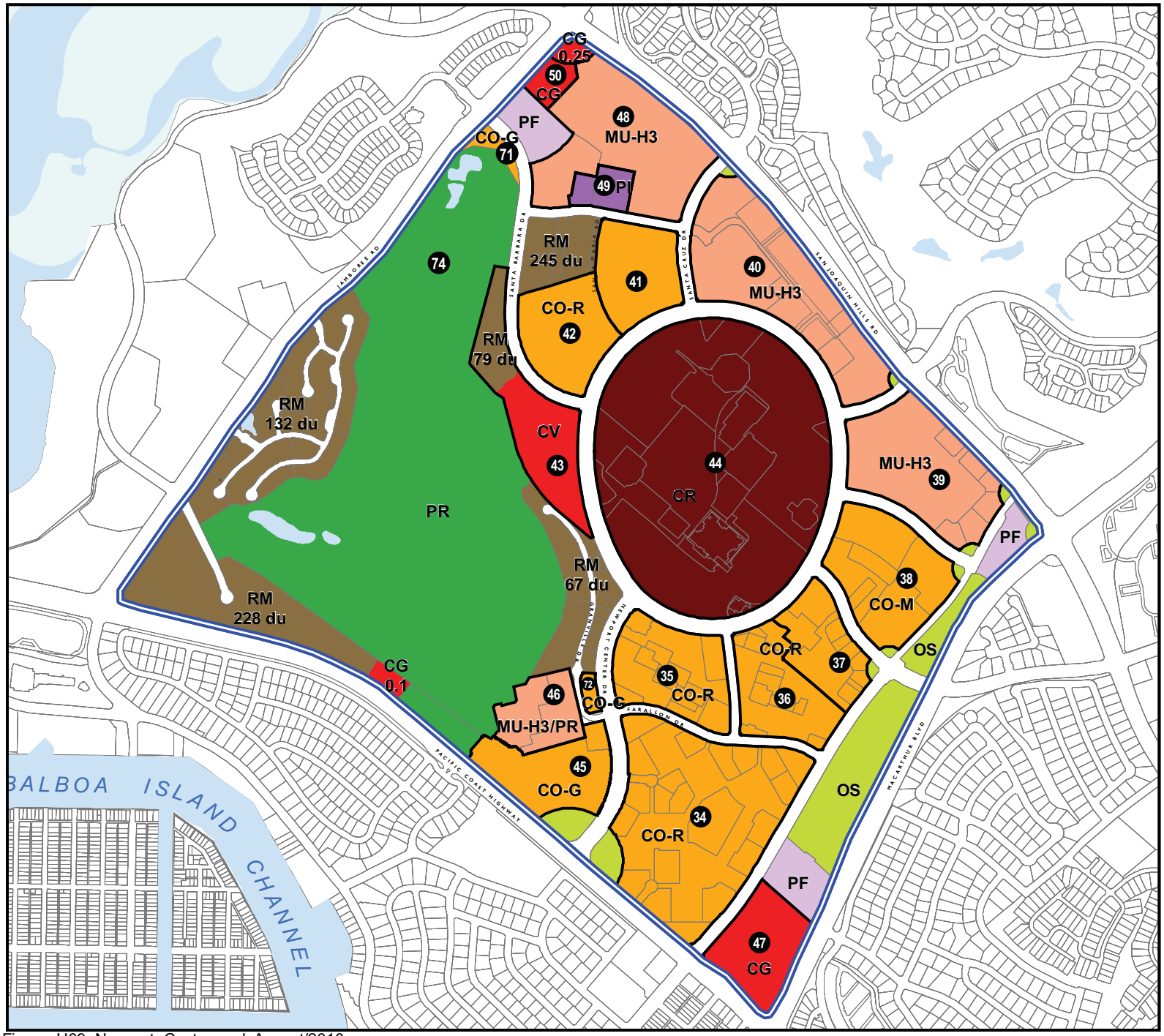


CITY of NEWPORT BEACH
GENERAL PLAN
Figure H9
NEWPORT CENTER/
FASHION ISLAND

Land Use Element Sub-Area

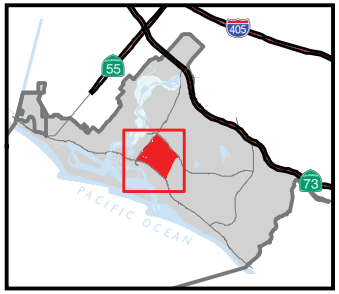
Land Uses

Housing Opportunities

- MU-H3 - Mixed Use Horizontal
- RM - Multi-Unit Residential

Other Land Uses

- CG - General Commercial
- CV - Visitor Serving Commercial
- CR - Regional Commercial
- CO-G - General Office
- CO-M - Medical Office
- CO-R - Regional Office
- PI - Private Institutions
- PF - Public Facilities
- OS - Open Space
- PR - Parks and Recreation
- Refer to Table LU2



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Source: City of Newport Beach and EIP Associates

PROJECT NUMBER: 10579-01

Date:

Figure_H09_Newport_Center.mxd August/2010

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CITY of NEWPORT BEACH
GENERAL PLAN
FIGURE H10
AIRPORT AREA

City Boundary

Land Use Element Sub-Area

Conceptual Development Plan Area

65 CNEL Noise Contour

Land Use

Housing Opportunities

MU-H2 - Mixed Use Horizontal

Other Land Uses

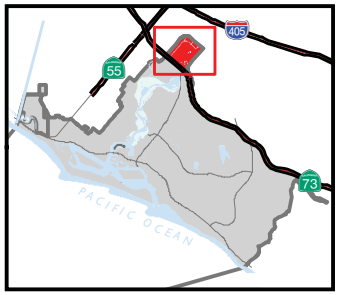
CG - General Commercial

AO - Airport Office

CO-G - General Office

PF - Public Facilities

Refer to Table LU2



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Source: City of Newport Beach and EIP Associates

PROJECT NUMBER: 10579-01

Date: 09/14/06

Figure_H10_Airport_Area.mxd August/2010

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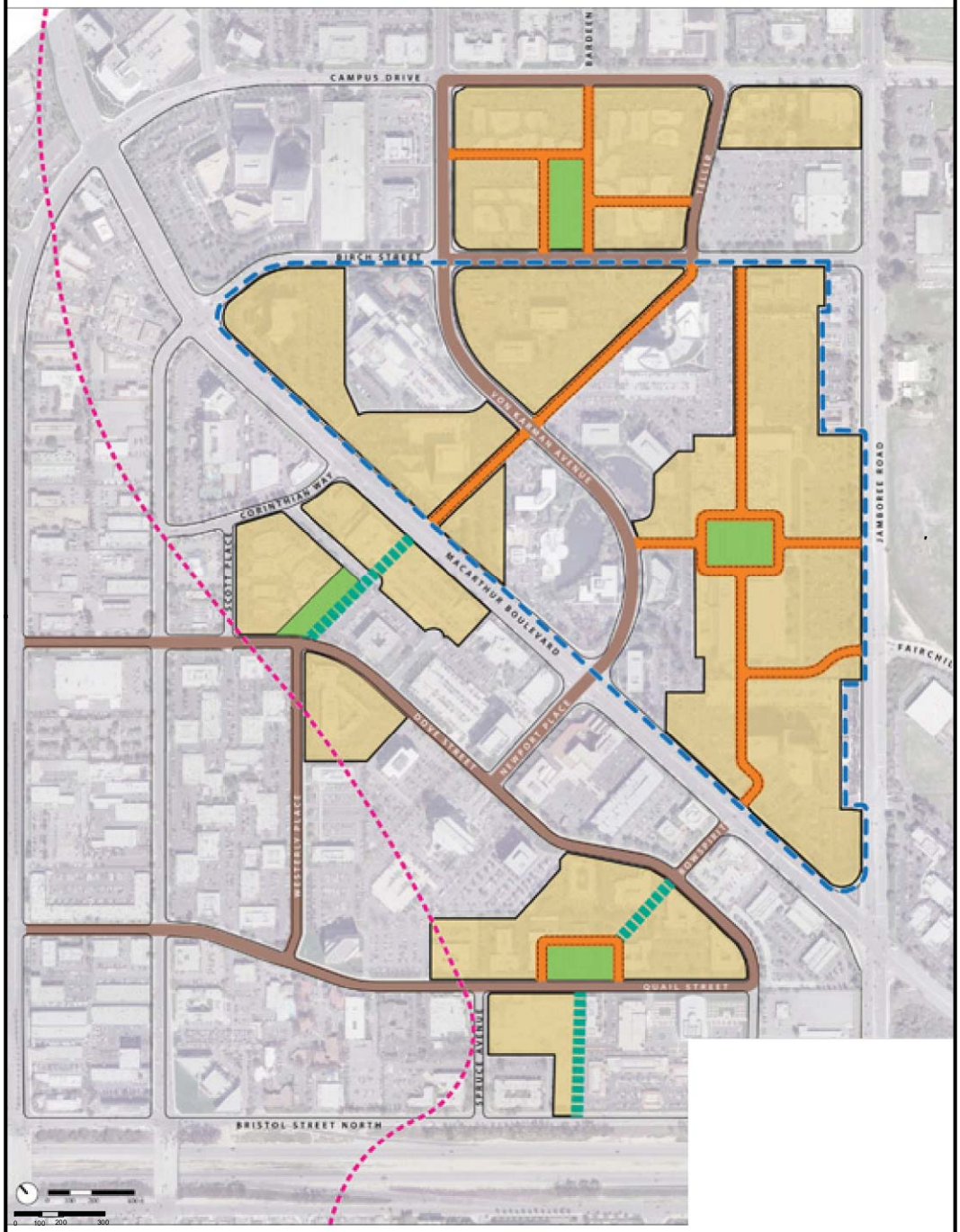
CITY of NEWPORT BEACH
GENERAL PLAN

Figure H11
AIRPORT AREA RESIDENTIAL VILLAGES ILLUSTRATIVE CONCEPT DIAGRAM



OPPORTUNITY SITES
PROPOSED OPEN SPACES
IMPROVED RESIDENTIAL STREETS
PROPOSED RESIDENTIAL STREETS
PROPOSED PEDESTRIAN WAYS
65 CNEL NOISE CONTOUR*
CONCEPTUAL PLAN REQUIRED

* The 65 CNEL Noise Contour is shown for illustrative purposes only.

0 100 200 300

Source: ROMA Design Group
PROJECT NUMBER: 10579-01
Date: 08/03/06

EIP ASSOCIATES

Figure_H11_Airport_Area_Concept_Diagram.mxd July/2007

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SITES TO ACCOMMODATE THE RHNA FOR LOWER-INCOME HOUSEHOLDS

Given the allowed densities of between 30 and 50 dwelling units per acre, the John Wayne Airport Area has the greatest potential to accommodate the development of lower-income housing in the City. Pursuant to Government Code Section 65583.2, a minimum density of 30 du/ac shall be deemed appropriate to accommodate housing for lower-income households for urbanized areas. The City's 2014-2024 RHNA allocation results in a total lower-income housing need of only two dwelling units. However, the following analysis was prepared in support of the City's lower-income housing need identified in the previous 2006-2014 Housing Element and remains relevant to illustrate the significant opportunity that continues to exist in the City for lower-income housing development. In addition to the information provided within the Sites Analysis and Inventory, this section of the Housing Element analyzes how the existing uses, land-use regulations, and parcel sizes impact the viability of this strategy to accommodate lower-income households within the planning period.

Non-Vacant Sites

The General Plan provides for the maintenance and limited expansion of the currently developed mix of research and development, office, high technology, industrial and commercial uses with the Airport Area; however, the General Plan also identifies this area as one of the greatest opportunities in the City to create new residential neighborhoods through the replacement of existing uses and new construction on underutilized parking lots. The fact that these properties are currently developed with existing uses should not be viewed as an impediment to new residential development. With high land values in Newport Beach and a strong demand for housing, the feasibility for infill and reuse of these sites within the Airport Area is supported by several factors:

- Irvine Business Complex- The Airport Area shares many similarities and borders the Irvine Business Complex (IBC) located in the City of Irvine. Similar to the Airport Area, the IBC was developed in the 1970's solely as a commercial and industrial center; however, the IBC has increasingly experienced redevelopment in the form of residential and mixed-use housing. Market forces have increased housing and mixed-use development in the IBC. Various tilt-up industrial buildings have been demolished over the years and reconstructed with high-density apartments and condominiums. According to City of Irvine staff reports, a number of factors have created an impetus for the IBC to transition from a predominately low density office and industrial park to an urban, mixed-use center. These factors include; 1) a strong residential market demand combined with a lack of available land in the region for new housing; 2) an existing stock of aging, low density tilt-up industrial buildings; and 3) a key location at the confluence of several freeways and regional circulation systems. Given the similar location of the Airport Area and high land values in Newport Beach, these same factors that have influenced the development in the IBC also influence development in the Airport Area.

- To determine the market feasibility of units developed at densities prescribed for the Airport Area, housing development densities in the adjoining IBC were reviewed. Data indicated that units constructed have averaged 50 units per acre; therefore, it can reasonably be expected that redevelopment of existing non-vacant sites within the Airport Area is feasible given a similar density limit.

- Several property owners and developers have approached and are currently processing applications with the City of Newport Beach to request consideration for new housing development, such as owners of the Uptown Newport site (formerly referred to as Conexant) where development on 25 of the total 26.9 acres has been proposed. The Uptown Newport project would result in the demolition and replacement of 441,127 square feet of existing industrial and office buildings with a residential and mixed-use development. Utilizing a density bonus, a total of 1,244 housing units, consisting of approximately 1,060 market-rate units and 184 affordable units (depending on final target income level) would be developed. In addition, 11,500 square feet of neighborhood-serving uses, a Central Park and two pocket parks totaling two acres, and required parking would be developed in a pedestrian-friendly village. The project was approved by the City Council on March 13, 2013. Implementation of this project is expected to occur over two phases, with the first phase anticipated to begin in late 2013 and the second phase beginning in 2017. To the west of Uptown Newport, property owners of the Koll Center Newport are in the process of preparing a Planned Community Development Plan amendment for submission to develop 260 infill housing units within the approximately 25 acres of surface parking areas; public hearings are anticipated for late 2015.

- Not all 207 acres of MU-H2 properties within the Airport Area are required to be redeveloped to achieve the maximum development limit of 2,220 units. Based on the Sites Analysis and Inventory, cumulatively, areas determined as strong candidates for redevelopment contain approximately 96 acres. Only 44 acres would be required to be redeveloped at the maximum density (50 du/ac) and 73 acres at the minimum density (30 du/ac) to achieve the maximum development limit of 2,200 units. Housing development, however, is likely to occur as both infill and re-development as evidenced by submittal of applications by property owners such as Koll and Uptown Newport.

Lot Consolidation

The General Plan provides policies for the orderly evolution of the Airport Area from a single purpose business park to a mixed-use district with cohesive residential villages integrated within the fabric of office, industrial, retail, and airport-related business. The goal of the General Plan is to create livable neighborhoods with a strong sense of place and community. General Plan policies indicate that residential villages shall be centered on neighborhood parks interconnected by pedestrian walkways with a mix of housing types and buildings at a sufficient scale to achieve a complete neighborhood. In formulating General Plan policies, it was important that residential development not occur on a "piecemeal" basis, but rather there must be sufficient critical mass to enable each increment of housing to stand alone as a viable and livable neighborhood. Therefore, the General Plan establishes several policies that set forth criteria for the configuration and design of new residential villages in the Airport Area. Specifically, General Plan Policy LU 6.15.6 defines standards for the development of cohesive and integrated neighborhoods. It stipulates that residential neighborhoods shall contain a minimum of 10 contiguous acres centered on a neighborhood park and other amenities. The first phase of residential development in each village shall be at least five gross acres, exclusive of rights-of-ways.

The Uptown Newport and Koll parcels are large in area, 26.9 acres and 25 acres respectively, and are therefore not constrained by the minimum 10-acre site requirements. The Uptown Newport parcels are identified as Potential Residential Village Site 4 and the Koll parcels are identified as Potential Residential Village Site 3 in the Sites Analysis and Inventory. The other two potential residential

villages identified within the Sites Analysis and Inventory would require the assemblage of several independently owned parcels in order to meet the minimum 10-acre site requirement. Although it is not unreasonable to assume that larger scale, for-profit developers will have the means and ability to acquire and assemble the required number of parcels over time, an affordable housing developer with a smaller scale development proposal, such as a low-income housing tax credit project, may find it difficult to assemble the necessary sites.

Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area and consistent with Programs 3.2.2 and 3.2.3 of the 2008-2014 Housing Element, the City approved an amendment to the Newport Place Planned Community (PC11) to eliminate the constraint on the smaller parcels located within Potential Residential Village Sites 1 and 2. Specifically, the amendment permits residential development that includes a minimum of 30 percent of the units affordable to lower-income households with the approval of a Site Development Review. Developments meeting these criteria are also eligible for a waiver of the minimum 10-acre site area requirement. The amendment also established minimum development regulations including building height, setbacks, and parking requirements.

The City will continue to encourage affordable housing developers to collaborate with the developers of the Uptown Newport and Koll developments. Within these developments, there may be opportunities for these developers to integrate an affordable housing project. There may also be the opportunity for agreements to develop the necessary affordable housing units to satisfy the City's inclusionary housing requirements or for projects that utilize a density bonus. City staff will also compile and provide a list of interested affordable housing developers to current and future developers of residential villages within the Airport Area.

Adequacy of Parcel Sizes

Given the economies of scale, it is important that housing opportunity sites are of sufficient size to facilitate the development of housing affordable to lower-income households. Based on information received from HCD, most assisted housing developments utilizing State or federal financial resources typically include at least 50 to 80 dwelling units. For the purpose of this discussion, a site that can accommodate the construction of a minimum of 50 dwelling units shall be considered to be of sufficient size for the development of lower-income housing. At the minimum density requirement of 30 du/ac, a minimum parcel size of 1.7 acres would be required. At a maximum density of 50 du/ac, a minimum parcel size of one acre would be necessary.

As required by General Plan Policy LU6.15.6, a development site of a minimum of 10 acres will easily facilitate the development of housing affordable to lower-income households; however, , for projects that include a minimum of 30 percent of the units affordable to lower-income households and are eligible for a waiver from the lot assemblage requirements discussed above, it is necessary to evaluate whether the individual parcels identified within the Sites Analysis and Inventory are of sufficient size to facilitate the development of lower-income housing units (1.7 to 1 acre in size minimum).

There are over 22 separate parcels identified as housing opportunity sites within the Sites Analysis and Inventory for the Airport Area. Of the 22 total parcels, 19 parcels are greater than 1 acre in size and cumulatively have the potential to yield 4,712 dwelling units at a density of 50 du/ac. Also, of the 22 total parcels, there are 11 parcels greater than 1.7 acre in size and cumulatively have the potential to yield 2,503 dwelling units at a density of 30 du/ac. The aforementioned development yields exceed the 2,200-unit maximum development established by the General Plan for the Airport Area and

clearly demonstrate there are an adequate number of sites of sufficient size within the Airport Area to accommodate development of lower-income housing in the City.

Table H33 Airport Area Parcel Size Analysis

Airport Area Residential Village*	Total Number of Parcels	Number of Parcels Over 1 ac.	Total Acres Of Parcels Over 1 ac.	Development Yield at 50 du/ac	Number of Parcels Over 1.7 ac.	Total Acres Of Parcels Over 1.7 ac	Development Yield at 30 du/ac
1	8	6	11.65	582.5	4	9.47	284.1
2	10	9	15.8	790	3	7.16	214.8
3	2	2	41.79	2,089.5	2	41.79	1,253.7
4	2	2	25	1250	2	25	750
Total	**22**	**19**	**94.24**	**4,712**	**11**	**83.42**	**2,502.6**

*Based on the potential residential village areas identified within the Sites Analysis and Inventory

SOURCE: City of Newport Beach, 2010

ENERGY CONSERVATION OPPORTUNITIES

The City of Newport Beach fully enforces provisions of Title 24 of the California Administrative Code, which require energy conservation in new residences. Standards in Title 24 create energy savings of approximately 50 percent over residential construction practices utilized prior to the Title 24 enactment.

The City of Newport Beach Building Division is knowledgeable about energy conserving design innovations and solar technology. The department utilizes the Solar Systems Code Review Manual and its companion document, the Pool and Spa Solar Systems Code Review Manual, published by the International Code Council (ICC) to facilitate installation of appropriate solar systems.

Under existing state law (the California Resources Code), local jurisdictions may adopt structural energy conservation standards in excess of the existing state standard. Such an increase in standards would be of marginal value because of the moderate climate of the City of Newport Beach. A major concern pertaining to energy conservation is the relationship of housing to employment and related affected transportation modes. Although specific energy savings are difficult to quantify because of the myriad of variables involved in a transportation system, it is generally true that physical proximity between home and work saves transportation energy. Existing affordability concerns in Newport Beach increase energy use by forcing workers employed within the City to seek less expensive housing outside the City. New mixed-use development opportunities may help by reducing the length and frequency of automobile trips and energy usage. However, the jobs/housing imbalance in the City cannot be totally mitigated by increased residential development within the City.

Newport Beach is not in an area of geothermal or significant wind activity and consequently cannot take advantage of these "alternative" energy sources. It appears that the City, through enforcement of Title 24 and sensitivity to innovative design, is maximizing residential energy conservation opportunities.

The City's updated Natural Resources Element includes Policies NR 24.1, 24.2, 24.3, 24.4, and 24.5 that promote energy efficient construction for residential development and encourage the provision of energy alternatives such as solar power. In addition, Housing Programs 4.2.1 through 4.2.6 in the Housing Plan promote and encourage the improved energy efficiency of all housing types.

NONGOVERNMENTAL CONSTRAINTS

Community Attitudes

The citizenry in Newport Beach is well organized through neighborhood homeowners associations and community environmental groups. There exists strong public sentiment in favor of preserving the suburban environment in the City.

Public sentiment is a constraint because of its influence on local officials and because of the ability of citizens to establish development policies and zoning through the initiative process. In November 2000, an initiative passed in the City of Newport Beach that requires a general election be conducted to approve General Plan Amendment applications that include increases of 100 or more dwelling units or that would generate more than 100 peak hour trips. See Governmental Constraints for additional discussion of this initiative.

Financing Constraints

Financing costs largely are not subject to local influence. Control of interest rates is determined by national policies and economic conditions. Interest rates directly influence purchasing power of home-buyers and cost of home construction through construction loans. Currently, interest rates are historically low and enable many homebuyers to obtain favorable mortgage terms; however, the banking industry has adopted more conservative mortgage underwriting standards that have had a greater impact on lower- and moderate-income families qualifying more mortgages. More conservative lending criteria has also created difficulties in obtaining construction loans for new residential development, negatively impacting housing supply throughout Southern California. Difficulty in producing housing affordable to first-time homebuyers is therefore compounded. Also, because development costs in Newport Beach are higher than in other areas of the state, housing is even further out of the reach of first-time homebuyers.

Land and Construction Costs

Land costs and construction costs are the major components of housing cost. Land costs are a function of the market and are relatively high due to the City's location near major employment centers and the Pacific Ocean. Due to the built out nature of the City, vacant land that is available for development of any kind and for affordable housing projects in particular, is extremely limited. Construction costs also are set by the market and are influenced by a variety of factors including availability and price of materials and labor, quality of construction, and amenities offered.

Cost factors used to estimate the cost of construction for new housing are approximately as follows:

- Multi-Family (per gross square foot)

  $140 apartment buildings /$150 condominiums[9]

- Single-Family Dwellings (per gross square foot)

  Wood Frame $130.00 (average quality); $160.00 (good quality)

[9] Inclusionary Housing In-Lieu Fee Study. October 2008. EPS

Growing market demand for housing in Newport Beach and little remaining vacant land in the City has had a strong impact on financial aspects of residential development in the City. The greatest impact of this market demand on cost of new housing is seen in the price of residential land in the City. According to the 2008 Inclusionary Housing In-Lieu Fee Study, land entitled for multi-family residential housing in the City would cost approximately $3 million dollars per acre. It is estimated that such land value would now cost over $3.5 million per acre.[10] Density increases often are used to offset high construction and land costs. Density increases may decrease land costs on a per-unit basis, but sales prices of units in Newport Beach indicate density increases do not necessarily bring the cost of housing to consumers to a level that is affordable to lower- or even moderate-income households. Assuming that multi-family housing would be built at 20 units an acre, the land cost would be approximately $178,000 per unit.

In addition, high residential densities involving buildings taller than three stories will greatly increase unit marketability in many areas of the City because of the addition of a view factor. Regardless of square-footage or density, a unit with a blue water or white water view can be marketed as a luxury condominium and command an extremely high price.

Higher land costs in the City are the main factor in higher square-footage costs for housing provision. High land costs also trigger higher costs in other areas of development. To balance land prices, developers must increase amenities within the housing unit as well as within the community area. Thus, a higher land price promotes development of higher-end units.

Infrastructure Constraints

The City of Newport Beach is primarily a built-out community that is adequately served by existing infrastructure including sewer, water, and police and fire services. Presently, the main area in the community that is not served by any water or sewer infrastructure is Banning Ranch. However, if the Banning Ranch area is annexed to the City, the City intends to provide service to this area.[11] With the exception of the undeveloped Banning Ranch area, new development will primarily occur through the re-use and intensification of existing land uses in other areas of the City as previously discussed. According to the City of Newport Beach Environmental Impact Report for the General Plan Update (April 2006), new residential development associated with implementation of the General Plan Land Use Element would not exceed the capacity of existing sewer and water facilities or police or fire protection services. Specifically, new residential development within the Airport Area, Newport Center, Mariners' Mile, and Balboa Peninsula areas will be adequately served by existing infrastructure. In accordance with Government Code Section 65583.2(b)(5), the Sites Analysis and Inventory (Appendix H3) includes a description of existing or planned water, sewer, and dry utilities supply, including the availability and access to distribution facilities.

Environmental Constraints

Very few areas of vacant, developable land remain within Newport Beach. Open areas include the beach, bay, parks, and undeveloped areas such as Banning Ranch, and the canyons, hillsides, and bluffs of Newport Ridge/Coast. The Housing Element concentrates new infill housing development and redevelopment within several specified areas: Newport Center/Fashion Island, Balboa Village, Balboa Peninsula, Mariners' Mile, West Newport Mesa, and the Airport Area. Development within

[10] Personal Communication with Keyser Marston, February 2013

[11] City of Newport Beach Draft Environmental Impact Report. General Plan Update. 04/2006

each of these areas would involve the re-use or intensification of land uses, with no significant environmental constraints within these areas.[12] The only housing opportunity area identified in the updated General Plan and associated Environmental Impact Report with significant environmental constraints is the Banning Ranch area. The Banning Ranch area includes significant environmental resources including wetlands, habitat areas, sensitive wildlife, and valuable biological resources. In conjunction with City's approval of the Newport Banning Ranch Planned Community Development Plan on July 27, 2012, the City also certified the Final Environmental Impact Report for the project.

GOVERNMENTAL CONSTRAINTS

This section of the Housing Element addresses actual and potential City governmental constraints on development of housing for all income levels. Such constraints include land use controls (zoning), building codes and their enforcement, site improvements, fees, and local processing procedures. In many of these areas, localities have varying degrees of discretion to modify state standards for local implementation and/or conditions. Included in this analysis are constraints created by specific state regulations (i.e. Subdivision Map Act, Coastal Act, CEQA).

Voter Initiative: Section 423 of the City Charter

All housing opportunities identified in the Table H36 (Sites Analysis and Inventory Summary) are not subject to Charter Section 423 as a result of voter approval of Measure V in November 2006.

Background

In November 2000, the voters of the City of Newport Beach approved a ballot initiative (Measure S), which is now "Section 423 of the City Charter." It requires voter approval of any project that increases density, intensity, or peak hour trip, above that provided for in the General Plan. Significance is quantified as 100 or more dwelling units, over 100 peak hour trips, or 40,000 or more square feet of nonresidential floor area. Charter Section 423 applies exclusively to General Plan amendments.

Should a developer propose a housing project that exceeds the allocation provided in the General Plan, or propose a change in land use of an underperforming property, a General Plan Amendment would be required and review of the project would be subject to review pursuant to the Measure S Guidelines. If the project exceeds the established threshold(s) and is approved by the City Council, the General Plan amendment would then be subject to a vote. The project proponent would then have to wait until the next regular municipal election or until a special election if the City and project proponent enter into an agreement to share the costs of the special election.

2006 Election—Voter Approval of the General Plan Update

On November 11, 2006, the City's comprehensive General Plan Update was placed on the ballot (Measure V) as required by Charter Section 423 and approved by the voters. As a result, all dwelling units and residential densities in the current General Plan can be developed without a General Plan Amendment and vote. Therefore, it is important to note that all sites identified in Table H36 (Sites Analysis and Inventory Summary) are not subject to an additional vote under Charter Section 423.

[12] Ibid.

Pursuant to California Government Code Section 65915, Charter Section 423 will have no impact on the City's ability to provide density bonuses required by state law for affordable housing projects on sites already designated for residential development. California Government Code Section 65915(g)(5) states:

> (5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. As used in subdivision (b), "total units" or "total dwelling units" does not include units permitted by a density bonus awarded pursuant to this section or any local law granting a greater density bonus. The density bonus provided by this section shall apply to housing developments consisting of five or more dwelling units.

However, Charter Section 423 could be a constraint to development if a development proposal exceeds the updated General Plan levels for market rate units and/or affordable units beyond those provided for in state density bonus law. It is important to note, however, that Charter Section 423 will not have any impact on the allowed density established for the housing sites identified to meet the City's Regional Housing Needs Allocation, including affordable units. As indicated in the prior paragraph, this section is only applicable when a change to the existing General Plan is proposed.

Zoning

The City Zoning Code is complex but typical for an already highly developed community. The Code uses a "district" concept appropriate to the diverse urban patterns and topography found in the City. The Zoning Code contains six basic zoning districts and six mixed-use zoning districts (excluding Planned Community districts and other specialized districts) to regulate residential uses within the City. The basic zoning districts are R-A (Residential Agricultural), R-1 (Single Family Residential), R-2 (Two-Family Residential), Medium Density Residential (RMD) and RM (Multi-Family Residential). The mixed-use zoning districts are MU-V (Mixed-Use Vertical), MU-MM (Mixed-Use Mariners Mile), MU-DW (Mixed-Use Dover/Westcliff), MU-CV/15th St. (Mixed-Use Cannery Village and 15th Street), MU-W1 (Mixed-Use Water), and MU-W2 (Mixed-Use Water).

Development Standards

Table H34 summarizes Zoning Code development standards for residential density, height, setbacks, and parking. Parking requirements are also set forth by the California Coastal Commission.

Table H34A Summary of Development Standards by District—City of Newport Beach

Zone	*R-A*	*R-1 (S.F.)*	*R-1.5 (S.F and duplex.)*	*R-2 (Duplex)*	*RMD*	*RM (Multi.)*
Height [a]	24 ft/28 ft	24 ft/28 ft	24 ft/28 ft	24 ft/28 ft	28 ft/32 ft	28 ft/32 ft
Min. Lot Size	2 acres	5,000 sf, 6,000 sf for corner lots	5,000 sf	Same as R-1	Same as R-1	Same as R-1
Min Lot Width	125 ft	50 ft/60 ft	50 ft/60 ft	50 ft/60 ft	50 ft/60 ft	50 ft/60 ft
Parking	2	2	2	2	2	2.5
Floor Area Limit[b]		1.5/2.0	1.5	1.5/2.0	None	1.75[c]
Lot Coverage	40%					
Front Yard [d]	20 ft	20 ft	20 ft	20 ft.	20 ft [e]	20 ft [e]
Side Yard	5 ft	3 ft or 4 ft	3 ft or 4 ft	3 ft or 4 ft	5 ft	3 ft or 4 ft
Rear Yard[e]	25 ft max	10 ft	10 ft	10 ft	25 ft [e]	10 ft
Lot Area per Dwelling			1,000 sf	1,000 sf	1,000	1,200

SOURCE: City of Newport Beach Planning Division

[a] Lower number is the basic height limit, which can be increased to higher number upon approval of a use permit in each case.

[b] The 1.5 FAL applies to Old Corona del Mar and Balboa Island only. FAL does not include open decks, balconies, or patios.

[c] Excludes building area used for parking

[d] Twenty feet, unless otherwise specified on districting maps

[e] Other special yard and building distance requirements may apply

Table H34B Summary of Development Standards by District—City of Newport Beach

Zone	MU-V	MU-MM	MU-DW	MU-CV/15th	MU-W1	MU-W2
Height [a]	26 ft/35 ft	26 ft/35 ft	26 ft/35 ft	26 ft/35 ft	26 ft/35 ft	26 ft/35 ft
Min. Lot Size[b]	2,500 sf	10,000 sf	40,000 sf	5,000 sf	20,000 sf	2,500 sf
Min Lot Width[b]	25 ft	50 ft	100 ft	40 ft	200 ft	25 ft
Parking[c]	2 for res plus nonres	2 for res plus nonres	2 for res plus nonres	2 for res plus nonres	2 for res plus nonres	2 for res plus nonres
Floor Area Ratio	max 1.5 (max 1.0 for res, max 0.5 for nonres)	max 1.5 (max 1.0 for res, max 0.5 for nonres)	max 1.5 (max 1.0 for res, max 0.5 for nonres)	max 1.5 (max 1.0 for res, max 0.5 for nonres)	max 1.0 (max 0.5 for res, max 0.5 for nonres)	max 1.25 (max 0.75 for res, max 0.5 for nonres)[f]
Front Yard (Min./Max.)[d]	0 ft	0 ft	0 ft	0 ft.	0 ft	0 ft
Side Yard[e]	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Rear Yard[e]	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Lot Area per Dwelling	1,631 sf min, 2,167 sf max	1,631 sf min, 2,167 sf max[g]	1,631 sf min, 2,167 sf max	1,631 sf min, 2,167 sf max	7,260 sf	1,631 sf min, 2,167 sf max

SOURCE: City of Newport Beach Planning Division

[a] Lower number is the basic height limit, which can be increased to higher number upon approval of a use permit in each case.

[b] Minimum dimensions required only for newly created lots.

[c] Minimum parking for nonresidential uses based on a ratio and proposed land uses

[d] Zero feet, unless otherwise specified on districting maps

[e] Other special yard and building distance requirements may apply (adjoin residential districts or alleys than setbacks apply)

[f] For Lido Marina Village max 1.5 (0.8 for res, max 0.7 for nonres)

[g] For property beginning 100 ft. north of Coast Highway

Zoning Code development standards could be considered constraints to development because they limit for the density and sizes of dwelling units. However, zoning standards are designed to protect the quality of life and provide, at a minimum, access to sunlight and fresh air. Access to air and sun are guaranteed through building setbacks, open volume requirements, maximum building heights, and floor area limit.

The Newport Beach Zoning Code controls density for each zoning district through development regulations pertaining to land required per dwelling unit. In the older neighborhoods of the City, density standards have not changed since 1936. Densities of approximately thirty dwelling units per acre are still allowed in these areas. In the newer neighborhoods, developed since the 1960s, single-family densities are generally less than 10 dwelling units per acre. The City's Codes contain many procedures to grant relief from certain development standards which can be of assistance in allowing higher densities. However, even if the City is willing to approve reductions in some of the zoning regulations (such as parking), the California Coastal Commission has similar development requirements which would still need to be complied with for properties in the Coastal Zone. Maximum density in the Multiple Residential Zone (RM) and the Mixed-Use Zones is a function of the size of the lot. For example, a minimum lot area per dwelling unit of 1,200 square feet applies, which translates to a maximum density of 36 units per net acre.

Permitted Residential Uses

Table H35 summarizes permitted residential uses by zoning districts.

Single-, Two-, and Multi-Family Residential: These classifications include mobile homes and factory-built housing.

Group Residential: Group residential is defined as shared living quarters, occupied by two or more persons not living together as a single-housekeeping unit. This classification includes, without limitation, boarding or rooming houses, dormitories, fraternities, sororities, and private residential clubs, but excludes residential care facilities and SROs. Group residential uses are not permitted in any zoning district.

Residential Care Facilities: Licensed residential care facilities for six or fewer persons are permitted by right in all residentially-zoned properties, in accordance with state law, and are treated as single family residences. Residential care facilities for seven or more persons (Residential Care General) and unlicensed residential care facilities are permitted in the following zoning districts, with a Use Permit issued by a Hearing Officer:

- **Residential District**— RM and RMD zoning districts.
- **Planned Community Districts**—Property development regulations applicable to residential districts, related to residential care facilities, shall also apply to the corresponding portions of the PC Districts.

Convalescent Facilities: Convalescent facilities that provide care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services are permitted in the RM and RMD Districts with a Conditional Use Permit, in the PI District with a Minor Use Permit, and in the OM District with no Use Permit required.

Accessory Dwelling Units: The City's Zoning Code includes provisions for "granny units" (accessory, age-restricted units) which may be approved by the Zoning Administrator in single and multi-family districts. The accessory dwelling unit is intended for the sole occupancy of 1 or 2 adult persons who are 60 years or older, and the size of the unit does not exceed 640 square feet. Since adoption of the City's "accessory dwelling unit" provisions, 24 age-restricted units have been authorized and 15 constructed.

Table H35 Permitted Residential Uses by District—City of Newport Beach

Uses	Residential						Gov, Edu	Commercial		Mixed-Use Districts				
	R-A	R-1 (S.F.)	R-BI (S.F and 2-family)	R-2 (Duplex)	RM (Multi.) RMD	PI	CC, CG, CM, CN, CV	OA, OG, OR	OM	MU-V	MU-MM	MU-DW	MU-CV/ 15th ST	MU-W1, MU-W2
Single-Family	P	P	P	P	P					P			P	P
Two-Family			P	P	P					P			P	P
Multi-Family					P							P	P	P
Group Residential														
Residential Care Facilities, General (large)					CUP-HO									
Residential Care Facilities, Small Licensed	P	P	P	P	P					P	P	P	P	P
Residential Care Facilities, Small Unlicensed					CUP-HO									
Convalescent Facilities					CUP	MUP			P					
Accessory Dwelling Units	MUP	MUP												

SOURCE: City of Newport Beach Planning Division
P = Permitted
CUP = Conditional Use Permit
CUP-HO = Use Permit issued by a Hearing Officer
MUP = Minor Use Permit

Single Room Occupancy (SRO) Residential Hotels: Within the Zoning Code, SROs fall under the classification of Visitor Accommodations and are defined as buildings with six or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests, and which are also the primary residences of the hotel guests. SROs are permitted in all commercial and office zoning districts with the approval of a conditional use permit. To facilitate the development of SROs within these districts, the City will not develop, nor impose, a standard set of conditions or use restrictions on SROs; instead, each application would be evaluated individually and approved based upon its own merits and circumstances. Project specific conditions may be placed on the project by the Planning Commission to ensure compatibility with surrounding uses.

Emergency Shelters: On October 15, 2008, the state enacted SB 2, which amended State Housing Element Law. This legislation requires the City to designate a zoning district or districts where emergency shelters will be allowed without requiring a use permit or other discretionary review. The designated district or districts must include sufficient capacity to accommodate the need for emergency shelters.

State law defines an emergency shelter as a means of housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay.

Based on the service records provided by agencies that provide housing and other services for the homeless in Newport Beach, and conversations with Newport Beach Police Department and Newport-Mesa School District, an annual estimate of 133[13] homeless persons from Newport Beach utilize emergency shelters or services over the course of one year. It should be noted that this is a conservative estimate in that a number of the individuals may be receiving assistance from multiple service providers, and therefore, may be counted more than once.

The Zoning Code provides two zoning districts that permit emergency shelters without the need for a conditional use permit. These zoning districts are the Private Institutions (PI) and Office-Airport (OA). Section 20.48.100 of the Zoning Code also establishes specific standards and the following performance standards for emergency shelters which comply with state law and do not constrain development:

- A maximum of 40 beds per shelter;
- Off-street parking based on demonstrated need;
- Size and location of exterior and interior waiting drop-off (10 sq. ft. per bed min.);
- Design and amenities (min. 35 sq. ft. of sleeping area per bed and requirements for bathroom and shower facilities);
- Provision of on-site management;
- Proximity to other shelters (min. 300–foot separation);
- Length of stay (max. 14 days); and
- Security, litter and graffiti.

[13] Based on information contained in *Homeless-Local Need* discussion in Housing Element.

Properties designated for PI are distributed throughout the City, but primarily located along major transportation corridors and offer easy access to public transportation. The PI zoning district is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly), congregate care homes, cultural institutions, health care facilities, marinas, museums, private schools, yacht clubs, and comparable facilities. There are over 44 parcels totaling approximately 135 acres in the proposed PI zoning district. Several of the existing uses on these properties are religious assembly uses, many of which consist of large campuses. Given the high land costs in the City, these religious assembly facilities could provide the best means to facilitate the development and management of emergency shelters in the City.

Properties designated for AO are located within three large blocks east of John Wayne Airport, west of Birch Street, north of Bristol Street/73 Freeway, and south of MacArthur Boulevard. These properties are also located along major transportation corridors and offer easy access to public transportation. The AO zoning district is intended to provide for areas appropriate for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include corporate and professional offices; automobile sales, rental and service; aviation sales and service; hotels; and accessory retail, restaurant, and service uses. There are over 56 parcels totaling approximately 54 acres in the AO zoning district. Several of the existing uses on these properties are low and medium density professional office buildings, many of which are aging and offer affordable rents compared to most other parts of the City. These properties should provide realistic opportunities for reuse of these structures for the development and management of emergency shelters in the City.

Combined, the PI and AO zoning districts consist of over 98 parcels and 189 acres. By allowing emergency shelters as permitted uses within these districts, adequate sites are available for the potential development of emergency shelters in the City.

Transitional and Supportive Housing: As defined by Section 50675.2(h) of the Health and Safety Code, transitional housing means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation for the unit to another eligible program recipient at some predetermined future point in time, which shall be no less than 6 months.

As defined by Section 50675.14(b) of Health and Safety Code, supportive housing is housing with no limit on length of stay, that is occupied by the target population as defined in subsection (d) of Section 53260, and that is linked to onsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Pursuant to the requirements of SB2, the current Zoning Code provides definitions for transitional and supportive housing uses and clarifies that these uses are treated in the same manner as other residential uses of the same types and are subject to the same permitting processes. For example, if the transitional or supportive housing is provided within a residential care facility, that facility is subject to the same permitting processes as other residential care facilities in that zone. If the transitional or supportive housing is provided to individuals or groups living in rental apartments as single housekeeping units, then the use is permitted by right as a multi-family residential use where multi-family housing is permitted.

Zoning Code Consistency

The updated General Plan created several new residential development opportunities and land use categories. Specific policies regarding land use capacity, encouragement of residential development, consolidation, and density levels are contained in the Land Use Element. These land use categories, associated densities, and FAR limitations are identified in Table H34. For example, the Land Use Element calls for residential development in Airport Area to have a density of 50 units per acre, averaged over the first phase for each residential village. The minimum density for subsequent phase of residential development is 30 units per acre.

The comprehensive Zoning Code Update, completed in October, 2010, implements the land use changes included in the 2006 General Plan update, including creating new zoning districts and development regulations for several areas of the City where residential and mixed-use designations have been added. The General Plan Land Use designation of MU-H2 for the Airport Area creates the greatest opportunity for the City to provide new residential development. Properties in this area are currently zoned Planned Community and regulated by the development standards contained within the following three Planned Community development plan texts: 1) The Newport Place Planned Community (PC 11); 2) The Koll Center Planned Community (PC 15), and The Uptown Newport Planned Community (PC-58). On July 24, 2012, The Newport Place PC was amended to establish a residential development overlay where multi-unit residential developments, which include a minimum of 30 percent of the units affordable to lower-income households, are permitted subject to site development review. On March 13, 2013, the Uptown Newport Planned Community was created (formally a part of the Koll Center Planned Community) to specifically serve as zoning document for the construction of up to 1,244 residential units, 11,500 square feet of retail commercial, and 2.05 acres of park space. Both the Newport Place and Uptown Newport Planned Communities require densities between 30 du/acre and 50 du/acre, consistent with the densities of the General Plan, and allow additional density opportunities with a density bonus. The Koll Center Planned Community text was also amended on March 13, 2013, to remove the properties now regulated by the new Uptown Newport Planned Community. The remaining properties within Koll Center Planned Community do not include the allowance for residential uses at this time; however, Koll, the primary property owner within the development area, has submitted an application requesting the ability to develop 550 residential dwelling units.

The Subdivision Process

Basic provisions of the City of Newport Beach Subdivision Code are similar to those of most jurisdictions of similar size to Newport Beach. The Subdivision Code contains design standards that provide minimum criteria for development. In some cases, the Code allows flexibility in application of its provisions and thereby potentially could reduce development costs. Examples of such cases are allowances for the development of nonconforming lots and park fee waivers. The Subdivision Code also addresses improvements (e.g., street trees, placing utilities underground, street lighting) that add to development costs. Additionally, the Newport Beach Subdivision Code requires dedication of parkland and/or payment of in-lieu fees concurrently to recordation of a final subdivision map. This requirement is made in compliance with state law, but also adds to costs of development.

Inclusionary Housing Ordinance

To assist in the production of affordable dwelling units, Housing Program 2.2.1 was carried over from the previous Housing Element. Housing Program 2.2.1 requires that an average of 15 percent of the units in a new residential development be affordable to persons of very low-, low-, or moderate-income, or that an equivalent in-lieu fee be paid. For projects where an in-lieu fee is not paid, or for projects with more than 50 residential units, the Program requires the preparation and approval of an Affordable Housing Implementation Plan (AHIP). An AHIP provides a description of the residential subdivision and the method of satisfying the affordable housing requirement.

On May 11, 2010, the City Council adopted Ordinance No. 2010-9 adding a chapter (Chapter 19.54) to the City's Subdivision Code implementing Housing Program 2.2.1 of the Housing Element. The Chapter provides the specific requirements necessary to implement the Housing Program. The Inclusionary Housing Chapter requires developers of residential subdivisions to facilitate production of affordable dwelling units in numbers equal to 15 percent of the number of for-sale market rate units produced. Affordable, for-sale units will be required to be sold at prices affordable for moderate-income households. If a subdivision proponent chooses to provide affordable rental units, the units shall be rented at a rate affordable for very-low or low-income households. In all cases, the affordable units shall be legally restricted to occupancy by, and affordable to, households of the income levels for which the affordable units were designated for a minimum duration of 30 years. In order to provide flexibility to developers and reduce the burden that this Chapter may place on new residential subdivision projects, alternatives to on-site construction requirements of the Chapter have been included to allow for off-site construction, off-site renovation, land dedication, and payment of in-lieu housing fees. Also, development projects where units are provided to meet the inclusionary housing requirements would also be eligible to receive a density bonus pursuant to state law.

In an effort to calculate an equitable in-lieu fee option for residential developers, the City retained the services of Keyser Marston Associates (KMA) in 2009 to analyze and provide recommendations on the fee a residential developer should have to pay in lieu of providing affordable housing units. The affordable housing in-lieu fee was set at $18,500 per market-rate unit, with an automatic annual adjustment based upon the annual percentage change in new home prices in Orange County. The affordable housing in-lieu fee in 2012 was $20,513. All funds received through the payment of in-lieu housing fees will be required to be deposited into an Affordable Housing Fund and will be used to construct, rehabilitate, or subsidize affordable housing or assist other governmental entities, private organizations or individuals to provide or preserve affordable housing.

KMA also prepared a financial constraints analysis[14] to ensure the City's inclusionary housing requirements would not result in a financial burden to housing production in the City. The results of the analysis concluded that the ability to provide rental units affordable to low-income households to fulfill the inclusionary requirements for a for-sale development project significantly reduces the financial burden to a level that does not constitute an unreasonable constraint. To corroborate this finding, KMA surveyed over 100 jurisdictions in California that currently impose inclusionary housing requirements and found that the primary financial burden associated with the Inclusionary Housing Chapter is consistent with that of other inclusionary housing programs being implemented throughout the State. Although the KMA analysis indicated that the City's inclusionary housing

[14] Analysis of Inclusionary Housing Options. September 17, 2009. KMA

requirements would not result in a financial burden to housing production in the City, the City will monitor the effects of the requirements on the production of overall housing development within the City.

Local Coastal Program

Portions of the City are located within the Coastal Zone and regulated under the California Coastal Act. The City does not have a certified Local Coastal Program (LCP), and therefore, does not have the jurisdiction to issue Coastal Development Permits (CDP). The City does, however, have a Coastal Land Use Plan that has been certified by the California Coastal Commission. Since the City does not have permit jurisdiction, the City reviews pending development projects for consistency with the City's General Plan, Coastal Land Use Plan and Zoning regulations before an applicant can file for a coastal development permit with the Coastal Commission. The City is presently in the process of preparing an Implementation Plan for the City's Coastal Land Use Plan.

The Coastal Land Use Plan portion of the Local Coastal Program, approved by the California Coastal Commission on February 5, 2009, and adopted by the City Council on July 14, 2009, might be a constraint to providing affordable housing. The Coastal Land Use Plan consists of land use designations and resource protection and development polices for the Coastal Zone. The Land Use Plan policies result in consistency with Chapter 3 of *California Coastal Act*, which addresses the planning and management of coastal resources.

One of the major goals of the *California Coastal Act* and the Coastal Land Use Plan is to assure the priority for coastal-dependent and coastal-related development over other development in the Coastal Zone, which is a constraint on residential development, particularly in areas on or near the shoreline. The Coastal Land Use Plan indicates that areas within the Coastal Zone designated for residential use include senior citizen housing facilities (whose occupancy is limited to elderly persons, as defined by state or federal law). In addition, the Coastal Land Use Plan contains restrictions applicable to twelve sensitive habitat areas that limit potential residential development areas and that control and regulate locations on new buildings and structures to ensure (to the extent practical) preservation of unique natural resources and to minimize alteration of natural land forms along bluffs and cliffs.

Mello Act

In 1981, the California Legislature enacted SB 626 (Mello), which added Government Code Section 65590 and eliminated certain provisions of the *California Coastal Act* that required local coastal programs to include housing policies and programs; Section 65590 mandates coastal communities require inclusion of low- and moderate-income housing as part of new residential developments and replacement of low- and moderate-income housing eliminated as a result of demolition of existing housing within coastal zones of those communities. On August 19, 1982, the Newport Beach City Council adopted Council Policy P-1, establishing administrative guidelines and implementation procedures to administer Section 65590 within the coastal zone areas of the City. This Policy now is in the Zoning Code in Chapter 20.34 which establishes the requirement of a Coastal Residential Development Permit for certain activities involving dwelling units within the Coastal Zone. This permit ensures compliance with state law by maximizing low and moderate-income housing opportunities within the Newport Beach Coastal Zone. In addition, the construction of new residential units is subject to the City's Inclusionary Housing Ordinance (Chapter 19.54 of the

Municipal Code) to ensure that an average of 15 percent of new units be affordable to persons of very low-, low-, or moderate-income, or that an equivalent in-lieu fee be paid.

The Community Development Director is required to make a determination as to the applicability of Chapter 20.34 of the Zoning Code when a property owner within the Coastal Zone proposes to demolish or convert 11 or more dwelling units in two or more structures, or to demolish or convert 3 or more dwelling units in one structure. A determination is not required for demolition or conversion of a residential structure to establish a nonresidential use that is "coastal related" or "coastal dependent" and that is consistent with provisions of the City of Newport Beach Local Coastal Program Land Use Plan. In addition, a determination is not required to demolish a residential structure declared a public nuisance or to reconstruct a nonconforming building damaged by fire, earthquake, or other calamity when a use permit is not required.

The Newport Beach Municipal Code indicates replacement affordable units in the Coastal Zone shall be provided on a one-for-one basis when demolition or conversion activities involve low- and moderate-income dwelling units, if feasible. The test of feasibility shall be initially conducted at the Housing Element standard and subsequently at progressively higher standards contained in California State Health and Safety Code Section 50093. Furthermore, the City of Newport Beach and the owner of the low- and moderate- income dwelling units provided are required to enter into an affordable housing agreement (to be recorded against the property) governing the dwelling units.

Senior citizen housing facilities may require higher dwelling unit limits than normally allowed in the Municipal Code. Such higher dwelling unit limits are allowed and are consistent with the Local Coastal Program when a finding can be made that the use is a particular benefit to the City and that traffic generated by the project is not greater than the predominant use allowed in the area. Senior citizen housing facilities must conform to floor area limits of applicable residential zone(s).

California Environmental Quality Act

The *California Environmental Quality Act* (CEQA) was enacted in 1970, and requires governmental agencies that propose to approve projects to undertake analysis of environmental impacts resulting from those projects.

The CEQA process can be lengthy, and project delays can increase costs to developers. Likewise, costs to prepare environmental documentation necessary to satisfy CEQA can be quite high, and traditionally is borne by the project applicant.

The CEQA process particularly affects Newport Beach due to rich natural resources in the area. Concern for protection of natural resources within Newport Beach has in the past required, and will continue to require, modifications to intensity of residential development and design of projects. The City environmental review process is responsive, well coordinated, and meets CEQA requirements. Review of this environmental reporting process for purposes of preparation of this Element illustrates it is not excessive or overly restrictive according to state law.

Building Codes and Enforcement

Building codes regulate new construction and rehabilitation, and are designed to ensure adequate protection against fire, structural collapse, unsanitary conditions, and other safety hazards. The City Council adopted the 2010 edition of the California Codes.

These building codes establish minimum standards for construction to protect the health, safety, and welfare of citizens. These codes and regulations are based on uniform standards and are applied throughout the region and therefore are not considered to significantly impact construction costs or constrain the provision of housing for person with disabilities. State energy conservation regulations, which are cost effective in the long term, may add to construction costs.

Impact Fees

The role fees play in constraining production of housing is difficult to measure, although fees can affect housing prices in certain markets. The theory behind fees is that new development should bear its own costs and these costs should be spread equitably among new development. State law requires fees bear a reasonable relationship to actual costs incurred by a city. However, fees may add significantly to the cost of a housing unit. To offset the cost of constructing housing units, the Newport Beach City Council adopted a program that allows for the waiver of fees when affordable housing units are proposed. In addition the Municipal Code allows for the waiver of fair share trip fees. The City of Newport Beach fees for discretionary applications are compared to discretionary application fees of various nearby cities in Table H36 and Table H37.

Table H36 Comparison of Permit Fees—Nearby Jurisdictions

Jurisdiction	*General Plan Amendment*	*Zone Change*	*Parcel Map*	*Variance*
Costa Mesa	$3,560	$1,910	$1,445	$1,685
Huntington Beach	$24,890 (minor) $46,581 (major)	$8,429 (minor) $15,163 (major)	$4,638	$2,923
Irvine	$128/ hr; $12,000 deposit	$128/hr; $12,000 deposit	$128/hr; $4,000 deposit	$128/hr; $1,500 deposit
Laguna Beach	$2,625 + actual costs over min.	$1,945 + actual costs over min.	$1,940 + $645/lot+ actual costs over min.	$525+$1.50/ $100 permit value above $35,000
Newport Beach	$166/hr; $7,500 deposit	$166hr; $7,500 deposit	$3,164	$166/hr; $5,000 deposit
Orange County	$10,000 deposit	$10,000 deposit	$5,000	$5,000

SOURCE: City Planning Divisions 2012, January

Table H37 Additional City Fees

Transportation Corridor Fee*	**Zone A: Single-Family**	**Zone A: Multi-Family**	**Zone B: Single Family**	**Zone B: Multi-Family**
	$4,775	$2,781	$3,698	$2,158
Fair Share Trip Fee	Single-Family Detached $2,122	Single-Family Attached $1,659	Apartment $1,254	Elderly $771 Mobile Home $1,157
In-Lieu Park Fee	$26,125 per dwelling unit			
In-Lieu Housing Fee	$20,513 per dwelling unit			
Newport-Mesa Unified School District Fee	$1.84 per square foot			

SOURCE: City of Newport Beach Planning and Building Divisions 2012, January

*Applies to all development in the San Joaquin Hills Transportation Corridor Agencies Area of Benefit

Development Review Process

All residential development in the City requires review to determine compliance with the City's development regulations and guidelines. The development review process may require a discretionary approval as part of the process and may include actions such as zone change, modification permit or use permits. The City's review procedures are considered efficient with typical zone change requests reaching completion in as few as 90 days if no environmental impact report is required. An Environmental Impact Report may require up to one year before a decision is rendered, which is within the time frame established by state law. Use Permits and subdivision maps typically can be approved in six to eight weeks, provided an environmental impact report is not required. Planning Commission decisions on maps, and use permits are final unless appealed within 14 days of the date of decision to the City Council, or unless a member of the City Council within 14 days of the date of decision requests to review the Planning Commission decision. Zone Changes require City Council action. For applications that are more routine or minor in nature, such as modification permits, minor use permits, and minor mapping requests (parcel maps for condominiums), the Zoning Administrator is the review authority and applications are processed in a shorter time frame with reduced application fees. The City's policy is that building permit plan checks take a maximum of 4 weeks for first review.

It should be noted that the City does not impose a design review process. The lack of this procedure further lends to an expeditious approval process.

Modification Permits

The City has a process to obtain a "Modification Permit." Whenever strict interpretation of the Zoning Code precludes reasonable use of a property, a modification permit may be issued to deviate from the standards of the Code relating to building setbacks, size, and location of parking spaces, structural appurtenances or projections that encroach into setbacks, and related matters. A public hearing before the Zoning Administrator is typically not set more than 30 days after a completed application is deemed complete by Planning Division.

Use Permit (Conditional and Minor)

Conditional use permits and minor use permits are required for certain use classifications typically having unusual site development features or operating characteristics requiring special consideration to ensure compatibility with adjacent properties. For a conditional use permit a noticed public hearing is held by the Planning Commission or a Hearing Officer within 60 days after accepting a complete application. The Planning Commission has the authority to approve, conditionally approve, or deny applications for conditional use permits. Minor use permits require a less extensive review and a noticed public hearing is typically held by the Zoning Administrator within 30 days after an application is deemed complete. The Zoning Administrator has the authority to approve, conditionally approve, or deny applications for minor use permits.

Housing for Persons with Disabilities

Building Codes

The City implements and strictly enforces Chapter 11 of the California Building Code, which establishes regulations for new multi-family construction projects pertaining to access and adaptability for persons with disabilities. These codes and regulations are based on uniform standards and are applied throughout the region and therefore are not considered a constraint. Although Chapter 11 of the California Building Code pertains only to new multi-family projects of 3 or more units, staff currently processes any and all voluntary proposals of ADA retrofits. If for any reason an applicant should request an accommodation to the code for reasons related to a disability, the Building Division is willing to closely examine the special needs of the applicant and consider a hardship request or an alternative material, design, and methods of construction request.

Information Regarding Accommodation for Zoning, Building Codes, and Permit Processing

In an effort to remove regulatory constraints for persons with disabilities, the City provides the following accommodations to zoning standards, application of building codes, and permit processing for housing with persons with disabilities.

Reasonable Accommodations

In 2008, and in accordance with federal and state fair housing laws, the City adopted an ordinance creating the Reasonable Accommodations Chapter (Chapter 20.52.070) of the Zoning Code. The Chapter provides procedures for obtaining reasonable accommodation from the City's zoning and land use regulations, policies, and practices when necessary to provide an individual with a disability an equal opportunity to use and enjoy a dwelling. With a reasonable accommodation, a group of disabled individuals can reside in any district zoned for residential use within the City, even if they are not living as a single housekeeping unit. Prior to the adoption of the ordinance, the City did not have a reasonable accommodations process, and requests would have required either a use permit (for residential care facilities for seven or more residents), or the application of a variance or modification permit in order to obtain relief from Zoning Code standards. The Chapter ensures that reasonable accommodation requests are processed efficiently without imposing costs on the applicant. The City does not assess a fee for reasonable accommodation requests. Although a public hearing is required, the matter is heard before a Hearing Officer rather than the Planning Commission, which helps expedite processing.

Request for Hardship or Request for Alternative Materials, Design, and Methods of Construction

The City allows residential retrofitting to increase the suitability of dwellings for persons with disabilities in compliance with accessibility requirements. Further, the Building Division has a process

to approve hardship requests, as well as requests for alternative materials, design, and methods of construction when compliance to the strict letter of the building codes is impractical. This process ensures that application of the Building Code does not create a constraint on housing. These requests may be approved by the Building Official and Fire Marshall, or their designated agent, if he/she determines that unique characteristics or conditions exist that make compliance with the strict letter of the Code impractical and equivalency is provided. The resulting condition must be in conformance with the spirit and purpose of the Code provisions involved and such modification may not compromise fire protection, structural integrity or occupant safety. The review of the request is based upon a written report that must be submitted by the applicant describing the alternate proposal along with applicable data.

Assistance to Persons with Disabilities

In April 2013, City Hall was relocated to a newly constructed facility that is fully accessible to persons with disabilities. In addition, permit technicians are continually available to assist persons with disabilities in completing forms and applications, submitting and issuing permits, and the processing of plans. Engineers, planners, inspectors, and other staff will accommodate disabled persons with any inquiries or assistance requested. Furthermore, all information and applications related to permit processing, including development standards and applications, are available on the City's website minimizing the number of visits to the City that would be required for information and permit processing.

Zoning and Other Land Use Regulations

Zoning

As part of the preparation of an Analysis of Impediments to Fair Housing Choice, which is required for receipt of CDBG funds, the City has conducted a comprehensive review of its zoning standards, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities or impede the availability of such housing for these individuals.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes include but are not limited to:

- The City defines "family" or "single housekeeping units" in such a way that does not have the effect of discriminating against unrelated individuals, or individuals with disabilities who reside together in a congregate or group living arrangement.

- The Zoning Code does not distinguish housing for persons with disabilities who are residing as a single housekeeping unit from any other residential use in which individuals are residing as a single housekeeping unit.

- Through use permits and reasonable accommodations, the Zoning Code permits disabled individuals not living as a single housekeeping unit to reside in residential zones where all other groups not living as a single housekeeping unit are prohibited.

Group Home Ordinance

On January 22, 2008, the City Council approved Ordinance No. 2008-5 with the intent of maintaining zoning protections for residential districts while benefiting disabled persons who wished to live in those districts. Ordinance No. 20078-5 allows disabled persons to live in residential districts in residential care facilities, while prohibiting all other groups not living as single housekeeping units from residing in residential districts. The term "group home" as used by HCD is interchangeable with the City's definition of a "residential care facility." The purpose of the Ordinance is to ensure that the residential care facilities are operated in a manner consistent with the residential character of surrounding neighborhoods, do not recreate an institutional environment that would defeat the purpose of community-based care, and that residential care facilities serving the disabled are operating in compliance with City and state laws and regulations. To achieve these purposes and to provide disabled persons with an equal opportunity to use and enjoy a dwelling in the City's residential zoning districts and in recognition of the services that may be required by the disabled, the Ordinance regulates residential care facilities as follows:

- Licensed residential care facilities for six or fewer persons (not living as a single housekeeping unit) are permitted by right in all residentially-zoned districts, in accordance with state law, and are treated as single family residential uses.

- Licensed residential care facilities with seven or more residents (not living as a single housekeeping unit), and unlicensed residential care facilities, may be established in the MFR district with a use permit, or in any residential district through a reasonable accommodation. It is important to note that these types of facilities are the only groups not living as a single housekeeping unit that may be established in a residential district. Other types of group residential uses occupied by two or more persons not living as a single housekeeping unit (i.e. boarding houses, dormitories, fraternities, sororities, and private residential clubs) are not permitted within residential districts. By providing an opportunity to establish residences with a use permit or reasonable accommodation to disabled groups only, the code gives more favorable treatment to disabled groups not living as single housekeeping units than it gives to non-disabled groups that are not living as a single housekeeping unit. Therefore, groups of disabled individuals are distinguished only to the extent they are treated preferentially.

- The Zoning Code requires specific parking requirements for residential care facilities which may be less or more stringent than the standard residential parking requirements depending on the number of client beds. If a residential care facility operator wants a reduction in the number of required parking spaces, he or she may apply for a reasonable accommodation from the parking requirements, or request a lower on-site parking requirement in its use permit application. If findings can be made that parking demand is less than required by code, and that the long-term occupancy of the building will not generate an additional parking demand, the request can be granted.

Housing Plan: Goals, Policies, Quantified Objectives, and Programs

Analyses contained in previous sections of this Housing Element provide the basis for the Newport Beach Housing Plan, which is comprised of housing goals, policies, and programs. The plan places emphasis on providing adequate opportunity for satisfaction of the City's Regional Housing Needs Assessment (RHNA) requirement and preservation and/or replacement of the City's existing lower-income housing stock that is at-risk of converting to market-rate rental units.

The special needs populations most evident within Newport Beach and most easily quantifiable by United States Census of Population and Housing are the elderly, disabled, and female-headed households. Many of those Policies and Programs in this Housing Plan focus on providing housing opportunities for the dominant Special Needs population—senior citizens (those 65 years of age and older). Senior citizens comprise a large component of the total special needs population and have, as a group, many who are disabled, as well as live at or below the poverty level.

Goals and policies contained in this Housing Plan address the City of Newport Beach's anticipated housing needs during the tenure of this Housing Element (2014–2021) and are implemented by a series of Housing Policies and Programs. These Policies and Programs prescribe specific actions the City of Newport Beach will take during the tenure of this Housing Element. The Housing Plan set forth in this Housing Element contains an annotated description of future actions for each Housing Program policy, the Program funding source, responsible agency, and time frame for implementation.

GENERAL REVIEW OF 2008–2014 HOUSING ELEMENT AND HOUSING ACTIVITIES

California state law requires the City Housing Element be reviewed as frequently as appropriate and that it be revised appropriately to reflect results of the review. The last comprehensive revisions of the Newport Beach Housing Element were completed in 2006 that reflected changes in the City's Land Use Plan, with a subsequent update in 2011 for consistency with state housing law and approval by HCD. All the following must be evaluated during a review of the Housing Element:

- Appropriateness of housing goals, policies, and programs in contributing to attainment of the state housing goal
- Effectiveness of the Housing Element in attainment of the community housing goals
- Progress of the City in implementation of the Housing Element
- When a City has land within the California Coastal Zone, review of its Housing Element must consider housing pursuant to coastal requirements. This evaluation must include the following.
  - Number of new housing units approved for construction within the Coastal Zone after January 1, 2000
  - Number of housing units required to be provided in new housing developments within the Coastal Zone or within 3 miles of the Coastal Zone for persons and families of low- or moderate-income, as they are defined in Section 50093 of the Health and Safety Code
  - Number of existing residential dwelling units in the Coastal Zone that have been authorized to be demolished or converted since January 1, 1992, that were occupied by persons or

families of low or moderate income, as defined in Section 50093 of the Health and Safety Code

- Number of residential dwelling units required for replacement of units authorized to be demolished or converted that were occupied by persons or families of low or moderate income, as defined in Section 50093 of the Health and Safety Code; location of replacement units on site, elsewhere within the locality's jurisdiction within the Coastal Zone, or within 3 miles of the Coastal Zone within the locality's jurisdiction, must also be designated in the review

In the course of administering the Housing Element and preparing the updated 2006–2014 Housing Element, the City determined that the previously adopted goals and policies continue to contribute to the attainment of California state housing goals as well as the housing goals of Newport Beach. As a result, most of those goals and policies have been retained to facilitate attainment of the 2014–2021 City housing goals. Specific Housing Programs that have not been effective have been revised or deleted.

2006-2014 Regional Housing Needs Assessment Review

According to the Regional Housing Needs Assessment (RHNA) for the Housing Element cycle of 2006-2014, SCAG estimated that the City needed to target its housing unit production to accommodate 1,769 new housing units. In addition, the City was required to carry over the unaccomodated portion of the RHNA from the prior planning period pursuant to Government Code Section 65584.09. As a result, an additional 145 units were added to the 1,769 units, for a total housing need of 1,914 units.

The distribution of these new units according to income was as follows: Very Low Income (451 units), Lower Income (319 units), Moderate Income (442 units), and Above-Moderate Income (702 units).

Table H38 summarizes the total RHNA construction need by income, calculated through the RHNA process for the 2006–2014 Planning Period.

Table H38 Total RHNA Construction Need by Income, 2006-2014

Very Low (0–50% MFI)	*Low (51–80% MFI)*	*Moderate (81–120% MFI)*	*Above Moderate (120%+MFI)*	*Total*
451	319	442	702	1,914
24%	17%	23%	36%	100%

The Planning Division maintains a detailed Permit Activity Report for each calendar year that provides the total number of building permits for new and demolished dwelling units. The report includes new units constructed within Newport Coast. Using this data, staff has created Table H39 illustrating the total number of new additional units that were constructed during the RHNA period of 2006 to 2012. These figures exclude existing units added to the City's housing stock through annexations.

Table H39 Total Number of New Additional Housing Units Constructed			
	During Period 2006-2012		
Calendar Year	New Units	Demolished Units	Total Additional Units
2006	372	163	209
2007	378	150	228
2008	227	96	131
2009	174	128	46
2010	122	84	38
2011	59	46	13
2012	88	75	13
Total	***1,420***	***742***	***678***

SOURCE: City of Newport Beach, 2006-2012 Planning Activity Reports

The City issued and inspected a total of 1,420 permits for new or replacement housing between 2006-2012, with a net increase of 678 additional dwelling units (including six senior accessory dwelling units). With exception of the six senior accessory dwelling units, the new units are assumed to be affordable to above-moderate income households. The downturn in the economy and decline of home prices significantly affected housing production during the planning period. However, development applications were approved for over 3,260 new housing units during the planning period (including City approval of Banning Ranch), a majority of which would likely be permitted and constructed during the 2014-2021 planning period. Each of these development applications include provisions for affordable housing production or payment of housing in-lieu fees that will ultimately assist in the development and preservation of affordable housing during the current planning period.

Attainment of Community's Housing Goals

The Orange County Business Council has, again, recently ranked Newport Beach as one of top cities in the County that have produced workforce housing, and that include housing policies that will enable continued construction of workforce housing. The Orange County Business Council's 2012 Workforce Housing Scorecard provides a comprehensive evaluation of the current and future state of Orange County's housing supply and demand. This study examines the past, present, and future of the County's housing by analyzing homes constructed, currently available and planned from 1991–2035. The report ranked Newport Beach as among the study's top ten performing cities in Orange County that have created new jobs and the necessary supply of homes to serve the related workforce, both currently and in the future. Of Coastal cities, Newport Beach was ranked within the top two.

Newport Beach's relatively high rank was the result of a high score in the following four areas:

1. Number of jobs—Promotion of job growth
2. Housing unit density—The study rewards cities that embrace higher density mixed-use development policies and penalizes cities that are less hospitable
3 Housing growth—Promotion of housing growth
4. Jobs to Housing Ratio—The study rewards cities for past balanced jobs/housing growth, in addition to plans for the future

In addition, the City took the following actions to implement its Program objectives in 2006–2012:

- The City received and spent approximately $2.2 million of Community Development Block Grant funds. Funds were used to support a variety of housing services including fair housing, homeless housing, supportive services, and services for single women and children.
- The City continued to participate in County of Orange programs that provided housing and social services for special needs populations.
- A comprehensive General Plan update was completed in 2006 which included substantial community outreach. Since the City is largely built out, most of the options considered involved the re-designation of some commercial/office/industrial areas for residential or mixed residential/commercial uses. Of these, properties in the Airport Area and Newport Center have been identified as having the highest potential to yield new dwelling units.
- The City collected housing in-lieu fees in the amount of $656,142 from developers of market-rate residential projects that will be used for affordable housing projects in the City.
- The City permitted a total of six senior accessory dwelling "granny" units.
- Two affordability covenants expired in 2011 and 2012. The Baywood apartment complex (part of The Bays apartment complex) included 14 low- and 14 moderate-income units. The Newport North apartment complex contained 18 low-income units. The City initiated conversations with the property owner of both apartment complexes to discuss preservation options; however, the property owner ultimately indicated their desire to allow the affordability covenants to expire. The City also considered using in-lieu housing funds to preserve these units; however, the amount of funds available at the time were determined to not be sufficient to subsidize the units long-term. The City worked with the property managers to get information to the tenants regarding other affordable housing options within the City and surrounding areas.
- Although the original affordability covenants discussed above expired, an Affordable Housing Implementation Plan for the North Newport Center Planned Community project was approved in 2007, and amended in 2012, and requires the property owner to provide new affordability covenants on existing units within the Bays apartment complex for a period of 30 years for either 52 very low-, 79 low-, or 105 moderate-income households. The new covenants are anticipated to be recorded in 2014/2015.
- The City assisted with the preservation of the Seaview Lutheran Plaza apartments, a 100-unit affordable senior apartment development. The development serves residents who are over the age of 62 and also a limited number of mobility impaired residents over the age of 18, all of whom have extremely low- and very low-incomes. The project was considered to be at-risk during the planning period due to a deteriorating water delivery system. A break in the water delivery system occurred in November of 2008 as a result of electrolysis/corrosion and caused major damage to several of the apartments, and became an eminent concern for the health and safety of the residents. The replacement of the deteriorated water delivery system was necessary to comply with current Code requirements, and to prevent further damage to the building and the displacement of its residents. To assist with the needed repairs of the water delivery system and preserve this supply of affordable rental units, in 2009, the City granted $140,000 from the Affordable Housing Fund to the owner of the Seaview Lutheran Plaza Apartments. In exchange for the monetary assistance, the owner agreed to extend the affordability of its units for a total period of 30 years (March 2039).

- The City continued to enforce requirements of its inclusionary housing program that requires a proportion of affordable housing in new residential developments or payment of an in-lieu fee. On May 11, 2010, the City Council adopted Ordinance No. 2010-9 adding a new chapter to the City's Subdivision Code implementing Housing Program 2.2.1 of the Housing Element. The Chapter provides the specific requirements necessary to implement the Housing Program. The Inclusionary Housing Chapter requires developers of residential subdivisions to facilitate production of affordable units in numbers equal to 15 percent of the number of for-sale market rate units produced.
- The City registered as a Qualified Preservation Entity with HCD and receives notices from all owners intending to opt out of their Section 8 contracts and/or prepay their HUD insured mortgages. This action provides the City opportunity to consult with property owners and potential preservation organizations regarding the potential use of CDBG funds and/or affordable housing fund monies to preserve affordable housing in those developments.
- Approval of four Affordable Housing Implementation Plans in conjunction with the approval of the following projects:
    - Santa Barbara Condominiums (79 units)- AHIP amended February 2012 to require the payment of in-lieu housing fee in the amount of $1.2 million into the City's Affordable Housing Fund. Payment of the fee is due upon issuance of building permits for the project (estimated in 2013 and 2014).
    - North Newport Center Planned Community Development Plan (524 units)- AHIP amended July 2012 to require the recordation of affordability covenants on existing market-rate rental units to maintain rents affordable for a period of 30 years to either 52 very low-, 79 low-, or 105 moderate-income households, or a combination of units. Affordable housing agreements to be recorded based on phased schedule, in conjunction with the issuance of certificates of occupancy for the market-rate units in the project (estimated 2014/2015).
    - Banning Ranch (1,375 units)- AHIP approved July 23, 2012 (pending Coastal Commission approval), which includes a requirement that 15 percent of the units be affordable to either very low, low-, or moderate-income households. A minimum of 50 percent must be constructed onsite, with alternative development options for the other 50 percent. Units must remain affordable for a period of 30 years.
    - Uptown Newport (922 units + 322 density bonus units)- AHIP approved March 12, 2013, requires that either 11 percent (102 units) of the units be rented at very low-income rates or 20 percent (185 units) of the units at low-income rates. Units must remain affordable for a period of 30 years. Alternatively, 40 percent (369 units) of the units may be sold at an affordable price for moderate-income households. A combination of these income groups can also be accommodated.

2006-2014 Housing Element Program Accomplishments

Table H40 provides a summary of housing program accomplishments by program since 2006.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Goal HI Quality residential development and preservation, conservation, and appropriate redevelopment of housing stock.		
Program 1.1.1 Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing building code regulations and abating code violations and nuisances.	Ongoing The California Building Code is adopted and continually enforced by the Building Division and Code Enforcement Division. The Water Quality and Code Enforcement Division continually administered an enforcement program to correct violations of municipal codes and land use requirements. A quarterly report on code enforcement activities is kept on file at the City.	This program remains appropriate.
Program 1.1.2 Participate with the Orange County Housing Authority and Housing and Community Development Division in their administration of rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners to encourage preservation of existing City housing stock.	Ongoing The City staff attends OCHA's City's Advisory Committee meetings to keep up to date on rehabilitation programs offered by the County.	This program is very similar to HP 4.2.1; the two programs will be consolidated into revised Housing Program 1.1.2. The objective will also be revised to utilize Code Enforcement as a resource to identify those homeowners who may be in need.
Program 1.1.3 Require replacement of housing demolished within the Coastal Zone when housing is or has been occupied by very low–, low-, and moderate-income households within the preceding 12 months. The City shall prohibit demolition unless a Coastal Residential Development Permit has been issued. The specific provisions implementing replacement unit requirements are contained in the Municipal Code.	Ongoing Chapter 20.34 of the Zoning Code, "Conversion or Demolition of Affordable Housing," establishes the standards and requirements to implement this program.	This program remains appropriate. The program has been revised to eliminate the reference to a Coastal Residential Development Permit, which no longer exists. The Municipal Code now requires a review of applicability by the Community Development Director.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Goal H2 A balanced residential community, comprised of a variety of housing types, designs, and opportunities for all social and economic segments.		
Program 2.1.1 Maintain rental opportunities by restricting conversions of rental units to condominiums unless the vacancy rate in Newport Beach for rental housing is an average 5 percent or higher for four (4) consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 20.83 of the Newport Beach Municipal Code.	Ongoing A vacancy rate survey is completed every quarter to monitor consistency with this policy.	This program remains appropriate, but will be updated for consistency with the current Subdivision Code.
Program 2.1.2 Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with low- and moderate-income housing requirements.	Ongoing Planning staff continually evaluates all proposed affordable housing projects for potential incentives, including expedient processing of permits. The Santa Barbara Condominium project which included an AHIP was provided expedited review of development plans. North Newport Center Planned Community project which included a development agreement with an AHIP was provided expedited review of development plans.	This program remains appropriate.
Program 2.1.3 Participate with the County of Orange in the issuance of tax-exempt mortgage revenue bonds to facilitate and assist in financing, development and construction of housing affordable to low and moderate-income households.	Ongoing The issuance of tax-exempt mortgage revenue bonds is project driven. The developer typically applies for the bonds. The City will encourage the use of such bonds and inform affordable housing developers of their availability.	This program remains appropriate.
Program 2.1.4 Conduct an annual compliance-monitoring program for units required to be occupied by very low–, low-, and moderate-income households.	Ongoing The City retains a consulting firm that provides an annual compliance monitoring report for the City's income qualified units.	This program remains appropriate.

Table H40 Detailed Housing Program Accomplishments		
Program	***Accomplishments***	***Appropriateness***
Program 2.1.5 Provide entitlement assistance, expedited entitlement processing, and waive application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for a fee waiver, the units shall be subject to an affordability covenant for a minimum duration of 30 years. The affordable units provided shall be granted a waiver of park in-lieu fees (if applicable) and traffic fairshare fees	Ongoing In 2009, the City provided permitting assistance and granted $140,000 to Seaview Lutheran Plaza Apartments for needed repairs of the water delivery system and to assist in the preservation of 100 extremely low and low-income senior apartment units. No other projects that provide assistance to extremely-low income households were proposed.	This program remains appropriate.
Program 2.1.6 Affordable housing developments providing units affordable to extremely low-income households shall be given the highest priority for use of Affordable Housing Fund monies.	Ongoing In 2009, the City provided permitting assistance and granted $140,000 to Seaview Lutheran Plaza Apartments for needed repairs of the water delivery system and to assist in the preservation of 100 extremely low and low-income senior apartment units.	This program remains appropriate

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 2.2.1 Require a proportion of affordable housing in new residential developments or levy an in-lieu fee. The City's goal over the five-year planning period is for an average of 15 percent of all new housing units to be affordable to very low–, low-, and moderate-income households. The City shall either *(a)* require the payment of an in-lieu fee, or *(b)* require the preparation of an Affordable Housing Implementation Plan (AHIP) that specifies how the development will meet the City's affordable housing goal, depending on the following criteria for project size: 1. Projects of 50 or fewer units shall have the option of preparing an AHIP or paying the in-lieu fee. 2. Projects where more than 50 units are proposed shall be required to prepare an AHIP. Implementation of this program will occur in conjunction with City approval of any residential discretionary permits or Tentative Tract Maps. To insure compliance with the 15 percent affordability requirements, the City will include conditions in the approval of discretionary permits and Tentative Tract Maps to require ongoing monitoring of those projects.	Ongoing On May 11, 2010, the City Council adopted Ordinance No. 2010-9 adding a new chapter to the City's Subdivision Code implementing Housing Program 2.2.1 of the Housing Element. The Chapter provides the specific requirements necessary to implement the Housing Program. Pursuant to the City's Subdivision Code, projects are required to pay the in-lieu fee or prepare an AHIP. The City has approved AHIPs for the following projects: Banning Ranch, North Newport Center Planned Community, Santa Barbara Condominiums, and Uptown Newport. See Page 5-103. Since January 1, 2006, the City has collected housing in-lieu fees in the amount of $656,142	This program remains appropriate.
Program 2.2.2 Periodically review the City's Inclusionary Housing In-lieu fees to ensure it is adequate to support the development of affordable projects.	On-going The City's Inclusionary Housing in-lieu fees have been adjusted annually based on change in new home prices. Since its formal adoption in 2010, the initial $18,500 in-lieu fee amount has fluctuated as follows: 2011: $20,554 2012:$20,513	This program remains appropriate.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 2.2.3 Develop a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, Inclusionary Housing requirements, and density bonuses and other incentives. Provide a copy of this brochure at the Planning Counter, the website and also provide a copy to potential developers.	Complete. Brochure provided on the City website and in public lobby. Periodically update to provide current information.	Program to be revised to maintain brochure.
Program 2.2.4 The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when assistance is provided from Community Development Block Grant funds or the City's in-lieu housing fund.	Ongoing The City will provide financial assistance based on a project by project analysis, depending on need and overall project merits. The City continues to participate in this Housing Program. In 2009 the City granted $140,000 to Seaview Lutheran Plaza Apartments to assist in the preservation of 100 extremely low and low-income senior apartment units.	This program remains appropriate.
Program 2.2.5 For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20.	Ongoing The City continues to implement the provisions of Chapter 20.34 of the Zoning Code (Low and Moderate Income Housing within the Coastal Zone). Since 1992, 24 affordable units were permitted in the coastal zone plus 119 at Bayview Landing.	This program remains appropriate.
Program 2.2.6 All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years.	Ongoing The City continues to include this affordability restriction as a standard condition on all affordable housing projects, unless an otherwise longer affordability covenant is agreed upon. A comprehensive affordable housing ordinance has been adopted which clearly specifies all conditions for incentives, including the minimum affordability period of 30 years. Three Affordable Housing Implementation Plans were approved and require the actual construction or conversion of units include 30 year affordability restrictions. In 2009, in exchange for the monetary assistance for needed repairs of the water delivery system, the property owners of the Seaview Lutheran Plaza Apartments agreed to an affordability covenant restricting the rents for a period of 30 years.	This program remains appropriate.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 2.2.7 Advise and educate existing landowners and prospective developers of affordable housing development opportunities available within the Banning Ranch, Airport Area, Newport Center, Mariners' Mile, West Newport Highway, and Balboa Peninsula areas.	Ongoing City staff continues to provide prospective developers with information on the development opportunities and its incentive program. A brochure has been created and distributed that outlines development incentives and entitlement assistance available. The brochure is maintained at the public counter and on the City website. City staff has assisted developers with the preparation of four Affordable Housing Implementation Plans (AHIP), including two in Newport Center, one for Banning Ranch, and one in the Airport Area. The one AHIP that was approved in the Airport Area (Uptown Newport) includes provisions for providing additional affordable units beyond the City's minimum inclusionary housing requirements in order to obtain additional density pursuant to state density bonus laws. Between 102-369 affordable units will be constructed over time depending upon income category.	This program remains appropriate.
Program 2.2.8 Participate in other housing assistance programs that assist production of housing.	Ongoing City staff attends OCHA Cities Advisory Committee meetings to keep up-to-date with programs that assist in the production of housing. Staff will inform developers of programs that are available to assist in the production of housing for all income levels.	This program remains appropriate.
Program 2.2.9 New developments which provide housing for lower income households that help meet regional needs shall have priority for the provision of available and future resources or services, including water and sewer supply and services.	Ongoing Effective January 1, 2006, local governments are required to provide a copy of the Housing Element to water and sewer service providers. The City has done this. Pursuant to state law, water and sewer providers must grant priority to developments that include housing units affordable to lower income households.	This program remains appropriate.
Program 2.2.10 Implement Chapter 20.32 (Density Bonus) of the Zoning Code and educate interested developers about the benefits of density bonuses and related incentives for the development of housing that is affordable to very low-, low-, and moderate-income households and senior citizens.	Ongoing The Uptown Newport Affordable Housing Implementation Plan that was approved on March 12, 2013, includes provisions for providing additional affordable units beyond the City's minimum inclusionary housing requirements in order to obtain a density bonus. Of the 1,244 units approved, 322 units resulted from a density bonus.	This program remains appropriate.

Table H40 Detailed Housing Program Accomplishments		
Program	***Accomplishments***	***Appropriateness***
Program 2.2.11 Monitor the impact of Housing Program 2.2.1 and the City's Inclusionary Housing Ordinance on the overall production of housing within the City. Considerations shall include whether the inclusionary program results in cost shifting where the costs of subsidizing the affordable units is underwritten by the purchasers of market-rate units in the form of higher prices	Ongoing Due to the recession and overall decline of housing production during the last planning period, staff has been unable to assess the effects of the City's Inclusionary Housing requirements on housing production. However, in one case where the inclusionary housing requirement proved infeasible for the Santa Barbara Condominiums project, the City amended the Affordable Housing Implementation Plan for the project to allow the payment of an in-lieu fee rather than require the off-site production of 12 affordable units. The primary reason for the amended AHIP was cost.	This program remains appropriate.
Program 2.3.1 Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the "Charter Section 423" initiative.	Ongoing In conjunction with the environmental review required under the California Environmental Quality Act (CEQA), potential impacts to population, housing, and employment is reviewed and analyzed. Recent trends in development approvals have consisted of the redevelopment of commercial and industrial sites for residential development or mixed-use, creating new housing opportunities in the City	This program remains appropriate.
Goal H3 Housing opportunities for as many renter and owner occupied households as possible in response to the demand for housing in the City.		
Program 3.1.1 Provide a streamlined "fast-track" development review process for proposed affordable housing developments.	On-going The City considers "fast track" development review incentives on a project-by- project basis. The City's General Plan Implementation Program encourages code amendments and the development of incentives that achieve General Plan goals.	This program remains appropriate.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 3.1.2 When a residential developer agrees to construct housing for persons and families of very low, low- and moderate-income above mandated requirements, the City shall either (1) grant a density bonus as required by state law or (2) provide other incentives of equivalent financial value.	Ongoing The City considers density bonuses and other incentives on a project-by-project basis. Chapter 20.32 Density Bonus is now included in the Zoning Code. A density bonus has been granted to the Uptown Newport project in the Airport Area. Of the 1,244 housing units approved in the project, 322 of the units are a result of the density bonus and between 102 – 369 affordable units will be constructed over time depending upon income category.	This program remains appropriate.
Program 3.1.3 Review and consider in accordance with state law, the waiver of planning and park fees, and modification of development standards, (e.g., setbacks, lot coverage, etc.) at the discretion of City Council and Planning Commission for developments containing very low, low- and moderate-income housing.	Ongoing Waivers and incentives are considered by the Planning Commission and City Council on a project-by-project basis.	This program remains appropriate.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 3.1.4 The City will encourage and facilitate residential and mixed-use development on vacant and underdeveloped sites listed in Appendix H4 by providing technical assistance to interested developers with site identification and entitlement processing. The City will support developers funding applications from other agencies and programs. The City will post the Sites Analysis and Inventory on the City's webpage and marketing materials for residential and mixed-use opportunity sites, and will equally encourage and market the sites for both for-sale development and rental development. To encourage the development of affordable housing within residential and mixed-use developments, the City shall educate developers of the benefits of density bonuses and related incentives identify potential funding opportunities, offer expedited entitlement processing, and offer fee waivers and/or deferrals.	Ongoing Appendix H4 is the Sites Analysis and Inventory which identifies sites that can be developed for housing within the planning period and that are sufficient to provide for the City's share of the regional housing need allocation to provide realistic opportunities for the provision of housing to all income segments within the community. Appendix H4 can be found in the Housing Element available at the Planning Division or online at http://www.newportbeachca.gov/index.aspx?page=173 The City has completed the following: 1. A user-friendly Sites Analysis and Inventory is on the City's website. 2. A brochure is available on the web and in the public lobby that promotes the incentives and opportunities for affordable housing projects, which includes information of the City's Sites Analysis and Inventory. 3. A layer and note has been added in the City's Geographic Information System (GIS) to identify sites within the inventory to assist staff in providing information to interested developers. Staff periodically meets with interested developers to discuss development opportunities including density bonus and other incentives to encourage housing development.	This program remains appropriate. Sites Analysis and Inventory will be referenced as Appendix H3 in revision. The program number has changed to Program 3.2.3 as a program to implement Housing Policy 3.2.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 3.1.5 The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. If identified strategies are not successful in generating development interest, the City will respond to market conditions and will revise or add additional incentives.	Ongoing At this time, the City's strategies for encouraging the development of identified vacant and underutilized sites are proving successful. The City has approved development projects for the three vacant sites identified in the Sites Inventory and Analysis: • The Banning Ranch site was approved for the development on July 23, 2012 and would include the development of a maximum of 1,375 residential units, including affordable housing. The development will require California Coastal Commission approval also. • The San Miguel site was approved for the development of four single-unit dwelling in September of 2010, and construction of the units was completed in January of 2013. • The Corona del Mar site was approved for the development of six detached residential condominiums units on January 3, 2013. The City has also approved two significant projects on sites identified as underutilized: • In 2012, the City adopted an amendment to the North Newport Center Planned Community and development agreement to allow for the total construction of up to 524 residential units within the San Joaquin Plaza sub-area. These units are anticipated to be constructed in 2014/2015. This approval will also require that between 52 and 105 units become affordable through the application of affordability covenants on existing units within the Bays Apartment. • On March 12, 2013, the Uptown Newport project was approved, which includes the development of 1,244 residential dwelling units including an affordable housing component.	This program remains appropriate. The program number has changed to Program 3.2.4 and as a program to implement Housing Policy 3.2.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 3.2.1 When requested by property owners, the City shall approve rezoning of developed or vacant property from nonresidential to residential uses when appropriate. These rezoned properties shall be added to the list of sites for residential development.	Ongoing The City continually monitors requests for zone changes of vacant and developed properties from nonresidential to residential, and approves when determined to be compatible and feasible. When approved, these sites are mapped for residential uses on both the zoning district map and General Plan Land Use Map. In 2012, the City adopted an amendment to the North Newport Center Planned Community and approved an additional 79 residential units for construction with North Newport Center. The units were created as a result of the conversion and transfer of 79 un-built hotel units from the Newport Beach Marriot site in Newport Center. As a result of the amendment, the Development Plan now allows for the total construction of up to 524 residential units within the San Joaquin Plaza sub-area.	This program remains appropriate.
Program 3.2.2 Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area, the City shall amend the General Plan and/or establish a waiver or exception to the minimum 10-acre site requirement. It is recognized that allowing a smaller scale development within an established commercial and industrial area may result in land use compatibility problems and result in a residential development that does not provide sufficient amenities (i.e. parks) and/or necessary improvements (i.e. pedestrian walkways). Therefore, it is imperative that the proposed waiver include provisions for adequate amenities, design considerations for the future integration into a larger residential village, and a requirement to ensure collaboration with future developers in the area.	Completed This program has been implemented with the adoption of Ordinance No. 2012-14 that amended the Newport Place Planned Community (PC11) to allow residential development that includes a minimum of 30 percent of the units affordable to lower-income households, and also created a waiver to the 10-acre site requirement for such projects. The remaining properties in the Airport Area, (Koll Center and Uptown Newport [formerly referred to as Conexent]) are larger than 10 acres and are not constrained by the minimum 10-acre requirement. The parcels owned by Koll total 25 acres and the parcels owned by Uptown Newport total 26.9 acres.	This program has been completed. The program has been revised to maintain the authority under the General Plan to waive the 10-acre site requirement for projects in the Airport Area that include a minimum of 30 percent of the units affordable to lower-income households.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 3.2.3 The City shall amend the Newport Place (PC 11) and Koll Center (PC 15) Planned Community texts to allow residential developments that include: 1) a minimum of 30 percent of the units affordable to lower-income households; and 2) densities between 30 du/acre and 50 du/acre consistent with the MU-H2 General Plan land use designation and policies for the Airport Area. It is recognized that adding residential as a permitted use where it was not allowed previously might require additional design attention to integrate uses. Therefore, the Planned Community Amendments will add residential uses as permitted by right subject to a site plan review to ensure integration within the existing area. The City will monitor commercial redevelopment within the Airport Area to ensure sufficient residential capacity remains to accommodate the City's RHNA for lower-income households. Should residential capacity be reduced to a level that cannot accommodate the City's remaining need for lower-income households citywide, the City will identify and zone, if necessary sufficient sites in an alternative location to accommodate the City's RHNA.	Completed On July 24, 2012, The Newport Place PC was amended to establish a residential development overlay where multi-unit residential developments, which include a minimum of 30 percent of the units affordable to lower-income households, are permitted subject to site development review. The Housing Element Sites Inventory and Analysis identified a realistic residential development capacity of 880 units within the boundaries of Newport Place PC at a minimum density of 30 du/ac. At the maximum density of 50 du/ac (excluding the potential for density bonus), these sites would have the potential development capacity of 1,467 units. Both of these development capacities well exceeded the City's identified lower-income housing need of 770 units. On March 12, 2013, the Uptown Newport Planned Community was created (formally a part of the Koll Center Planned Community) to specifically serve as a zoning document for the construction of up to 1,244 residential units, 11,500 square feet of retail commercial, and 2.05 acres of park space. Residential development is a permitted use subject to site development review. The Uptown Newport PC requires densities between 30 du/acre and 50 du/acre, consistent with the densities of the General Plan, and allows additional density opportunities with a density bonus. The Koll Center Planned Community text was also amended on March 12, 2013, to remove the properties now regulated by the new Uptown Newport Planned Community. With the adoption of the Uptown Newport Project and PC, combined with the Newport Place PC Amendment, the City has zoning in place that greatly exceeds the lower-income housing need of 770 units. Newport Place PC was identified with a realistic development potential of 880 units and Uptown Newport Project has been approved for up to 924 units (1,244 units with requested density bonus); combined, the realistic development capacity for properties in the Airport Area with appropriate zoning in place is 1,694 units (2,124 units including the requested density bonus).	This program has been completed and is no longer necessary.

Table H40 Detailed Housing Program Accomplishments		
Program	***Accomplishments***	***Appropriateness***
Goal H4 Preservation and increased affordability of the City's housing stock for extremely low, very low-, low, and moderate-income households.		
Program 4.1.1 Annually contact owners of affordable units for those developments listed in Table H12 as part of the City's annual monitoring of affordable housing agreements to obtain information regarding their plans for continuing affordability on their properties and to encourage the extension of the affordability agreements for the developments listed in Table H12 beyond the years noted. .	Ongoing Staff maintains an updated contact list for affordable units in conjunction with the current Housing Element. LDM Associates (consultant) works with staff to include this in the annual monitoring.	This program remains appropriate.
Program 4.1.2 The City shall register as a Qualified Preservation Entity with HCD to ensure that the City will receive notices from all owners intending to opt out of their Section 8 contracts and/or prepay their HUD insured mortgages. Upon receiving notice that a property owner of an existing affordable housing development intends to convert the units to a market-rate development, the City shall consult with the property owners and potential preservation organizations regarding the potential use of CDBG funds and/or Affordable Housing Fund monies to maintain affordable housing opportunities in those developments listed in Table H12 or assist in the non-profit acquisition of the units to ensure long-term affordability.	Ongoing The City registered the City of Newport Beach as a Qualified Preservation Entity with HCD in 2012. When notification is received by the City, staff will evaluate the potential use of the Affordable Housing Fund to preserve the affordable units.	This program has been completed and the program will be modified to ensure continued implementation.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 4.1.3 Continue to maintain information on the City's website and prepare written communication for tenants and other interested parties about Orange County Housing Authority Section 8 opportunities to assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues.	Ongoing Information pamphlets informing prospective tenants and landlords about the OCHA Section 8 program are available in the public lobby of City Hall. In addition, information about the Section 8 program has been posted on the City website.	This program remains appropriate.
Program 4.1.4 Investigate availability of federal, state, and local programs (including Affordable Housing Fund monies) and pursue these programs if found feasible, for the preservation of existing low-income housing, especially for preservation of low-income housing that may increase to market rates during the next 10 years. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis.	Ongoing The City attends OCHA meetings and has continued to investigate available programs and evaluate the feasibility of participating in such programs.	This program remains appropriate.

Table H40 Detailed Housing Program Accomplishments		
Program	***Accomplishments***	***Appropriateness***
Program 4.1.5 The City shall inform and educate owners of affordable units of the State Preservation Notice Law (Government Code Section 65863.10-13), if applicable. Pursuant to the law, owners of government-assisted projects cannot terminate subsidy contract, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. Owners proposing to sell or otherwise dispose of a property at any time during the five years prior to the expiration of restrictions must provide this Notice at least 12 months in advance unless such sale or disposition would result in preserving the restrictions. The intent of the law is to give tenants sufficient time to understand and prepare for potential rent increases, as well as to provide local governments and potential preservation buyers with an opportunity to develop a plan to preserve the property. This plan typically consists of convincing the owner to either (a) retain the rental restrictions in exchange for additional financial incentives or (b) sell to a preservation buyer at fair market value.	Ongoing Staff worked with LDM to create a notice to go out with the annual monitoring of existing affordable units within the City. After additional research is conducted by LDM to verify applicability of the law to existing, older affordability covenants, staff and LDM will complete the notice. Anticipated completion is in Spring 2013.	This program remains appropriate.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 4.2.1 Investigate the use of federal funds to provide technical and financial assistance, if necessary, to all eligible homeowners and residential rental property owners to rehabilitate existing dwelling units through low-interest loans or potential loans, or grants to very low–, low- and moderate-income, owner-occupants of residential properties to rehabilitate existing units.	Ongoing The City has continued to investigate available programs and evaluate the feasibility of participating in such programs. The City Council approved the Utility Connection Grant Program guidelines in order to provide utility hook-up assistance to low-income households in Newport Beach utility undergrounding Assessment Districts. The grant program was allocated $65,922 in CDBG funds in the 2010-2011 fiscal year; however, none of the applicants met the minimum qualification requirements and the program was discontinued.	This program is very similar to HP 1.1.2. This program will be revised to consolidate the two programs into a revised Housing Program 1.1.2. The objective will also be revised to utilize Code Enforcement as a resource to identify those homeowners who may be in need.
Program 4.2.2 In accordance with Government Code Section 65863.7, require a relocation impact report as a prerequisite for the closure or conversion of an existing mobile home park.	Ongoing City staff requires permits for all proposed conversions of mobile home parks. Consistent with state law, a detailed relocation impact report is a requirement for the permit.	This program remains appropriate; however, the program number has changed to Program 4.1.6 as a program to implement Housing Policy H4.1.
Program 4.2.3 Should need arise, consider using a portion of its Community Development Block Grant funds for establishment and implementation of an emergency home repair program. Energy efficient products shall be required whenever appropriate.	Ongoing Staff continuously monitors requests for assistance and Code Enforcement quarterly reports to determine need.	This program remains appropriate.

Table H40 Detailed Housing Program Accomplishments		
Program	***Accomplishments***	***Appropriateness***
Program 4.2.4 Participate as a member of the Orange County Housing Authority Advisory Committee and work in cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of the community. The City shall, in cooperation with the Housing Authority, recommend and request use of modified fair market rent limits to increase number of housing units within the City that will be eligible to participate in the program. The Newport Beach Planning Division shall prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to Section 8 Certificate holders and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program.	Ongoing City Staff regularly attends the quarterly meetings of the OCHA Cities Advisory Committee. In addition, staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents. Recently, the City worked with the OCHA to help disseminate information regarding the upcoming opening of the Section 8 waiting list. A link to the Orange County Housing Authority website has been placed on the City website to provide information on the Section 8 program. City staff provides information and referrals to the Orange County Housing Authority, as necessary, in response to requests for information.	This program remains appropriate; however, the program number has changed to Program 4.1.7 as a program to implement Housing Policy 4.1.
Program 4.2.5 Developers that choose to meet the inclusionary housing requirements of Housing Program 2.2.1 through the renovation and conversion of existing off-site units in the City to affordable units shall be required to substantially renovate and improve the livability and aesthetics of the units for the duration of the affordability period and include energy conserving retrofits that will contribute to reduced housing costs for future occupants of the units.	Ongoing Continuously implemented as housing projects are submitted.	This program remains appropriate; however, the program number has changed to Program 4.2.1.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 4.2.6 Implement and enforce the recently adopted Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards in compliance with AB 1881 (2006). The ordinance establishes standards for planning, designing, installing, and maintaining and managing water-efficient landscapes in new construction and rehabilitated projects.	Ongoing Continuously implemented as housing projects are submitted.	This program remains appropriate; however, the program number has changed to Program 4.2.2.
Program 4.2.7 Affordable housing developments that receive City assistance from Community Development Block Grant funds or from the City's Affordable Housing Fund shall be required, to the extent feasible, include installation of energy efficient appliances and devices, and water conserving fixtures that will contribute to reduced housing costs for future occupants of the units.	Ongoing Continuously implemented as housing projects are submitted.	This program remains appropriate; however, the program number has changed to Program 4.2.3.
Program 4.2.8 Investigate the feasibility and benefits of using a portion of its Community Development Block Grant funds for the establishment and implementation of an energy conserving home improvements program for lower-income homeowners.	Ongoing	This program remains appropriate; however, the program number has changed to Program 4.2.4.
Program 4.2.9 Establish a process for LEED certified staff members to provide development assistance to project proponents seeking LEED certification, which will in turn increase the LEED points granted to projects.	Completed The City presently has one LEED accredited staff member who will provide technical assistance when requested.	This program remains appropriate; however, the Program number has changed to Program 4.2.5

Table H40 Detailed Housing Program Accomplishments		
Program	***Accomplishments***	***Appropriateness***
Program 4.2.10 To encourage voluntary green building action, the City will institute a green recognition program that may include public recognition of LEED certified buildings, payment of a display advertisement in the local newspaper recognizing the achievements of a project, or developing a City plaque that will be granted to exceptional developments.	Ongoing The City presently has one LEED accredited staff member who will provide technical assistance when requested. The City continues to work on a recognition program with a website that includes the identification and showcase of LEED certified residential projects in the City.	This program remains appropriate; however, the program number has changed to 4.2.6.
Goal H5 Housing opportunities for special needs populations.		
Program 5.1.1 Apply for Community Development Block Grant (CDBG) funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless.	Ongoing Through the approved Action Plans for Fiscal year 2012-2013, the City allocated funding to the following organizations to preserve the supply of emergency and transitional housing: Human Options, Families Forward, Serving People In Need (SPIN), Share Our Selves (SOS) and Fair Housing Foundation. The following organization has been funded to assist homeless battered women and children: Human Options.	This program remains appropriate.
Program 5.1.2 Cooperate with the Orange County Housing Authority to pursue establishment of a Senior/Disabled or Limited Income Repair Loan and Grant Program to underwrite all or part of the cost of necessary housing modifications and repairs. Cooperation with the Orange County Housing Authority will include continuing City of Newport Beach participation in the Orange County Continuum of Care and continuing to provide CDBG funding.	This has not yet been completed. The City will conduct an analysis of different programs and the financial feasibility of participating in such programs. The City refers low-income residents to Orange County for rehabilitation of mobile homes, to Neighborhood Housing for first time buyer programs, and to Rebuilding Together for handyman service for low-income and senior households.	This program remains appropriate.
Program 5.1.3 Permit, where appropriate, development of "granny" units in single-family areas of the City.	Ongoing Section 20.48.200 of the Zoning Code provides procedures for the creation of granny units pursuant to Government Code Section 65852.1, permitting them in single-family areas of the City with the approval of a minor use permit by the Zoning Administrator. The City approved six granny units during the last planning period.	This program remains appropriate. The program will be strengthened to promote and facilitate the increased development of granny units.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Program 5.1.4 Work with the City of Santa Ana to provide recommendations for the allocation of HUD Housing Opportunities for Persons with AIDS (HOPWA) funds within Orange County.	Ongoing As the most populous city in Orange County, the City of Santa Ana receives HOPWA funding from HUD on behalf of the entire County. Authorized uses of these funds include: acquisition, rehabilitation, conversion, or lease of facilities to provide short-term shelter, new construction, project- or tenant-based rental assistance, short-term rent and utility payments, and supportive services. Should the City wish to partner in the acquisition, development, or rehabilitation of affordable housing for persons with HIV/AIDS, the City may request funding at future HOPWA Strategy meetings.	This program remains appropriate.
Program 5.1.5 Maintain a list of "Public and Private Resources Available for Housing and Community Development Activities."	Ongoing City maintains a list of resources that are available for housing and community development activities. A list of resources and links are provided on the City's website.	This program remains appropriate.
Program 5.1.6 Encourage the development of day care centers and community parks as a component of new affordable housing constructed as part of the requirements of the City's Inclusionary Housing Ordinance.	Ongoing as applications are submitted	This program remains appropriate.
Program 5.1.7 Amend the Zoning Code to include a definition of Single Room Occupancy (SRO) Residential Hotels and add provisions that would permit SROs within the commercial and office zoning districts with the approval of a use permit. No standard set of conditions or use restrictions on SROs shall be established; instead, each application should be evaluated individually and approved based upon its own merits and circumstances.	Completed On February 26, 2013, the City Council adopted Ordinance No. 2013-4 amending the Zoning Code implementing this program.	This program has been completed and is no longer necessary.

Table H40 Detailed Housing Program Accomplishments

Program	*Accomplishments*	*Appropriateness*
Goal H6 Equal housing opportunities for all residents.		
Program 6.1.1 Contract with an appropriate fair housing service agency for the provision of fair housing services for Newport Beach residents. The City will also work with the fair housing service agency to assist with the periodic update of the Analysis of Impediments to Fair Housing document required by HUD. The City will continue to provide pamphlets containing information related to fair housing at the Planning Division counter.	Ongoing The City currently contracts with the Fair Housing Foundation. Pamphlets containing information of Fair Housing and Dispute Resolution Services are available at the public counter. Fair Housing workshops are provided at City Hall and the City Library for tenants and landlords, including a Landlord Certificate Program. The City contracted with the Fair Housing Foundation to provide these services for 2012-2013. The Fair Housing Foundation provided the following training seminars in 2012 at the City library or City Hall: • Two Fair Housing 101 Presentations • Three Tenant Rights Workshops • One Landlord Rights Workshop The City will continue to contract with a provider in the future as required by the City's participation in the CDBG program.	This program remains appropriate.
Goal H7 Effective and responsive housing programs and policies.		
Program 7.1.1 As part of its annual General Plan Review, the City shall report on the status of all housing programs. The portion of the Annual Report discussing Housing Programs is to be distributed to the California Department of Housing and Community Development in accordance with California State Law.	Consistent with State Housing Element Law, the City prepares an Annual Housing Element Progress Report for submission to HCD.	This program remains appropriate.

Housing Element Coastal Zone Review

The City of Newport Beach uses Section 20.34 of the Municipal Code to implement Government Code Section 65590 et seq. Between January 1, 2000, and January 1, 2013, 1,265 new residential units were approved for construction within the California Coastal Zone. Of these new units, 120 were developed as housing affordable to low-income and moderate-income individuals and/or families (Bayview Landing project). During the same time period, the City permitted landowners to demolish 817 residential units within the Coastal Zone for a net increase of 448 units (excludes units within Newport Coast that are permitted under the County of Orange per annexation agreement). Of the units demolished, none were known to be occupied by low-income and/or moderate-income persons and/or families.

YEAR 2014–2021 HOUSING PLAN

Quantified Objectives

The 2014–2021 Regional Housing Needs Assessment (RHNA) determined the City of Newport Beach had a construction need for five residential units between January 2014 and January 2021. The total need for each target income group is as follows: Very Low-Income (1 unit); Low-Income (1 unit); Moderate-Income (1 unit); and, Above Moderate-Income (2 units). In addition to the goals of constructing new units to satisfy the RHNA, the City has goals to rehabilitate and preserve existing units.

As required by State housing law, quantified objectives by income group for the 2014-2021 planning period are stated in this section. The quantified objectives are the actual number of housing units that the City anticipates can be constructed, rehabilitated, or preserved over the planning period.

Table H41 Quantified Objectives for 2014-2021

Income Group	*New Construction*	*Rehabilitation*	*Preservation*
Extremely Low Income[1]	1[2]	5	95
Very Low Income	1[2]	5	77
Low Income	101[2]	10	86
Moderate Income	10	0	10
Above Moderate	1,119	284	0
Total	***1,312***	***304***	***195***

1 Presumed that 50% of the allocated Very Low-Incomes units under RHNA would qualify as Extremely Very Low-Income pursuant to Government Code Section 65583(a)(1).

2 A reduction in the total number of new lower-income housing units to be provided with the Uptown Newport project is possible as a result of providing very low- and extremely low-income units that require greater subsidies.

New_Construction: Achieving the new construction goals is expected to be achieved through the redevelopment of several key housing opportunity areas such as Airport Area, Newport Center, Newport Mesa, Banning Ranch, the Balboa Peninsula area, and Mariners' Mile. These areas could potentially accommodate up to 4,612 new residential units based on the realistic development capacity

calculated in the Sites Analysis and Inventory. The Airport Area in particular is a key opportunity site within the community that can facilitate the development of housing that is affordable at a variety of income levels. General Plan Policy LU 6.15.6 stipulates that residential units be developed at a maximum density of 50 units per acre and minimum of 30 units per acre. In addition, all future residential development citywide would be subject to the City's Inclusionary Housing Program, which establishes a goal that 15 percent of all new units be affordable to very low-, and low-, and moderate-income households. It is estimated that up to 712 of the 4,751 new residential units could be affordable subject to the provisions of the Inclusionary Housing Program. Affordable units shall be legally restricted to occupancy by households of the income levels for which the affordable units were designated for a period of at least 30 years.

- For the purposes of quantifying the number of new units that may be permitted during the planning period based on identified need, available resources, and constraints, the City believes that a total of 1,199 above moderate-income units may be constructed through the combination of the following projects: Santa Barbara Condominiums (79 units), North Newport Center Planned Community (524 units), Plaza Corona del Mar (6 units), and the first phase of the Uptown Newport Planned Community (590 units).

- Based on the Uptown Newport Affordable Housing Implementation Plan that was approved for the project, at least 20 percent of the new units proposed (excluding density bonus units) are required to be affordable to low-income households. Based on the first phase of development, a minimum of 101 low-income rental units are anticipated to be constructed during the planning period. Should the affordable rental units be restricted to very low-income households, the total number of units would be reduced to 56 units to reflect the greater subsidy required. Alternatively, should the affordable units be restricted to moderate-income for-sale units, a total of 202 units would be provided. It should also be noted that if the second phase of development occurs during the planning period, either 46 very low-income or 84 low-income rentals units, or 168 moderate-income for-sale units are expected.

- Based on past production of granny units, and future promotion efforts required by Housing Program 5.1.3, it is the City's goal to approve approximately 20 new senior accessory dwelling units during the planning period. Given the maximum size of the units, occupancy restrictions that these units be occupied by persons of age 55 years or older, and discussions with current owners of these properties, these units are assumed to be occupied by a combination of moderate- and low-income households. Therefore, it's presumed that 50 percent of new granny units would be rented to low-income elderly households.

Rehabilitation: Between 2006-2012, the Code Enforcement Division has issued 266 notices of violations for "unsafe, unsightly, or poorly maintained property" and required the rehabilitation of these units. The City anticipates that this trend will continue and through continued Code Enforcement activities, it is estimated that approximately 304 units would be rehabilitated as a result during this planning period. Many of these units become deteriorated due to the owner's inability to afford repairs. Through the Housing Program 1.1.2, the City will strive to identify the home owners in need of assistance and to develop a program to assist these homeowners. The City's estimated goal is to assist approximately 20 units occupied by low-income and extremely low-income households.

Preservation: The preservation objective refers to maintaining existing affordable housing through measures such as providing or continuing rent subsidies, enforcing existing affordability covenants, preservation of affordable units at risk of conversion, and implementing land use controls during the planning period.

- As of December 21, 2012, a total of 127 Newport Beach low-income residents relied on Section 8 rental assistance vouchers. Based on Section 8 program targets, it is assumed 75% of the voucher holders were extremely low-income (95 units). The quantified objective includes conservation of the 127 Section 8 units/assisted households through continued participation as a member of the Orange County Housing Authority Advisory Committee and cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of Newport Beach. The City will also continue to educate and encourage landowners within the City about the benefits of renting their units to Section 8 voucher holders.

- The preservation objective utilizes the City's Inclusionary Housing Ordinance as a tool to assist the City with the replacement of existing affordable housing developments that convert to market-rate units. The ordinance allows developers to fulfill their affordable housing obligations by renovating and converting existing off-site units to affordable units for a period of 30 years. This option includes at-risk units whose affordability income restrictions are set to expire in 3 years or less. As the City processes future development projects, it is anticipated that several developers will choose to satisfy their affordable housing obligations through this option, providing a strong tool for the City to replace and preserve existing affordable housing units that are at risk of conversion.

- Through the implementation of Program Nos. 4.1.1, 4.1.2, 4.1.4, and 4.1.5, the City will attempt to negotiate the extension of existing affordability covenants for the 153 rental units affordable to lower-income households that are set to expire during the planning period and are at risk of converting to market rate apartments.

Newport Beach Housing Element: Goals, Policies, and Programs

Goals for the City include the following: promoting quality residential development through application of sound planning principles and policies that encourage preservation, conservation, and appropriate redevelopment of housing stock; providing a balanced residential community that contains a variety of housing types, designs and opportunities for all economic segments of the community; extending ownership opportunities to as many households as possible, particularly those of moderate and upper incomes because these comprise the greatest demand; preserving and increasing housing affordability, through rental housing, for very low– and low-income households; and, providing housing for special needs groups. The policies and programs described below focus on providing appropriate and affordable housing opportunities and related services to the special needs populations most in need of such in Newport Beach, that is, in particular to senior citizens. Additionally, the policies and programs (particularly under Goals 3, 4, and 5) will ensure that the City will meet its quantified housing objectives for very low–, low-, and moderate-income units.

For purposes of defining income groups, the Housing Element follows the regulations of Title 25 (Housing and Community Development) of the California Code of Regulations (CCR), Sections 6910 through 6932. The income groups are defined as follows:

- **Very Low–Income:** 50 percent or less of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.
- **Low-Income:** 50–80 percent of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.
- **Moderate-Income:** 80–120 percent of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.
- **Above Moderate–Income:** 120+ percent of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.

The following affordability standards shall apply to rental and ownership housing:

- Maximum household income shall be determined by number of persons in a family or household.
- Income shall be in conformance with the limits set forth in 25 CCR §6932.
- An *efficiency unit* shall be considered occupied by one person; a *one bedroom* occupied by two persons; a *two bedroom* occupied by four persons; a *three bedroom* occupied by six persons; and a *four bedroom* occupied by eight persons.
- Rents for very low–, low-, and moderate-income households shall be no more than 30 percent of the income limits set forth in Section 6932. The selling price of a for-sale unit shall be no more than three times the buyer's income. Units may be sold to buyers with qualifying incomes for the limited sales price without regard to the number of persons in the family.

Specific Goals, Policies, and Programs of the 2014–2021 Newport Beach Housing Plan follow.

Conservation and Improvement of Housing

Goal

H 1
Quality residential development and preservation, conservation, and appropriate redevelopment of housing stock

Policies

H 1.1 Support all reasonable efforts to preserve, maintain, and improve availability and quality of existing housing and residential neighborhoods, and ensure full utilization of existing City housing resources for as long into the future as physically and economically feasible.

Programs

Housing Program 1.1.1 Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing Building Code regulations and abating Code violations and nuisances. *(Imp 25.1, 26.1)*

Responsibility: Planning Division, Building Division the City Attorney and Code Enforcement

2014-2021 Objective: Prepare quarterly report on code enforcement activities.

Housing Program 1.1.2 Investigate the use of federal funds and local funds, including CDBG and the Affordable Housing Fund, to provide technical and/or financial assistance, if necessary, to existing lower- and moderate-income, owner-occupants of residential properties through low-interest loans or emergency grants to rehabilitate and encourage the preservation of existing housing stock. *(Imp 14.3, 25.1)*

Responsibility: Planning Division and Code Enforcement

2014-2021 Objective: Through Code Enforcement notifications and correction activities, attempt to identify property owners in need of financial assistance and overall resource allocation for a rehabilitation program. Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County and investigate the availability of federal funds in February of each year, when new funding opportunities are typically announced.

Housing Program 1.1.3 Require replacement of housing demolished within the Coastal Zone when housing is or has been occupied by very low–, low-, and moderate-income households within the preceding 12 months. The City shall prohibit demolition unless a determination

of consistency with Government Code Section 65590 has been made. The specific provisions implementing replacement unit requirements are contained in Chapter 20.34 of the Municipal Code. *(Imp 1.1, 5.1)*

Responsibility: Planning Division

2014-2021 Objective: Use Chapter 20.34 "Conversion or Demolition of Affordable Housing" to implement Program continuously as projects are submitted.

Housing Program 1.1.4 The City will continue to implement the Residential Building Records (RBR) program to reduce and prevent violations of building and zoning ordinances by providing a report to the all parties involved in a transaction of sale of residential properties, and providing an opportunity to inspect properties to identify potentially hazardous conditions, resources permitting. The report provides information as to permitted and illegal uses/construction, and verification that buildings meet zoning and building requirements, including life safety requirements. *(Imp 25.1, 26.1)*

Responsibility: Planning Division and Building Division

2014-2021 Objective: Continuously implement program as RBR applications are submitted to the City. Promote the availability of program to the public and local real estate professionals by maintaining information on website and developing brochure and other promotional materials.

Variety of Housing Opportunities

Goal

H 2
A balanced residential community, comprised of a variety of housing types, designs, and opportunities for all social and economic segments

Policies

H 2.1 Encourage preservation of existing and provision of new housing affordable to extremely low-, very low–, low-, and moderate-income households.

Programs

Housing Program 2.1.1 Maintain rental opportunities by restricting conversions of rental units to condominiums in a development containing 15 or more units unless the vacancy rate in Newport Beach for rental housing

is an average 5 percent or higher for four (4) consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 19.64 of the Newport Beach Municipal Code. *(Imp 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Complete a vacancy rate survey upon submittal of condominium conversion application of 15 or more units.

Housing Program 2.1.2 Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with lower- and moderate-income housing requirements. *(Imp 25.1)*

Responsibility: Planning Division and City Council

2014-2021 Objective: Continuously implement program as affordable housing projects are submitted to the City.

Housing Program 2.1.3 Participate with the County of Orange in the issuance of tax-exempt mortgage revenue bonds to facilitate and assist in financing, development and construction of housing affordable to low and moderate-income households. *(Imp 14.3)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program per project submittal as the developer applies for these bonds.

Housing Program 2.1.4 Conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households. *(Imp 25.1)*

Responsibility: Planning Division,

2014-2021 Objective: Complete review by the last quarter of each year and report within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.

Housing Program 2.1.5 Provide entitlement assistance, expedited entitlement processing, and waive application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for a fee waiver, the units shall be subject to an affordability covenant for a minimum duration of 30 years. The affordable units provided shall be granted a waiver of park in-lieu fees (if applicable) and traffic fairshare fees. *(Imp 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program as affordable housing projects are submitted to the City.

Housing Program 2.1.6 Affordable housing developments providing units affordable to extremely low-income households shall be given the highest priority for use of Affordable Housing Fund monies. *(Imp 25.1.)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program as affordable housing projects are submitted to the City.

Policy

H 2.2 Encourage the housing development industry to respond to existing and future housing needs of the community and to the demand for housing as perceived by the industry.

Programs

Housing Program 2.2.1 Require a proportion of affordable housing in new residential developments or levy an in-lieu fee. The City's goal over the planning period is for an average of 15 percent of all new housing units to be affordable to very low–, low-, and moderate-income households. The City shall either *(a)* require the payment of an in-lieu fee, or *(b)* require the preparation of an Affordable Housing Implementation Plan (AHIP) that specifies how the development will meet the City's affordable housing goal, depending on the following criteria for project size:

1. Projects of 50 or fewer units shall have the option of preparing an AHIP or paying the in-lieu fee.
2. Projects where more than 50 units are proposed shall be required to prepare an AHIP.

Implementation of this program will occur in conjunction with City approval of any residential Tentative Maps. To insure compliance with the 15 percent affordability requirements, the City will include conditions in the approval of Tentative Maps to require ongoing monitoring of those projects. *(Imp 25.1)*

Responsibility: Planning Division, Planning Commission and City Council

2014-2021 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 2.2.2 Periodically review the City's Inclusionary Housing In-lieu fee to ensure it is adequate to support the development and preservation of affordable projects. *(Imp 25.1)*

Responsibility: *Planning Division, Planning Commission and City Council*

2014-2021 Objective: *Review fees annually and adjust fee based on the annual percentage changes in new home prices in Orange County.*

Housing Program 2.2.3 Maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, Inclusionary Housing requirements, and density bonuses and other incentives. Provide a copy of this brochure at the Planning Counter, the website and also provide a copy to potential developers. *(Imp 2.1, 25.1)*

Responsibility: *Planning Division*

2014-2021 Objective: *Update brochure as needed to provide updated information regarding incentives including updated fees and a reference to the most up to date Site Analysis and Inventory.*

Housing Program 2.2.4 The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when assistance is provided from Community Development Block Grant funds or the City's Affordable Housing Fund. *(Imp 2.1, 25.1)*

Responsibility: *Planning Division, Planning Commission and City Council*

2014-2021 Objective: *Continuously implement program as housing projects are submitted to the City.*

Housing Program 2.2.5 For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20. *(Imp 5.1)*

Responsibility: *Planning Division and the City Council*

2014-2021 Objective: *Use Zoning Code Chapter 20.34 "Conversion or Demolition of Affordable Housing" to implement this program continuously as projects are submitted.*

Housing Program 2.2.6 All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years. *(Imp 25.1)*

Responsibility: *Planning Division, City Attorney, and City Council*

2014-2021 Objective: *Continuously implement program as housing projects are submitted to the City.*

Housing Program 2.2.7 Advise and educate existing landowners and prospective developers of affordable housing development opportunities available within the Banning Ranch, Airport Area, Newport Mesa,

Newport Center, Mariners' Mile, West Newport Highway, and Balboa Peninsula areas. *(Imp 24.1)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program as prospective developers contact City seeking development information. Maintain a designated staff person that can be contacted to provide housing opportunity information and incentives for development of affordable housing.

Housing Program 2.2.8 Participate in other programs that assist production of housing. *(Imp 14.3, 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County in order to continuously inform homeowners and rental property owners within the City of opportunities and to encourage preservation of existing housing stock.

Housing Program 2.2.9 New developments that provide housing for lower-income households that help meet regional needs shall have priority for the provision of available and future resources or services, including water and sewer supply and services. (NR 1.6) *(Imp 17.1)*

Responsibility: Planning Division and Utilities Department

2014-2021 Objective: Provide a copy of the Housing Element to water and sewer service providers. Pursuant to state law, water and sewer providers must grant priority to developments that include housing units affordable to lower income household which is implemented continuously as these projects are submitted.

Housing Program 2.2.10 Implement Chapter 20.32 (Density Bonus) of the Zoning Code and educate interested developers about the benefits of density bonuses and related incentives for the development of housing that is affordable to very low-, low-, and moderate-income households and senior citizens. *(Imp 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 2.2.11 Monitor the impact of Housing Program 2.2.1 and the City's Inclusionary Housing Ordinance on the overall production of housing within the City. Considerations shall include whether the inclusionary program results in cost shifting where the costs of subsidizing the affordable units is underwritten by the purchasers of market-rate units in the form of higher prices. *(Imp 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.

Policy

H 2.3 Approve, wherever feasible and appropriate, mixed residential and commercial use developments that improve the balance between housing and jobs.

Programs

Housing Program 2.3.1 Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the "Charter Section 423" initiative. *(Imp 25.1)*

Responsibility: Planning Division and Planning Commission

2014-2021 Objective: Continuously implement program as major commercial/industrial projects are submitted to the City.

Adequate Residential Sites

Goal

H 3
Housing opportunities for as many renter- and owner-occupied households as possible in response to the demand for housing in the City.

Policies

H 3.1 Mitigate potential governmental constraints to housing production and affordability by increasing the City of Newport Beach role in facilitating construction of affordable housing for all income groups.

Programs

Housing Program 3.1.1 Provide a streamlined "fast-track" development review process for proposed affordable housing developments. *(Imp 2.1)*

Responsibility: *Planning and Building Division*

2014-2021 Objective: *Continuously implement program as housing projects are submitted to the City.*

Housing Program 3.1.2 When a residential developer agrees to construct housing for persons and families of very low, low, and moderate income above mandated requirements, the City shall (1) grant a density bonus as required by state law and/or (2) provide additional incentives of equivalent financial value. *(Imp 2.1)*

Responsibility: *Planning Division*

2014-2021 Objective: *Continuously implement provisions of Chapter 20.32 Density Bonus in the Zoning Code as housing projects are submitted to the City.*

Housing Program 3.1.3 Review and consider in accordance with state law, the waiver of planning and park fees, and modification of development standards, (e.g., setbacks, lot coverage, etc.) at the discretion of City Council and Planning Commission for developments containing very low–, low- and moderate-income housing. *(Imp 2.1)*

Responsibility: *Planning Commission and City Council*

2014-2021 Objective: *Continuously implement program as housing projects are submitted to the City.*

Policy

H 3.2 Enable construction of new housing units sufficient to meet City quantified goals by identifying adequate sites for their construction. Development of new housing will not be allowed within the John Wayne Airport (JWA) 65 dB CNEL contour, no larger than shown on the 1985 JWA Master Plan.

Programs

Housing Program 3.2.1 When requested by property owners, the City shall approve rezoning of developed or vacant property from nonresidential to residential uses when appropriate. These rezoned properties shall be added to the list of sites for residential development. *(Imp 2.1)*

Responsibility: *Planning Division, Planning Commission and City Council*

2014-2021 Objective: *Continuously implement program as property owners bring their requests to the City.*

Housing Program 3.2.2 Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in

the Airport Area, the City shall maintain an exception to the minimum 10-acre site requirement for projects that include a minimum of 30 percent of the units affordable to lower-income households. It is recognized that allowing a smaller scale development within an established commercial and industrial area may result in land use compatibility problems and result in a residential development that does not provide sufficient amenities (i.e. parks) and/or necessary improvements (i.e. pedestrian walkways). Therefore, it is imperative that the exception include provisions for adequate amenities, design considerations for the future integration into a larger residential village, and a requirement to ensure collaboration with future developers in the area. *(Imp 25.1)*

Responsibility: Planning Division, Planning Commission and City Council

2014-2021 Objective: Continuously implement program as projects are submitted to the City.

Housing Program 3.2.3 The City will encourage and facilitate residential and mixed-use development on vacant and underdeveloped sites listed in Appendix H3 by providing technical assistance to interested developers with site identification and entitlement processing. The City will support developers funding applications from other agencies and programs. The City will post the Sites Analysis and Inventory on the City's webpage and marketing materials for residential and mixed-use opportunity sites, and will equally encourage and market the sites for both for-sale development and rental development. To encourage the development of affordable housing within residential and mixed-use developments, the City shall educate developers of the benefits of density bonuses and related incentives identify potential funding opportunities, offer expedited entitlement processing, and offer fee waivers and/or deferrals. *(Imp 2.1)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program as housing projects are submitted to the City. Review and update as necessary the Site Analysis and Inventory and provide information to interested developers.

Housing Program 3.2.4 The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis, and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. If identified strategies are not successful in generating development interest, the City will respond to market conditions and will revise or add additional incentives. *(Imp 2.1)*

Responsibility: *Planning Division*

2014-2021 Objective: *Annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.*

Provision and Preservation of Affordable Housing

Goal

H 4
Preservation and increased affordability of the City's housing stock for extremely low-, very low–, low-, and moderate-income households.

Policy

H 4.1 Continue or undertake the following programs to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These efforts utilize existing City and local resources. They include efforts to secure additional resources from public and private sectors should they become available.

Programs

Housing Program 4.1.1 Annually contact owners of affordable units for those developments listed in Table H12 as part of the City's annual monitoring of affordable housing agreements to obtain information regarding their plans for continuing affordability on their properties and to encourage the extension of the affordability agreements for the developments listed in Table H12 beyond the years noted *(Imp 25.1)*

Responsibility: *Planning Division*

2014-2021 Objective: *Conduct as part of the annual compliance-monitoring program required by Program 2.1.4. Contact list shall be provided on City website and updated annually.*

Housing Program 4.1.2 The City shall maintain registration as a Qualified Preservation Entity with HCD to ensure that the City will receive notices from all owners intending to opt out of their Section 8 contracts and/or prepay their HUD insured mortgages. Upon receiving notice that a property owner of an existing affordable housing development intends to convert the units to a market-rate development, the City shall consult with the property owners and potential preservation organizations regarding the potential use of CDBG funds and/or Affordable Housing Fund monies to maintain

affordable housing opportunities in those developments listed in Table H12 or assist in the non-profit acquisition of the units to ensure long-term affordability. *(Imp 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Maintain registration as a Qualified Preservation entity with HCD. Continuously implement program as notices are received from property owners.

Housing Program 4.1.3 Continue to maintain information on the City's website and prepare written communication for tenants and other interested parties about Orange County Housing Authority Section 8 opportunities and to assist tenants and prospective tenants acquire additional understanding of housing law and related policy issues. *(Imp 14.3)*

Responsibility: Planning Division

2014-2021 Objective: Attend quarterly OCHA (Cities Advisory Committee) that provide updates on OCHA Section 8 waiting list and housing opportunities to ensure information provided on City website is up-to-date. If Section 8 waiting list is opened, promote the availability of the program through marketing materials made available to the public

Housing Program 4.1.4 Investigate availability of federal, state, and local programs (including Affordable Housing Fund monies) and pursue these programs if found feasible, for the preservation of existing low-income housing, especially for preservation of low-income housing that may convert to market rates during the next 10 years. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis. *(Imp 14.3, 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Investigate availability of programs in February of each year, when new funding opportunities are typically announced.

Housing Program 4.1.5 The City shall inform and educate owners of affordable units of the State Preservation Notice Law (Government Code Section 65863.10-13), if applicable. Pursuant to the law, owners of government-assisted projects cannot terminate subsidy contract, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. Owners proposing to sell or otherwise dispose of a property at any time during the 5 years prior to the expiration of restrictions must provide this Notice at least 12 months in advance unless such sale or disposition would result in preserving the restrictions. The intent

of the law is to give tenants sufficient time to understand and prepare for potential rent increases, as well as to provide local governments and potential preservation buyers with an opportunity to develop a plan to preserve the property. This plan typically consists of convincing the owner to either (a) retain the rental restrictions in exchange for additional financial incentives or (b) sell to a preservation buyer at fair market value. *(Imp 25.1*

Responsibility: Planning Division

2014-2021 Objective: Conduct as part of the annual compliance-monitoring program required by Program 2.1.4.

Housing Program 4.1.6 In accordance with Government Code Section 65863.7, require a relocation impact report as a prerequisite for the closure or conversion of an existing mobile home park. *(Imp 25.1)*

Responsibility: Planning Division and the State of California. (The state will determine acceptability of the relocation impact report)

2014-2021 Objective: Continuously implement program as projects are submitted to the City.

Housing Program 4.1.7 Participate as a member of the Orange County Housing Authority Advisory Committee and work in cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of the community. The City will, in cooperation with the Housing Authority, recommend and request use of modified fair market rent limits to increase number of housing units within the City that will be eligible to participate in the Section 8 program. The Newport Beach Planning Division will prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to Section 8 Certificate holders, and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program. *(Imp 14.3)*

Responsibility: Planning Division

2014-2021 Objective: Attend quarterly OCHA (Cities Advisory Committee). Continue to maintain information on City's website informing landlords of the program benefits of accepting Section 8 Certificate holders.

Policy

H 4.2 Improve energy efficiency of all housing unit types (including mobile homes).

Programs

Housing Program 4.2.1 Developers that choose to meet the inclusionary housing requirements of Housing Program 2.2.1 through the renovation and conversion of existing off-site units in the City to affordable units shall be required to substantially renovate and improve the livability and aesthetics of the units for the duration of the affordability period and include energy conserving retrofits that will contribute to reduced housing costs for future occupants of the units. *(Imp 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 4.2.2 Implement and enforce the Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards in compliance with AB 1881 (2006). The ordinance establishes standards for planning, designing, installing, and maintaining and managing water-efficient landscapes in new construction and rehabilitated projects. *(Imp 17.1, 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 4.2.3 Affordable housing developments that receive City assistance from Community Development Block Grant funds or from the City's Affordable Housing Fund shall be required, to the extent feasible, include installation of energy efficient appliances and devices, and water conserving fixtures that will contribute to reduced housing costs for future occupants of the units. *(Imp 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program as housing projects are awarded funds from the City.

Housing Program 4.2.4 Investigate the feasibility and benefits of using a portion of its Community Development Block Grant or other local funds for the establishment and implementation of an energy conserving home improvements program for lower-income homeowners. *(Imp 25.1)*

Responsibility: *Planning Division*

2014-2021 Objective: *Complete investigation by Fall of 2014.*

Housing Program 4.2.5 Maintain a process for LEED certified staff members to provide development assistance to project proponents seeking LEED certification, which will in turn increase the LEED points granted to projects. *(Imp 25.1)*

Responsibility: *Planning Division*

2014-2021 Objective: *Continually implement program as projects are submitted to the City.*

Housing Program 4.2.6 To encourage voluntary green building action, the City shall maintain a green recognition program that may include public recognition of LEED certified buildings (or equivalent certification), payment of a display advertisement in the local newspaper recognizing the achievements of a project, or developing a City plaque that will be granted to exceptional developments. *(Imp 25.1)*

Responsibility: *Planning Division, City Council*

2014-2021 Objective: *Enhance City website to provide recognition of exceptional developments and to promote the sustainable construction by Spring of 2014.*

Housing for Special Needs Groups

Goal

H 5
Housing opportunities for special needs populations.

Policy

H 5.1 Encourage approval of housing opportunities for senior citizens and other special needs populations.

Programs

Housing Program 5.1.1 Apply for Community Development Block Grant funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless. *(Imp 25.1)*

Responsibility: *Planning Division and the City Council*

2014-2021 Objective: *Continue to annually apply for CDBG funds and submit Annual Action Plan to HUD in May of each year.*

Housing Program 5.1.2 Cooperate with the Orange County Housing Authority to pursue establishment of a Senior/Disabled or Limited Income Repair Loan and Grant Program to underwrite all or part of the cost of necessary housing modifications and repairs. Cooperation with the Orange County Housing Authority will include continuing City of Newport Beach participation in the Orange County Continuum of Care and continuing to provide CDBG funding. *(Imp 14.3)*

Responsibility: Planning Division and the City Council

2014-2021 Objective: Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County in order to continuously inform homeowners and rental property owners within the City of opportunities and to encourage preservation of existing housing stock.

Housing Program 5.1.3 Permit, where appropriate, development of senior accessory dwelling "granny" units in single-family areas of the City. The City will promote and facilitate the development of senior accessory dwelling units by providing brochures and/or informational materials at the building permit counter, on-line, and other appropriate locations detailing the benefits and the process for obtaining approval. *(Imp 2.1)*

Responsibility: Planning Division

2014-2021 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 5.1.4 Work with the City of Santa Ana to provide recommendations for the allocation of HUD Housing Opportunities for Persons with AIDS (HOPWA) funds within Orange County. *(Imp 14.3)*

Responsibility: Planning Division

2014-2021 Objective: Attend annual HOPWA strategy meetings for the County.

Housing Program 5.1.5 Maintain a list of "Public and Private Resources Available for Housing and Community Development Activities." *(Imp 25.1)*

Responsibility: Planning Division

2014-2021 Objective: Continuously maintain a list of resources on City website and update as necessary.

Housing Program 5.1.6 Encourage the development of day care centers and community parks as a component of new affordable housing constructed as part of the requirements of the City's Inclusionary Housing Ordinance. *(Imp 2.1)*

Responsibility: *Planning Division, Planning Commission and City Council*

2014-2021 Objective: *Continuously implement program as housing projects are submitted to the City.*

Housing Program 5.1.7 Encourage senior citizen independence through the promotion of housing services related to in-home care, meal programs, and counseling, and maintain a senior center that affords seniors opportunities to live healthy, active, and productive lives in the City. *(Imp 25.1)*

Responsibility: *Planning Division and Recreation and Senior Services Department*

2014-2021 Objective: Continue to provide social services, support groups, health screenings, fitness classes, and educational services at the City's OASIS Senior Center. Offer affordable ride-share transportation and meal services to seniors who are unable to drive and/or prepare their own meals or dine out, and have little assistance in obtaining adequate meals.

Fair Housing

Goal

H 6
Equal housing opportunities for all residents

Policy

H 6.1 Support the intent and spirit of equal housing opportunities as expressed in Title VII of the *1968 Civil Rights Act*, *California Rumford Fair Housing Act*, and the *California Unruh Civil Rights Act*.

Programs

Housing Program 6.1.1 Contract with an appropriate fair housing service agency for the provision of fair housing services for Newport Beach residents. The City will also work with the fair housing service agency to assist with the periodic update of the Analysis of Impediments to Fair Housing document required by HUD. The City will continue to provide public outreach and educational workshops, and distribute pamphlets containing information related to fair housing. *(Imp 14.3)*

Responsibility: *Planning Division and City Attorney*

2014-2021 Objective: *Adopt Analysis of Impediments to Fair Housing (2015-2020) by Summer of 2016. Provide pamphlets on an on-going basis at community facilities, and provide a minimum of two public workshops related to Fair Housing per year.*

Program Monitoring

Goal

H 7
Effective and responsive housing programs and policies.

Policy

H 7.1 Review the Housing Element on a regular basis to determine appropriateness of goals, policies, programs, and progress of Housing Element implementation.

Programs

Housing Program 7.1.1 As part of its annual General Plan Review, the City shall report on the status of all housing programs. The portion of the Annual Report discussing Housing Programs is to be distributed to the California Department of Housing and Community Development in accordance with California state law. *(Imp. 1.4, 14.5)*

Responsibility: *Planning Division*

2014-2021 Objective: *Annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.*

Appendix H1 Agencies Providing Emergency Shelter and Housing Assistance

Orange County Housing Authority—The County offers rental assistance for those individuals and families in the County in danger of becoming homeless. The Section 8 "Certificate" and "Housing Voucher" programs were established by federal law. Both provide rental assistance for low-income persons (those having incomes 80 percent or less of the County median income) in need of decent, safe, and sanitary housing. The "Certificate" program requires families pay a portion of their rent, but an amount not to exceed 30 percent of their adjusted income. Total amount of the rental unit must be approved by the Housing Authority based on utilities, location, and the condition of each rental dwelling. Additionally, total rent must fall within Housing Authority Fair Market Rent limits. It should be noted that United States Department of Housing and Urban Development regulations were modified in October, 2000 to allow Section 8 monies to be used for home purchases in addition to rental assistance.

The "Housing Voucher" program allows families to pay more than 30 percent of their adjusted income toward rent should they wish to rent a housing unit that has a rent greater than Fair Market Rent. Families pay the difference between the rental price of the dwelling and the Housing Authority portion of the rent.. No assistance is provided to the renter should the renter choose a unit more expensive than Fair Market Rent. According to the Orange County Housing Authority, there are more than 2,000 Certificates in existence in Orange County.

Fair Housing Council of Orange County and *Fair Housing Foundation*—The City of Newport Beach has worked in conjunction with the Fair Housing Council of Orange County and the Fair Housing Foundation to affirmatively further fair housing opportunities in this community. Both organizations actively support and promote freedom of residence through education, advocacy and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law.

Both organizations provide a wide array of programs and services, including landlord/tenant mediation and fair housing law education to its clients free of charge and which are available in a number of different languages to residents, housing professional and community service providers under contracts with the City of Newport Beach, and many other communities throughout the County.

Families Forward: Families Forward Transitional Housing Program (THP)—THP serves homeless families with children and provides transitional housing. Families may stay up to 2 years and are required to pay 30 percent of their income on rent. Families are also linked with appropriate supporting resources and counseling.

OASIS Senior Center—This is a multi-purpose center dedicated to meeting needs of senior citizens and their families. OASIS estimates as many as 75 percent of its clients are residents of Newport Beach. OASIS offers classes in art, exercise, mature driving, topics of enrichment, and computers and arranges social groups for those who share hobbies and interests. The Center travel department coordinates day and overnight trips. OASIS offers transportation programs for Newport Beach seniors who have disabilities that limit their access to public transportation. This shuttle program

provides transportation from senior citizens' homes to the Senior Center. A Care-A-Van program is available for those senior citizens who require transportation for medical appointments, grocery shopping, and banking. OASIS distributes information about job openings that might interest seniors who wish to supplement their retirement income or to remain active through part-time work. OASIS offers various health services for seniors. Support groups meet regularly at the Center to help senior citizens and their families cope with stress, illness, life transitions, and crises. Informational and supportive counseling is available to seniors and their family members on an individual basis. OASIS also offers a lunch program for active and homebound senior citizens ages 60 and older that is funded by the federal government through the *Older American Act*. A donation is requested for meals, which are provided by South County Senior Services.

Assistance League of Newport Mesa—This is a nonprofit volunteer service organization that assesses and helps meet the physical, material, emotional and cultural needs of the children in our community through self-funded, ongoing philanthropic projects. Programs include "Children's Dental Health Care Center" providing oral hygiene instruction, general dentistry, orthodontia, and endodontics. The Assistance League also provides "Operation School Bell" providing clothing, shoes, school uniforms, and backpacks at no cost to children of low-income families. Still another program includes "Kids on the Block," a nationally recognized educational program that teaches young adults increased understanding and tolerance for fellow classmates who have learning disabilities, physical handicaps or special emotional needs. The latest program, "The Community Outreach Program" provides funding for supplies used in supervised study programs for developmental education, parenting classes and counseling, living expenses for single parents, and day care at accredited facilities.

Human Options: Community Resource Center—Human Options offers a wide variety of counseling and education programs to help victims and their family members deal with the effects of domestic violence. Services include crisis intervention, individual counseling for adults, support groups, legal advocacy, education, referrals, therapy, and emergency shelter.

South County Outreach—Formerly known as *Saddleback Community Outreach,* this center is a nonprofit organization that opened in August 1989. It is funded with federal (Super NOFA) monies, monies from local jurisdictions, and monies from faith-based organizations in the following areas: "in-kind" Donations Programs; Sponsorship and Underwriting for Programs and Fundraising Events; Housing Fund Donations; Food Drives; and, "Adopt-A-Family" Holiday Programs (which provides a holiday meal at Thanksgiving and holiday meal and gifts in December). The major objective of South County Outreach programs and services is to help those assisted become self-supportive. This organization operates without paid administrators. The Emergency Lodging Program is intended for homeless families needing temporary housing until a permanent residence is established. The Housing Assistance Program is intended for families needing an interest free loan to prevent eviction or to assist with move-in costs. The Interfaith Shelter Program is a 6-month program available for homeless singles seeking employment, shelter, and counseling. The Transitional Housing Program is a 2-year program for homeless families. Applicants are screened by the Housing Committee to assess each family's ability to pay a reduced rent in a condominium, maintain employment, set goals, meet commitments, and attend practical counseling for budget management. South County Outreach also will pay a portion of a family's utility bill to help avoid disconnection of services. Additional services include vouchers for adults and children to obtain clothing at local thrift stores, gasoline vouchers or bus tickets for transportation to job interviews or physician appointments, donation of automobiles contributed to South County Outreach to clients in need, medical prescription vouchers for pre-screened families or individuals, "motivational counseling" to help restore hope and confidence,

"practical counseling" to assist in goal setting, budget management and future planning, and referrals to local agencies for other counseling needs.

Serving People in Need (SPIN)—SPIN assists low-income and homeless people with financial assistance for housing costs and through a network of comprehensive support services, enables them to become self-sufficient and no longer dependent on public support. SPIN offers 3 different programs:

- GAPP (Guaranteed Apartment Payment Program) which offers low-income and homeless families with children (1 adult must be working full-time) with move-in costs to permanent housing. The program also requires mandatory, comprehensive case management lasting up to 2 years which includes family advisors, tutors for children, childcare cost subsidies, personal and job counseling and budgeting skills.
- The SARP (Substance Abuse Rehabilitation Program) program offers participants move-in costs to a recovery home, counseling, bus passes to locate employment and eligibility to the GAPP program if sobriety is maintained for 12-18 months.
- The Street Services Program involves volunteers preparing and delivering a sack meal, hygiene kits and seasonal clothing to the homeless living on the streets

Age Well Senior Services (formerly South County Senior Services)— is a regional nonprofit charitable organization that has as its mission to promote, advocate, and improve quality of life, dignity, and independence of the elderly. This organization serves approximately 10,000 seniors annually in its combined programs. Age Well Senior Services receives funding from federal grants, project income, MediCal, client fees, USDA, funding drives, and special events. Age Well Senior Services provides medical treatment programs for adults 18 years or older with disabilities or impairments who are at risk of institutionalization, including nursing services, occupational and physical therapy, speech therapy, nutrition, music therapy, counseling, supervised social and educational activities, exercise, special events, music, and art to delay institutionalization and social isolation. Age Well Senior Services has an Alzheimer's treatment center and an in-home assessment program to determine needs of frail seniors, 60 years of age and older, and to establish a Plan-of-Care for services needed to assist seniors to maintain independence in their own homes for as long as possible. A transportation program coordinates lift-equipped paratransit services for senior centers. A referral service for In-Home Providers is offered to help seniors maintain independence in their own homes for as long as possible. Various programs and services are offered to meet educational, recreational, social, and human service needs of the elderly population. The Shared Housing Program was designed for seniors and various age groups to share their existing homes for companionship and relief from financial burden of housing costs for short- or long-term tenures. This Program had operated throughout the 1990s, but was discontinued in 2000 because the County of Orange discontinued Community Development Block Grant Funds for the Shared Housing Program.

The Mobile Meals program provides home-delivered meals to individuals who are homebound due to age, illness, or disability.

YMCA—The Newport Beach YMCA offers physical activities classes and personal hygiene facilities.

YWCA Hotel for Women—The YWCA Hotel for Women provides shelter, food, counseling, job-search, and housing-search assistance for homeless women.

Friends in Service to Humanity—This agency (established in 1968) assists more than 5,900 families in Orange County. These families consist of more than 24,000 individuals, of whom more than 12,500 are children. Friends in Service to Humanity provides the following services: rental assistance to avoid

eviction; "mobile meals to the home bound; transitional housing with case management; food; child care subsidies for low-income working parents; utility payments to avoid disconnections; baby diapers and infant formula; "adopt-a-family" program during the holidays; medical, dental, and shopping transportation; and, transportation costs for employment.

Human Options: Community Resource Center—Human Options provides emergency shelter, food, clothing, counseling, and legal advocacy to battered women and their children.

American Red Cross—The Red Cross assists persons temporarily displaced from their residence due to disasters such as fires. This agency does not request CDBG funding from the City.

Other volunteer groups and local religious organizations serve Newport Beach by providing temporary shelter, bus fares to reach pre-planned destinations, rental assistance, medical assistance, food, and clothes to the homeless and other needy persons/families.

Several motels in the Newport Beach–Costa Mesa area are utilized by various agencies to accommodate homeless persons. These agencies pay all or a portion of the costs.

An undetermined number of transients or chronically homeless individuals pass through Newport Beach. Much of this depends on opportunities and conditions presented to these individuals within Newport Beach and the surrounding communities. Housing needs of these individuals include transitional housing in the form of single-room occupancy units (SRO) and emergency and transitional shelters.

Name	Persons/Groups Served	Location	Number of Beds
Aids Services Foundation, Transitional housing Program	Persons and families with HIV and AIDS	Irvine	9
American Family Housing, Haven	Single Males and Females	Midway City	36
American Family Housing, SHIP/ISN (Self-Help Interfaith Program)	Single Males and Females	Midway City	16
American Family Housing, Transitional Housing Collaborative	Single Females and households with children	Midway City	146
American Family Housing, Permanent Housing Collaborative	Households with children	Midway City	42
American Veterans Assistance Corp.	Veterans with families	Santa Ana	10
Anaheim Supportive Housing for Senior, Tyrol Plaza	Single males and Females and households with children	Anaheim	60
Anaheim Interfaith/Halcyon Shelter	Families with children	Anaheim	44
Anchor House	Families	San Clemente	14
Annie's House	People afflicted with HIV/AIDS	Costa Mesa	10

Name	Persons/Groups Served	Location	Number of Beds
Armory (Cold Weather Program)	Singles; Couples; Families	Fullerton; Santa Ana	400
Bethany	Single, employed women who have successfully completed a shelter program	Orange	7
First Steps Beverly House—YWCA	Transitional shelter for single women; may be dually diagnosed or have substance abuse issues	Fullerton	11
Birch I and II Santa Ana Facility	Adult Males (Birch I); Youth (ages 18–21) who are working or attending school and moving toward independence (Birch II)	Santa Ana	11
Casa Teresa/Hannah's House	Single pregnant women, 18 years of age or older with no children; client expected to work or attend school	Orange	32
Casa Youth Shelter	Ages 12–17; accepts pregnant teens	Los Alamitos	12
Collette's Children's Home, Emergency Housing Program	Single Females and households with children		14
Collette's Children's Home, Ariel Place	Single Females and households with children	Anaheim	24
Collette's Children's Home, Cypress	Single Females and households with children	Placentia	16
Collette's Children Home, Cypress #2	Single Females and households with children	Placentia	24
Collette's Children #1	Single Females and households with children		24
Collette's Children #2	Single Females and households with children		24
Collette's Children #3	Single Females and households with children		24
Connection House	Single Females and Males		5
CSP Youth Shelter	Ages 11–17	Laguna Beach	6
CSP Youth Shelter	Ages 11–17	Huntington Beach	12
Dayle McIntosh Center For The Disabled	Disabled Individuals/ Families with Disabled Members	Anaheim	7
Eli Home (Shelter #1 and #2)	Transitional housing for women and children (under age 12) who are victims of family abuse or domestic violence. Faith based.	Orange	28
Family Assistance Ministries	Single Females and households with children		16
Family Assistance Ministries, Gilchrest House	Households with children	Orange	39
Families Forward	Transitional housing for families or single parents with children under 18 years of age; one adult must be employed	Irvine	98
Friendship Shelter	Individuals	Laguna Beach	86
Fullerton Interfaith/New Vista	Families or Single Parent with Children under the age of 18; must have income	Fullerton	50
Fullerton Interfaith	Single Male or Female	Fullerton	12

Name	Persons/Groups Served	Location	Number of Beds
Gerry House	Male/Female intravenous drug users and who may be receiving narcotic replacement therapy	Santa Ana	12
Gerry House West	Persons who are HIV positive with substance abuse problems	Santa Ana	6
Grandma's House of Hope	Single Females	Santa Ana	44
Hearth Dayle McIntosh	Disabled men or women with or without children	Anaheim	6
Henderson House	Transitional housing to graduates, single men, single women of the Friendship Shelter; must have referral from Friendship Shelter Program	San Clemente	24
Heritage House	Families	Costa Mesa	33
Heritage House Cottage	All	Costa Mesa	20
Heritage House South	Families	Costa Mesa	32
Heritage House Village	Families	Anaheim	40
His House	Single Male and Females and households with children	Placentia	43
Homeless Intervention Shelter	Transitional living center for families, single men and single women, men with children, women with children, couples	Placentia	40
H.O.M.E.S. Inc., Anaheim House	Single Male and Females	Anaheim	6
H.O.M.E.S. Inc., Diamond Apartments	All	Anaheim	42
H.O.M.E.S. Inc., El Modena House	Single Females	El Modena	4
H.O.M.E.S. Inc., Fullerton	Single Male and Females	Fullerton	6
H.O.M.E.S. Inc., Jackson Aisle	Single Male and Females	Midway City	29
H.O.M.E.S. Inc., Riley House	Single Male and Females	Orange	6
Hope Family Housing – O.C. Rescue Mission	Families with children	El Modena	35
Hope Family Housing – O.C. Rescue Mission	Families with children	Buena Park	45
H.O.M.E.S. Inc. Cypress House	Single Males and Females	Cypress	6
House of Hope— O.C. Rescue Mission	Women & Children	Santa Ana	45
Human Options	Battered Women, with or without children		40 Emergency 42 Transitional
John Henry Foundation	Single Males and Females		46
Illumination Foundation, Interim Housing and Wrap-Around Services	Households with children		100

Name	Persons/Groups Served	Location	Number of Beds
Illumination Foundation, Homeless Prevention	Single Males and Females and households with children		16
Illumination Foundation, Recuperative Care Program	Single Males and Females		20
Interfaith Interim Housing	Single homeless adults willing to work; 120-day program; faith based	Laguna Hills	8
Interval House	Battered Women, with or without children; accepts pregnant women	Seal Beach	52
Interval House Transitional Shelter #1		Seal Beach	22
Interval House Transitional Shelter #2		Seal Beach	36
Kathy's House	Women, with or without children; faith based	Capistrano Beach	11
Laura's House	Battered Women, with or without children	Ladera Ranch	30
Laurel House	Youth, ages 11–19	Tustin	6
Mary's Shelter	Pregnant teens, ages 17 and under; teen mothers and infants 0–18 months	Santa Ana	18
Mercy House HRRP	Singles and Families with children	Santa Ana	67
Mercy House/Joseph House	Transitional housing: must be employed or in job training full time	Santa Ana	22
Mercy House/Regina House	Transitional housing for Women and Children under 10; must be employed or in job training full time	Santa Ana	24
Mercy House/ Emmanuel House	Single Males and Females with HIV	Santa Ana	21
Mercy House/ San Miguel	All and 5 set-aside units for people with HIV/Aids	Santa Ana	25
Mental Health Association of Orange County,	Single Male and Females	Santa Ana	15
Mental Health Association of Orange County, MHA shelters	Single Male and Females	Orange	10
Mental Health Association of Orange County, HPRP	Single Males and Females	Santa Ana	29
Missionary Brothers of Charity	Families	Santa Ana	16
New Vista Shelter	Families	Fullerton	60
O.C. Rescue Mission	Men	Santa Ana	90
Orange Coast Interfaith Shelter	All	Costa Mesa	85
Orangewood Children's Foundation, Rising Tide	Youths male and female	Orange	35
Precious Life Shelter	Transitional/Emergency program for pregnant women 18 years and older	Los Alamitos	Transitional – 50 Emergency - 6

Name	Persons/Groups Served	Location	Number of Beds
Salvation Army Hospitality House/Buffalo Street	Single Male and Females	Santa Ana	54
Salvation Army – Transitional Housing Program	All	Santa Ana	18
The Sheepfold	Women 18 years of age and older with children; Faith Based	Tustin	55
SPIN	Families, Men, and Women SPIN offers three different programs: ■ The GAPP (Guaranteed Apartment Payment Program) offers low-income and homeless families with children with move-in costs to permanent housing. ■ The SARP (Substance Abuse Rehabilitation Program) program offers participants move-in costs to a recovery home and counseling. ■ The Street Services Program involves volunteers preparing and delivering a sack meal, hygiene kits and seasonal clothing to the homeless living on the streets	Costa Mesa	Transitional Housing-Guided Assistance:46 Substance Abuse: 144 Homeless Prevention Rapid Re-housing Program: 4
South County Outreach, Transitional Housing Program	Families		68
Thomas House	Transitional housing for families, women with children, men with children; adults must be willing to work	Garden Grove	86
Thomas House Temporary Shelter	Families	Fountain Valley	Provides room for 7 families
Toby's House	Adult pregnant women; children under 5 years of age	San Clemente	25
Veterans First, Veterans Village	Single Veterans	Santa Ana	54
Veterans First, VA-GPD	Single Veterans		31
Veterans First, Housing Program	Single Veterans		28
Veterans First, Veterans Self Determination Center	Single Veterans		24
Village of Hope – O.C. Rescue Mission	Single Male, Single Females, and families with children		96
WISE Place, Positive Step Hotel for Women	Transitional program for single women with no children; must be alcohol free; drug testing may be required	Santa Ana	5
WISE Place, Steps to Independence	Transitional program for single women with no children; must be alcohol free; drug testing may be required		30
WISE Place	Homeless Prevention Rapid Re-Housing for single woman with no children and victim of domestic violence		1

Name	Persons/Groups Served	Location	Number of Beds
Women's Transitional Living Center	Battered Women and families		44
Women's Transitional Living Center	45/90 Day E-Shelter Battered women and families		61
YWCA—Hotel For Women	Women	Santa Ana	38

SOURCES: Orange County Consolidated Plan: 2010-2015

Appendix H2 Public and Private Resources Available for Housing and Community Development Activities

Program Names	*Description*	*Eligible Activities*
1a. Federal Programs—Formula/Entitlement		
Community Development Block Grant	Grants awarded to the City on a formula basis for housing and community development activities.	♦ Acquisition ♦ Rehabilitation ♦ Home Buyer Assistance ♦ Economic Development ♦ Homeless Assistance ♦ Public Services ♦ ADA Compliance ♦ Public Facilities
1b. Federal Programs - Competitive		
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low–income tenants	♦ Rental Assistance
HOME	Flexible grant program awarded to the Orange County HOME Consortium on a formula basis for housing activities. City can apply to County on a competitive basis for affordable housing projects	♦ Acquisition ♦ Rehabilitation ♦ Home Buyer Assistance ♦ Rental Assistance
Section 202	Grants to nonprofit developers of supportive housing for the elderly.	♦ Acquisition ♦ Rehabilitation ♦ New Construction ♦ Rental Assistance
Section 811	Grants to nonprofit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	♦ Acquisition ♦ Rehabilitation ♦ New Construction ♦ Rental Assistance
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdictions must pledge future CDGB allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent annual allocation. Maximum loan term is 20 years.	♦ Acquisition ♦ Rehabilitation ♦ Home Buyer Assistance ♦ Economic Development ♦ Homeless Assistance ♦ Public services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies (County) make certificates available.	♦ Home Buyer Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits are available to individuals and corporations that Invest in low—income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing	♦ New Construction ♦ Rehabilitation ♦ Acquisition

Program Names	Description	Eligible Activities
Shelter Plus Care Program	Grants for rental assistance that are offered with support services to homeless with disabilities. Rental assistance can be: Section 8 Moderate Rehabilitation (SRO) project based rental assistance administered by the local PHA with state or local government application Sponsor-Based Rental Assistance Provides assistance through an applicant to a private nonprofit sponsor who wins or leases dwelling units in which participating residents reside. Tenant-Based Rental Assistance (TBA) Grants for rental assistance Project-Based Rental Assistance Grants to provide rental assistance through contracts between grant recipients and owners of buildings.	◆ Rental Assistance ◆ Homeless Assistance
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	◆ Transitional Housing ◆ Permanent Housing for Disabled ◆ Supportive Services ◆ Safe Havens
2. State Programs		
Proposition 1 A	Proposition 1A includes provisions to establish a Down payment Assistance Program and a Rent Assistance Program using school fees collected from affordable housing projects. Potential buyers or tenants of affordable housing projects are eligible to receive nonpayment assistance or rent subsides from the state at amounts equivalent to the school fees paid by the affordable housing developer for that project in question.	◆ Down payment Assistance ◆ Rental Assistance
Emergency Shelter Program	Grants awarded to nonprofit organizations for shelter support services.	◆ Support Services
California Housing Finance Agency (CHFA) Multiple /Rental Housing Programs	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	◆ New Construction ◆ Rehabilitation ◆ Acquisition of Properties from 20 to 150 units
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase	◆ Home Buyer Assistance
California Housing Rehabilitation Program-Owner Component (CHRP-O)	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and nonprofits sponsor housing rehabilitation projects.	◆ Rehabilitation ◆ Repair Code Violations, Accessibility ◆ Additions, General Property Improvement

Program Names	Description	Eligible Activities
3. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing developers in obtaining bonds in order to construct affordable housing. The City can issue housing revenue bonds or participate in the County of Orange program requiring the developer to lease a fixed percentage of the units to low-income families and maintain rents at a specified below market rate.	♦ New Construction ♦ Rehabilitation ♦ Acquisition
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities that adopt measures to encourage affordable housing, to make second mortgage loans to low- and moderate-income homebuyers.	♦ New Construction ♦ Rehabilitation
Infill Incentive Grant	Funding of infrastructure to facilitate infill housing development	♦ Funding of water, sewer, parks and site clean-up for new construction
Workforce Housing Reward Program (WFH)	Grants to cities and counties that approve new housing affordable to low and very low–income households	♦ New Construction ♦ Acquisition
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing	♦ New Construction ♦ Rehabilitation ♦ Acquisition
Governor's Homeless Initiative	Interagency funds for support housing for persons with severe mental illness who are chronically homeless	♦ New Construction ♦Support Services
Multi-family Housing Program-Supportive Housing	Loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness	♦ New Construction ♦Support Services
Multi-family Housing Program-Homeless Youth	Housing with supportive services for homeless youth	♦ New Construction ♦Support Services
4. Private Resource/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: ♦ Fixed rate mortgages issued by private mortgage insurers. ♦ Mortgages that fund the purchase and rehabilitation of a home.	♦ Home Buyer Assistance
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	♦ New Construction of single family and multiple family rentals, cooperatives, self help housing, homeless shelters, and group homes for the disabled.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Non-profit and for profit developer contact member banks	♦ New Construction ♦ Rehabilitation ♦ Acquisition
*Freddie Mac	Home Works—Provide 1st and 2nd mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% of MFI qualify.	♦ Home Buyer Assistance combined with Rehabilitation

Program Names	*Description*	*Eligible Activities*
Newport Beach Affordable Housing Fund	Funding source from the City's Inclusionary Housing Ordinance. Can be used to fund new construction, rehabilitation, acquisition, land purchases, gap financing, and help support infrastructure costs.	◆ New Construction ◆ Rehabilitation ◆ Acquisition

Appendix H3 Housing Sites Analysis and Inventory

This appendix to the Housing Element addresses the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the City's share of the regional housing need allocation and to provide realistic opportunities for the provision of housing to all income segments within the community.

The Sites Analysis and Inventory is organized by the key opportunity areas identified within the Housing Element text. For each of these opportunity areas, the sites inventory table provides a listing of individual sites. The analysis demonstrates the sites are currently available and unconstrained so as to provide realistic development opportunities prior to October 15, 2021 (the end of the planning period). To demonstrate the realistic development viability of the sites, the analysis discusses: (1) current General Plan land use designations and whether appropriate zoning is in place; (2) applicable development limits/densities and their impact on projected development capacity and affordability; (3) past development trends; (4) existing constraints including any known environmental issues; (5) the availability of existing and planned public service capacity levels.

Since a limited amount of vacant land remains in the community, future housing development would primarily be achieved through infill and reuse of sites with existing, underutilized land uses. The inventory describes whether the sites are currently vacant or underutilized, and whether or not they are currently zoned for residential use.

Site Selection

It is important to note that this inventory of realistic development sites is much smaller than the total potential number of sites and number of units that can be redeveloped for housing under the General Plan build-out projections. To identify sites that can realistically be developed for housing within the planning period, staff utilized a combination of resources, including the review of the City's Land Use Element and Zoning Code, site analysis using the City's Geographical Information Systems (GIS) database, updated County Assessor's data to determine age of buildings and ratio of improvement value to land value, discussion with developers and land owners, research of past development trends within the City, and field surveys of each of the properties. The analysis of the data resulted in the identification of select underutilized sites and the realistic development capacity of those sites. Properties that were excluded from the inventory include:

- Properties currently developed with newer structures or structures that have recently been remodeled, and which tend to have a higher ratio of improvement value to land value.
- Properties that are nonconforming due to floor area ratios (FAR) that greatly exceed the ratios currently permitted. For example, several of the older structures located within the Balboa Village area are aging; however, redevelopment of those properties are not anticipated to occur because they are currently developed at a 2.0 FAR, significantly exceeding the current allowable 0.5 FAR for stand-alone commercial. Even if developed for

mixed-use, the existing commercial value exceeds the value that could be added with a mixed-use product.

- Properties that are considered historic structures.
- Uses that contributed to the ambiance of the neighborhood or had a good fit or reputation in the City.

Vacant Sites

Banning Ranch

On July 23, 2012, the City approved an application filed by Newport Banning Ranch, LLC for a proposed planned community on a 401 gross-acre project site for development of 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, approximately 51.4 acres of parklands, and approximately 252.3 acres of permanent open space. The Planned Community Development Plan was adopted August 14, 2012, and provides zoning regulations for those portions of the property within the City of Newport Beach and serves as pre-annexation zoning for those portions under the jurisdiction of the County of Orange. The project also requires the approval of a coastal development permit by the California Coastal Commission. Newport Banning Ranch LLC submitted their application to the California Coastal Commission in January 2013. The review by Coastal Commission staff is expected to take a minimum of 1 to 3 years. The realistic unit capacity of 1,375 units for this area is based on the approved planned community development plan and tract map.

Corona Del Mar

The General Plan land use designations include Corridor Commercial (CC) with an FAR of 0.75 and Multiple Residential (RM). Per the Land Use Element up to eight dwelling units may be accommodated on the two adjoining RM parcels that are currently occupied by a dirt parking lot. On January 3, 2013, the City approved an application that would allow development of the site with six detached condominiums above a common subterranean parking structure.

Infill/Reuse Opportunity Areas

In order to establish a realistic development capacity for the mixed-use redevelopment opportunity sites within Areas 2-7, recently constructed or approved mixed-use projects throughout the City were researched and analyzed. It is also important to realize that when the General Plan was updated to add additional mixed-use opportunity areas, it was done so with the intent of stimulating revitalization within these areas through the creation of new value that is added to these properties that could not previously be achieved as stand-alone commercial developments. For example, a property can be redeveloped as a stand-alone commercial building with a 0.5 FAR, or the same property can be redeveloped for mixed-use with a 0.5 FAR commercial component and a 0.75 residential component, for a total 1.25 FAR. In most cases it would not make economic sense to only build a stand-alone commercial building when you can add a residential component without impacting the commercial allowance. Therefore, in establishing what the realistic capacity of the selected sites within the inventory should be, it is assumed that each of the selected sites would be

redeveloped as a mixed-use project. To confirm this assumption, staff researched all new construction projects that have occurred on existing mixed-use zoned properties within the Cannery Village area. Based on that research, staff has confirmed all new construction that has occurred (excluding remodels) has in fact been a mixed-use development that incorporates residential units. Based on the economics and the confirmed historical development trend, it is justifiable to assume that these selected sites would likely be developed as mixed-use.

The next step in establishing the realistic capacity of these selected sites within the inventory involved establishing the realistic density that these properties would be developed to. Although allowed densities under the Zoning Code would permit up to 26.7 d.u./acre, the reality is that market demands, product types, as well as parking and height restrictions, impact achievable densities. Therefore, to arrive at an achievable density, staff analyzed actual mixed-use projects that have been developed or approved in the City. The analysis includes research of projects developed on both small and large sites, illustrating that the densities are achievable regardless of parcel size. The following are existing mixed-use projects that have been constructed or approved:

607-615 E. Balboa Boulevard

- Parcel Size: 0.29 acres
- Project/Built: 5 du with commercial below
- Achieved Density: 17.2 du/acre
- Code Relief: Allow tandem commercial parking

2700 Newport Boulevard

- Parcel Size: 2.095 acres
- Project/Built: 35 du and 22,500 sq. ft. commercial
- Achieved Density: 16.7 du/acre

501-507 & 500-512 30th Street, 2908-2912 Lafayette Avenue

- Parcel Size: 1.44 acres
- Project/Built: 22 du and commercial below
- Achieved Density: 15.27 du/acre
- Code Relief: Increased height which did not result in increased square footage

430 31st Street

- Parcel Size: 0.065 acres
- Project/Built: 1 du with commercial below
- Achieved Density: 15.6 du/acre
- Code Relief: Allow handicap access lift to encroach into front yard setback

500 31st Street

- Parcel Size: 0.06 acres
- Project/Built: 1 du with commercial below
- Achieved Density: 15.6 du/acre
- Code Relief: Increased height which did not result in increased square footage

Taking an average of the aforementioned examples, 16 du/acre was used for Areas 2-7 as a realistic density to derive a realistic unit capacity.

Area 1- West Newport Mesa

These sites currently consist of some industrial properties, commercial properties and residential development. All of the sites have been designated Multi-Unit Residential (RM) with the comprehensive Zoning Code Update to be consistent with the General Plan designation of Multiple Family Residential (RM). The RM zoning designation allows 18 du/acre.

The industrial and commercial sites are considered underutilized due to aging commercial and industrial structures that are partially or wholly vacant. The RM zoning provides these properties with redevelopment opportunities not previously afforded to them.

The older single-family residences are also considered underutilized because they have not realized the development potential permissible under the RM zoning district.

To determine the realistic development capacity of these sites, the lot size and densities of three existing affordable housing apartment complexes were analyzed:

- 843 W. 15th Street - 30 du/acre (65 du. on a 2.2 ac. lot)
- 1544 Placentia –31 du/acre (25 du. on a 0.8 ac. lot)
- 1530 Placentia –31 du/acre(14 du. on a 0.45 ac. lot)

The existing developments were constructed pursuant to the multi-residential development standards of the old Zoning Code and illustrate that a density of 18 du/acre is a realistic density for this area; therefore, it was used to compute the realistic unit capacity for the West Newport Mesa opportunity sites.

Area 2- Mariners Mile

These sites were previously zoned for commercial use and are developed as such. All of the sites are now zoned for mixed-use (MU-MM and MU-W1), a result of the comprehensive Zoning Code Update and consistent with their mixed-use General Plan designations (MU-H1 and MU-W1).

These sites are considered underutilized because the properties consist of older buildings, buildings with vacancies, or boat storage sites where there has not been a previous opportunity to realize the potential of the mixed-use zone. Many of the existing struggling commercial services will benefit from the mixed-use redevelopment opportunity, which would increase customer activity and create new demand for the commercial services.

For the sites on the inland side of Coast Highway, the General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites (see *Mixed-Use Realistic Development Capacity Assumption* section for detailed discussion). For

bay-fronting properties in this area, the General Plan establishes a lower density limit of 12 du/ac based on a maximum 50 percent of the property; therefore, for bay-fronting sites, the realistic development capacity was established as 12 du/ac based on a maximum 50 percent of the property.

Area 3- Lido Marina Village

These sites were previously zoned for commercial use and are developed as such. All of the sites are now zoned for mixed-use with the exception of one property that is zoned for multi-unit residential, as a result of the comprehensive Zoning Code Update and are consistent with their General Plan designations of Mixed-Use Water 2 (MU-W2) and Multiple Residential (RM 20 du/ac).

These sites are considered underutilized because they consist of properties that are developed with aging commercial buildings, many with vacancies where there has been no opportunity to realize the potential of the mixed-use redevelopment currently afforded. The mixed-use is a realistic opportunity that will bring vitality back to the failing commercial area. The property that is zoned multi-unit residential is also underutilized and economically obsolete due to an aging commercial building that occupies the site and that has an entire second floor vacant. The City is currently reviewing a development application for the property to allow the demolition of an underutilized office building and redevelopment of the site with 23 new townhouse-style multi-unit dwellings. The application also includes a request to rezone a property designated as private institutional to multi-unit residential.

The mixed-use designation provides for a maximum density of 26.7 du/ac; however, based on existing mixed-use projects developed in the area, a realistic density of 16 du/ac was used to derive a realistic unit capacity for the mixed-use sites. For the multi unit residential site, realistic development capacity was based on the maximum allowed density of 20 du/ac, which is supported by the actual development capacities achieved on existing multi unit residential projects within the area. The following provide examples of these projects:

- 711 Lido Park Drive – 20 du/acre (12 du on a 0.6 ac. lot)
- 621 & 633 Lido Park Drive – 36 du/acre (36 du on a 1 ac. lot)

Area 4- Cannery Village

These sites were previously zoned for commercial and mixed-use, and are developed as such. The properties have mixed-use General Plan land use designations of Mixed-Use Horizontal 4 (MU-H4) and are currently zoned for mixed-use (MU-CV/15th St.), a result of the comprehensive Zoning Code Update.

These sites consist of aging commercial and light industrial buildings. There are some existing mixed-use properties in the area; however, the mixed-use regulations of the updated Zoning Code are less restrictive (i.e. parking) and facilitate additional opportunities for mixed-use projects.

The General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites.

Area 5- McFadden Square

This area is similar to Cannery Village and the sites were previously zoned commercial and mixed-use. The properties have mixed-use General Plan land use designations of MU-W2. All of the properties are currently zoned MU-W2, a result of the comprehensive Zoning Code Update, consistent with their General Plan designations.

These sites consist of aging commercial buildings and vacant lots used for commercial parking. There are existing mixed-use properties; however, the mixed-use development regulations of the updated Zoning Code are less restrictive (i.e. parking) and facilitate additional opportunities for mixed-use projects.

The General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites.

Area 6- Balboa Village

This area is similar to Cannery Village and McFadden with sites that were previously zoned commercial and mixed-use. The properties have mixed-use General Plan land use designations of Mixed-Use Vertical (MU-V). All of the properties are currently zoned MU-V, a result of the comprehensive Zoning Code Update, consistent with their General Plan designations.

These sites consist of aging commercial buildings. There are existing mixed-use properties; however, the mixed-use development regulations of the updated Zoning Code are less restrictive (i.e. parking) and facilitate additional opportunities for mixed-use projects.

The General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites.

Area 7- Dover Drive/Westcliff Drive

These sites consist of properties that were previously zoned for administrative, professional, and financial use. The properties have General Plan land use designations of Mixed-Use Horizontal 1 (MU-H1). All of the properties are currently zoned for mixed-use (MU-DW), a result of the comprehensive zoning code update and consistent with their General Plan land use designations.

These sites are currently developed with aging commercial and financial buildings, which are no longer considered to be the highest and best use for these properties due to the mixed-use development opportunities that have been created for these properties.

The General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites.

Area 8- Newport Center

The Land Use Element creates a new residential land use designation of Mixed-Use Horizontal 3 (MU-H3) in this area with up to 450 new high-density multi-family housing units.

The Irvine Company (IC) is the main land owner/developer in the Newport Center area. A Planned Community Development Plan (North Newport Center PC) for IC owned property within the Newport Center area was approved in December 2007 and amended in August of 2012. The North Newport Center PC area comprises approximately 158.4 acres along San Joaquin Hills Road and Newport Center Drive, and consists of seven sub-areas. This Development Plan allows for the diversification of land uses in order to encourage new and original uses consistent with the Mixed-Use concept as established in the General Plan, including the development of 445 of the permitted 450 mixed-use units. Implementation of this development will provide residential opportunities in proximity to Newport Center which is a regional job center and commercial area. As part of the amendment approved in 2012, an additional 79 residential units were approved for construction with North Newport Center as a result of the conversion and transfer of 79 un-built hotel units from the Newport Beach Marriot site in Newport Center. As a result of the amendment, the Development Plan now allows for the total construction of up to 524 residential units within the San Joaquin Plaza sub-area (identified as Site 1 within the sites inventory and maps). The development plan includes development standards for site coverage, building heights, setback line designations, off-street parking, vehicular access, signage, lighting, storage, screening and landscaping. To facilitate the development of the housing and provide considerable flexibility, maximum building height is set at 65 feet and no maximum density limit was established, but rather maximum development limit of 524 dwelling units was established.

The remaining five mixed-use units authorized by the General Plan in Newport Center were entitled for development at the Newport Beach Country Club site (Site 3).

Within Newport Center, the General Plan includes a development opportunity for 79 multi-family residential (RM) dwelling units. A 79-unit condominium project (Santa Barbara Condominiums) was approved by the City in 2006 and the California Coastal Commission in 2007; Phase 1 of the project is anticipated to begin construction by summer of 2013 (Site 2).

Area 9- Airport Area

Properties in this area are currently zoned Planned Community and regulated by the development standards contained within the following three Planned Community development plan texts: 1) The Newport Place Planned Community (PC 11); 2) The Koll Center Planned Community (PC 15), and The Uptown Newport Planned Community (PC 58). Properties within these planned communities are currently developed with existing research and development, office, high technology, industrial and commercial uses. The General Plan provides for the maintenance and limited expansion of the

currently developed mix of uses. Additionally, it identifies this Area as one of the greatest opportunities in the community to create new residential neighborhoods including workforce housing, through the replacement of existing uses and new construction on underutilized surface parking lots. Land Use Element Policy LU 6.15.5 allocates a maximum of 2,200 housing units in areas designated as MU-H2. The MU-H2 designation provides for the horizontal intermixing of uses, including the development of free-standing multi-family residential units. All of the units must be developed as replacement of existing uses, with the exception of a maximum of 550 units that may be developed as infill on existing surface parking lots.

On July 24, 2012, the Newport Place PC was amended to establish a residential development overlay where multi-unit residential developments, which include a minimum of 30 percent of the units affordable to lower-income households, are permitted subject to site development review and eligible for a waiver of 10-acre site requirement specified in General Play Policy LU6.15.6. On March 12, 2013, the Uptown Newport Planned Community was adopted (formally a part of the Koll Center Planned Community) and serves as the zoning document for the construction of up to 1,244 residential units (including 322 density bonus units), 11,500 square feet of retail commercial, and 2.05 acres of park space. Both the Newport Place and Uptown Newport Planned Communities require densities between 30 du/acre and 50 du/acre, consistent with the densities of the General Plan. The Koll Center Planned Community text was also amended on March 12, 2013, to remove the properties now regulated by the new Uptown Newport Planned Community. The remaining properties within Koll Center Planned Community do not include the allowance for residential uses at this time and an amendment to the Planned Community text would be required to allow a future residential development. The Koll Center Company is presently processing an amendment to the Koll Planned Community to provide residential opportunities for 260 infill units.

In formulating General Plan policies, it was important that residential development not occur on a "piecemeal" basis, but rather there must be sufficient critical mass to enable each increment of housing to stand alone as a viable and livable neighborhood. Therefore, the General Plan establishes several policies that set forth criteria for the configuration and design of new residential villages in the Airport Area. The realistic development capacity for the Airport Area takes into consideration each of the following development limitations:

Density- General Plan Policy LU 6.15.7 stipulates that residential units be developed at a maximum density of 50 units per acre and minimum of 30 units per acre. Pursuant to Government Code Section 65583.2(c)(1), since a minimum density limit has been established for this area, the realistic development capacity utilizes a density of 30 du/ac.

Residential Villages- General Plan Policy LU 6.15.6 defines standards for the development of cohesive and integrated neighborhoods. It stipulates that residential neighborhoods shall contain a minimum of 10 contiguous acres centered on a neighborhood park and other amenities. The housing opportunity sites illustrated in the site inventory and map are based on 4 of the 5 potential residential villages illustrated in the Airport Area Residential Villages Concept Diagram contained in the Land Use Element of the General Plan (Figure LU23). The fifth potential residential village was excluded from the site inventory and map because of the fragmented ownership of the parcels within that area and shared use of common

parking lots. Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing on the smaller parcels located within Potential Residential Village Sites 1 and 2, the City approved an amendment to the Newport Place Planned Community (PC11) to eliminate the constraint and create a waiver to the minimum 10-acre site requirement. Specifically, the amendment permits residential development that includes a minimum of 30 percent of the units affordable to lower-income households with the approval of a Site Development Review..

Vehicle Trip Conversion Rate- General Plan Policy 6.15.5 states that of the 2,200 units permitted within the Airport Area, only 550 units may be developed as infill on surface lots or areas not occupied by buildings. The remaining 1,650 units are permitted as the replacement of existing nonresidential uses or industrial uses. When a development phase includes a mix of residential and nonresidential uses or replaces existing industrial uses, the number of peak hour trips generated by the cumulative development of the site shall not exceed the number of trips that would have resulted from the development of the underlying permitted nonresidential uses. A standardized set of conversion rates is provided by the Traffic Engineer in order for all conversions to occur in a consistent and fair manner. 33. Both the AM and PM peak hour trip rates from the Newport Beach Transportation Model (NBTM) were reviewed and the more conservative of the two was selected for determining the conversion factors. The sites inventory for the Airport Area includes the potential unit capacities based on the trip conversion rates. The results of the analysis demonstrate that potential dwelling unit capacity based on trips exceeds the maximum 2,200 unit capacity allowed per the General Plan and further supports the realistic development capacity for the area.

Because all of the sites within the Airport Area are currently developed with a mix of research and development, office, industrial, and other commercial uses, it was important to identify which of the parcels within the area had the greatest potential to be redeveloped for housing. The fact that these properties are currently developed with existing uses should not be viewed as an impediment to new residential development. As discussed in detail on page 5-77 of the Housing Element, high land values within Newport Beach and a strong demand for new housing significantly increases the feasibility for infill and reuse of these sites within the Airport Area. In addition, the following factors were taken into account when selecting which particular sites had a realistically potential to be developed for housing within the planning period:

Improvements to Land Value Ratio- To assist in the identification of parcels that have redevelopment potential, the ratio of improvement value to land value was calculated for each of the parcels using data for the County Assessor's Office. Where the ratio is 1:1 or less, this means that the value of buildings or improvements on a site is equal to or less than the value of the land. Existing developed lands that are least likely to be redeveloped are those with high ratios of improvement values to land values. Conversely, when the improvement values are equal to or less than the land values, the site is considered underutilized and may have redevelopment potential. These Assessed Valuation ratios were

considered along with other factors to identify which sites can realistically be developed for housing within the planning period.

Visual Inspections- The City conducted visual inspections of each of the properties located within the Airport Area to assist in the selection of sites. After inspecting these sites, many of the sites that had improvement values equal to or less than the land values were still excluded from the inventory because the buildings maintained characteristics that did not lead the City to believe they would realistically be redeveloped within this planning period. These characteristics included recent construction or improvements, existing high-rise buildings, and age of buildings. However, several sites with high ratios of improvement values to land values were actually added to list based on other characteristics, such as large numbers of vacancies, age of buildings, condition of buildings and level of reinvestment, and low intensity of existing development.

Developer/Property Owner Interest- Since the adoption of the General Plan Update in 2006, several property owners and developers have approached the City with inquiries and interest in developing certain properties for residential development. Applications have been submitted with the City for Residential Villages Sites 3 and 4, described below, requesting consideration for new housing developments. Based on this information, certain sites were selected and identified as sites that realistically be developed for housing within the planning period.

The parcel-specific inventory table for Area 9 (John Wayne Airport Area) includes a column indicating the ratio of improvement value to land value and a column listing which of the factors above were considered when selecting that particular parcel to be included within the inventory. The following is a summary of each of the four identified potential residential villages:

Residential Village Site 1- Residential Village Site 1 is located at the southwest corner of MacArthur Boulevard and Corinthian Way. A total of 8 underutilized parcels have been selected for the sites inventory and map based on certain characteristics of the properties. Four of the parcels (Sites 1g-1h) have land values that exceed the improvement value of the properties. The other four parcels (Sites 1a-1d) are owned by the same property owner and are currently developed as one commercial complex. The buildings were constructed in the early 1970's and exhibit signs of aging and need for rehabilitation. Several of the suites within the commercial complex are vacant.

Residential Village Sites 2- Residential Village Site 2 is located at the northwest corner of Dove Street and Quail Street. A total of 10 underutilized parcels have been selected for the sites inventory and map based on certain characteristics of the properties. Six of the parcels (Sites 2c, 2e, 2f, 2i, 2g, and 2j) have land values that exceed the improvement value of the properties. Site 2j in particular has a land value that significantly exceeds the improvement value and is currently being utilized as a vehicle storage lot. The other 4 parcels (Sites 2a, 2b, 2d, and 2h) were included within the inventory based on the visual inspections of the parcels. The existing buildings on these parcels were all built in the early 1970's and consist of 2-story, low-intensity office development.

Residential Village Sites 3 - Further supporting the realistic development potential for these areas is the Integrated Conceptual Development Plan that has been prepared for future residential development on the Koll (Site 3) and Uptown Newport (formerly referred as Conexant)(Site 4) properties. For the Koll development project, the Plan includes 260 residential infill units within a 24-acre area of the Koll Center. The 24-acre area currently consists of surface parking and landscaping, and maintains a land value that significantly exceeds the improvement value of the property. The applicant is currently working on a conceptual site plan for the project and has had discussions with City staff to address issues with traffic circulation, fire access, and open space requirements. The applicant is currently preparing the Planned Community Development Plan amendment for submission and public hearings are anticipated for late 2015.

Residential Village Sites 4- On March 12, 2013, the Uptown Newport Planned Community was adopted (formally a part of the Koll Center Planned Community) and serves as the zoning document for the construction of up to 1,244 residential units (including 322 density bonus units), 11,500 square feet of retail commercial, and 2.05 acres of park space.

Environmental Constraints

Environmental constraints include possible asbestos from older building construction for many of the aging structures throughout all of the Areas. In Area 1 West Newport there are light industrial uses that could have created possible toxins. Smaller projects may be exempt from the California Environmental Quality Act (CEQA) and larger projects will be subject to CEQA beginning with Initial Studies which will identify all possible environmental issues at the time of project submittal.

The only housing opportunity area identified in the updated General Plan and associated Environmental Impact Report with significant environmental constraints is the Banning Ranch area. The Banning Ranch area includes significant environmental resources including wetlands, habitat areas, sensitive wildlife, and valuable biological resources.

Adequate Infrastructure Capacity within all Sites

Government Code Section 65583.2(b)(5) requires a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis. There is adequate infrastructure capacity within these underutilized sites, and redevelopment of these infill sites is considered feasible. The infrastructure capacity is considered adequate to accommodate the City's share of the regional housing need. Presently, the area in the community that is not served by any water or sewer infrastructure is Banning Ranch. However, if the Banning Ranch area is annexed, the City intends to provide service to this area.

- *Adequate water supply, water delivery, and water treatment facilities.* The sites are served by Irvine Ranch Water District (IRWD) and the City. The City continues to produce groundwater and purchase local water. Currently the City purchases imported water through the Municipal Water District (MWD) from the Municipal Water District of Orange County (MWDOC). Build out of the General Plan land use designations including these sites would increase

water demand however; the MWDOC has indicated that there is adequate existing and planned imported water supply to accommodate the increased demand associated with the build out of the General Plan land use designations. The amount of projected development including these sites could place more demand on the local groundwater supply to avoid the purchase of additional imported water, even though sufficient imported water is projected to be available. However, General Plan policies are in place within the Natural Resources Element including enforcement of water conservation measures that limit water usage, prohibit activities that waste water or cause runoff, and require the use of water efficient landscaping and irrigation in conjunction with other water conserving devices and practices in both new construction and major alterations and additions to existing buildings. Overall General Plan policies found in the Land Use and Natural Resources Elements are in place to reduce impacts associated with water supplies, treatment, and conveyance systems related to build out of the General Plan land use designations including these sites.

IRWD anticipates a sufficient water supply to cover estimated demands as well as future demands resulting from unanticipated changes in land use, IRWD would be able to serve the new land uses from existing entitlements and resources.

- *Waste Water Facilities.* The City, IRWD, and Costa Mesa Sanitation District (CMSD) provide wastewater infrastructure to the City and they utilize Orange County Sanitation District (OCSD) facilities for the treatment of wastewater collected with their infrastructure. The existing treatment plants operate well below their design capacity and it is anticipated that cumulative development of the General Plan land use designations including these sites would not exceed the capacity of the waste water treatment system. Cumulative impact of the additional residential and mixed-use development within each of the service providers' areas could result in the need for additional wastewater conveyance infrastructure depending on the project. However, any person connecting to the sewer system is required to pay connection fees in accordance with existing regulations. Existing regulations ensure that all users pay their fair share for any necessary expansion of the system, including expansion to wastewater treatment facilities.

- *Adequate solid waste facilities.* Refuse is consolidated and transported to a materials recovery facility where recyclable materials are then sorted from refuse by machines and other methods. The remaining solid waste is then taken to one of three County landfills. Currently, only the Frank R. Bowerman Sanitary Landfill services the City of Newport Beach. The increase in solid waste generated by the development under the proposed General Plan land uses including these sites would not exceed capacity of the landfill. In addition, AB 939 mandates the reduction of solid waste disposal in landfills.

- *Adequate residential trash collection facilities.* The majority of residential solid waste generated in the City is collected by the City's Refuse Division and the remaining solid waste is collected by waste haulers and transported to a City-owned transfer station. The City has implemented recycling ordinances to help ensure that AB 939 requirements are met and solid waste is regulated by the City through the requirement of franchises.

- *Adequate electric, gas and cable services.* The private utility providers are able to service all future developments resulting from the cumulative development of the General Plan land use designations including these sites.

- *Adequate public facilities.* The City's libraries and other public facilities can adequately serve the increased demand from residential users. The increased demand on the schools would be addressed by implementation of General Plan policies which allow for the development of new public and institutional facilities within the City.

HOUSING SITES INVENTORY

VACANT SITES													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 1	3928 and 3916 E. Coast Highway/ 459 123 05 and 459 123 04	15,495	0.36	RM	RM	Vacant parking lot	(3)	Yes	VR	None	8 du limit per General Plan	8 du	6 du
Site 2	No address/ 424 041 04	47070 9.38	10.81	N/A	N/A	Banning Ranch	(1), (2)	No (4)	VR	Wetlands, open space, EIR certified	1,375 du limit per General Plan	1,375 du	1,375 du
VACANT SITES TOTAL DEVELOPMENT CAPACITY												1,383 du	1,381 du

(1) Within Coastal Zone.
(2) Newport Banning Ranch Planned Community (PC-57) adopted by City Council on August 14, 2012.
(3) Same owner for both parcels and General Plan designates the total maximum dwelling units for both parcels combined not as two separate parcels.
(4) Presently, the main area in the community that is not served by any water or sewer infrastructure is Banning Ranch. However, if the Banning Ranch area is annexed to the City, the City intends to provide service to this area

VR – Vacant residentially zoned sites.

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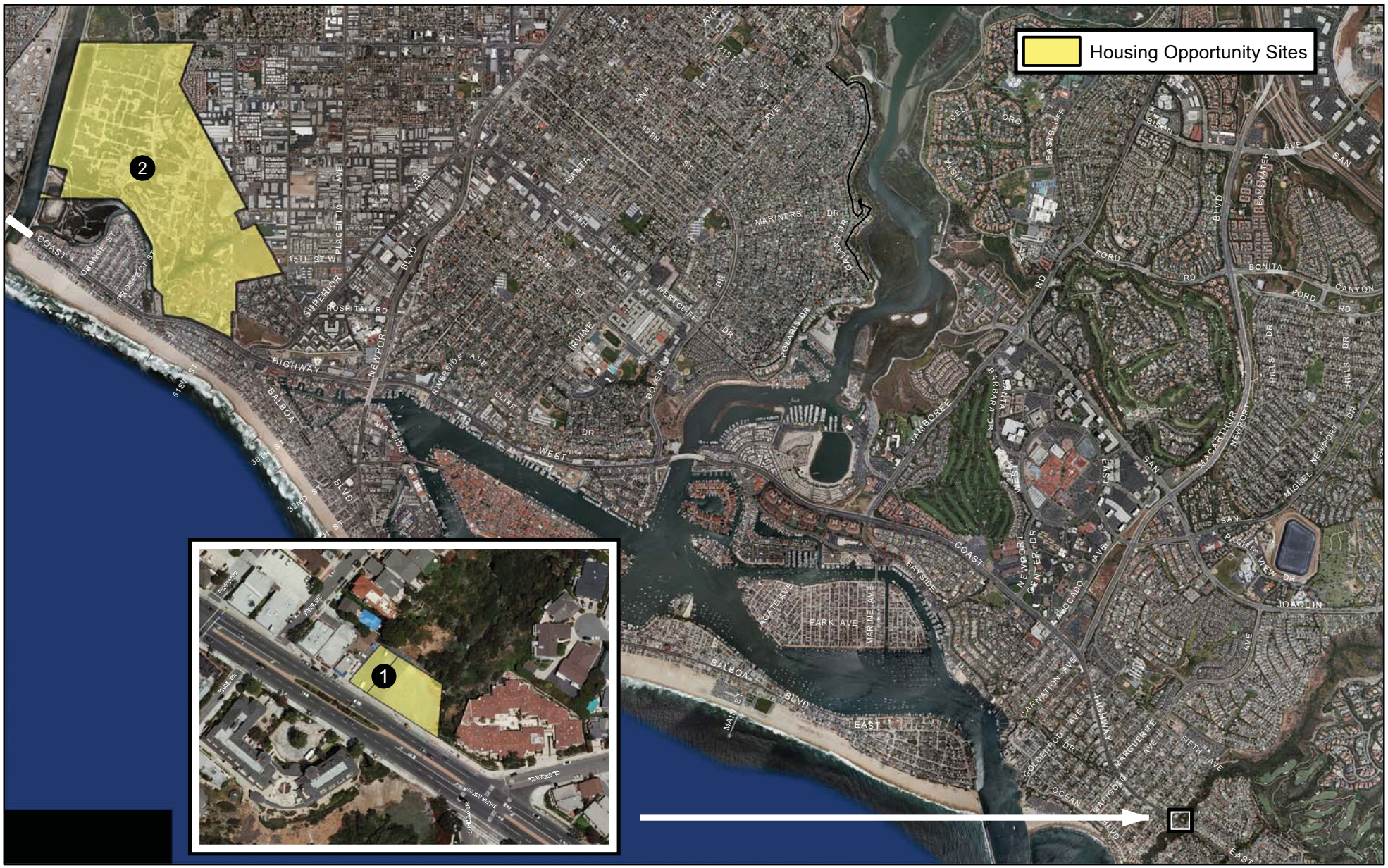

Vacant Sites

Housing Site Inventory

0 0.5 1 Miles

Vacant_Sites February/2013

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AREA 1 WEST NEWPORT MESA

Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 1	1484 Monrovia/ 424 011 02	7,399.9	0.1698	RM	RM	Single family residence built 1950's underutilized	(1)	Yes	U	Possible asbestos from older building	18 du/acre	3 with a net increase of 2 du	3 with a net increase of 2 du
Site 2	1500 Monrovia 890 W. 15th St./ 424 151 03	189,008 .7	9.109	RM	RM	117 unit Mobile home park that has obtained closure permit		Yes	U	None	18 du/acre	163 = 46 du net increase	163 = 46 du net increase
Site 3	No address/ 424 011 20	21,780. 1	0.5	RM	RM	Vacant land used for boat storage		Yes	VRU	None	18 du/acre	9	9
Site 4	1526 Placentia Ave./ 424 161 08	15,048. 35	0.35	RM	RM	Liquor store building built 1960's, non-conforming use		Yes	U	Possible asbestos from older building	18 du/acre	6	6
Site 5	1455 Superior Ave F/ 424 011 27	8254.15	0.19	RM	RM	Single family residence		Yes	U	None	18 du/acre	3	3
Site 6	1455 Superior G/ 424 011 19	8257.1	0.19	RM	RM	Vacant site used as boat storage		Yes	VRU	None	18 du/acre	3	3

AREA 1 WEST NEWPORT MESA													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 7	1455 Superior H/ 424 011 18	8257.13	0.19	RM	RM	Single family residence	(1)	Yes	U	None	18 du/acre	3 with a net increase of 2	3 with a net increase of 2
AREA 1 WEST NEWPORT TOTAL DEVELOPMENT CAPACITY												71 du	71 du

(1) Existing single-family residence could pose constraint if the owner did not want to redevelop or sell.

VRU– Vacant residentially zoned sites which are underutilized.
U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.

Area 1 - West Newport Mesa

Housing Site Inventory

0 150 300 Feet

West_Newport_Mesa February/2013

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AREA 2 MARINER'S MILE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 1	2077, 2101 W. Coast Highway/ 049-150-21	40,092.6	0.92	MU-W1	MUW1	Commercial office buildings built 1960's	(2)	Yes	U	Possible asbestos from older building construction	12 d/u per acre based on max. 50% of the property	5 du	5 du
Site 2	2241 W. Coast Highway/ 049-150-26	95,025.1	2.18	MU-W1	MUW1	Vacant restaurant building built 1960's underutilized	(2)	Yes	U	Possible asbestos from older building construction	12 d/u per acre based on max. 50% of the property	13 du	13 du
Site 3	2429, 2439, 2431, 2505, 2507 W. Coast Highway/ 049-150-29	71,704.81	1.65	MU-W1	MUW1	Various commercial office, yacht cleaning service, some vacancies	(2)	Yes	U	None	12 d/u per acre based on max. 50% of the property	9 du	9 du
Site 4	2201 W. Coast Highway/ 049-150-16	22464.08	0.52	MU-W1	MUW1	Vacant	(2)	Yes	U	None	12 d/u per acre based on max. 50% of the property	3 du	3 du

AREA 2 MARINER'S MILE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 5	3333 W. Coast Highway/ 049-130-22	60,537.66	1.39	MU-W1	MUW1	Various medical offices, and wine broker, and vacancies	(2)	Yes	U	None	12 d/u per acre based on max. 50% of the property	8 du	8 du
Site 6	2600, 2602, 2606 Avon St./ 049-122-03	6,160.84	0.14	MU-MM	MUH1	Commercial retail building built 1950's	(2)	Yes	U	Possible asbestos from older building construction	26.7du/ per acre	3 du	2 du (16 du/acre)
Site 7	2610 Avon St./ 049-122-04	7,581.10	0.17	MU-MM	MUH1	Commercial stores built 1950's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/per acre	4 du	2 du (16 du/acre)
Site 8a	2615 Avon St./ 049-121-24	38,951.6	0.89	MU-MM	MUH1	Parking lot (used for offsite parking which could be addressed by mixed use parking with residential)	(2)	Yes	U	None	26.7 du/per acre	23.76 du	14 du (16 du/acre)
Site 8b	2700 W. Coast Highway/ 049-121-23	41,844.81	0.96	MU-MM	MUH1	Commercial, some vacant spaces building built 1970s	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/per acre	25.6 du	15 du (16 du/acre)

AREA 2 MARINER'S MILE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
SUBTOTAL FOR SITE 8 (1)												49 du	29 du
Site 9	2620 Avon St./ 049-122-05	7,199.9	0.17	MU-MM	MUH1	Commercial parking lot (used for offsite parking which could be addressed by mixed use parking with residential)	(2)	Yes	U	None	26.7 du/acre	4 du	2 du (16 du/acre)
Site 10	2630 Avon St./ 049-122-06	7,200	0.17	MU-MM	MUH1	Various commercial, built 1950's	(2)	Yes	U	Possible asbestos from older building	26.7 du/acre	4 du	2 du (16 du/acre)
Site 11	2640, 2650, 2660 Avon/ 049-122-22	11,700	0.27	MU-MM	MUH1	Commercial miscellaneous built 1950's	(2)	Yes	U	Possible asbestos from older building	26.7 du/acre	7 du	4 du (16 du/acre)
Site 12	2651 Avon/ 049-121-18	17,477.98	0.40	MU-MM	MUH1	Parking lot (used for offsite parking which could be addressed by mixed use parking with residential)	(2)	Yes	U	None	26.7 du/acre	10 du	6 du (16 du/acre)

AREA 2 MARINER'S MILE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 13	2000, 2200 W. Coast Highway/ 425 471 27	190,254.1	4.37	MU-MM	MUH1	Vacant site used for boat storage	(2) (3)	Yes	U	None	26.7 du/acre	113 du	69 du (16 du/acre)
Site 14	2430 W. Coast Highway/ 425 471 19	21,373.06	0.49	MU-MM	MUH1	Misc. commercial building built 1980's	(2) (3)	Yes	U	None	26.7 du/acre	13 du	7 du (16 du/acre)
Site 15	2436 W. Coast Highway/ 425 471 57	24,506.77	0.56	MU-MM	MUH1	Misc. commercial building built 1990's	(2) (3)	Yes	U	None	26.7 du/acre	14 du	8 du (16 du/acre)
Site 16	2500 W. Coast Highway/ 425 471 54	18,806.72	0.43	MU-MM	MUH1	Miscellaneous commercial and boat storage 1950's	(2) (3)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	11 du	6 du (16 du/acre)
Site 17a	2510 W. Coast Highway and no address/ 425 471 55	8,838.57	0.2	MU-MM	MUH1	Commercial building with misc. uses building built 1950's	(2) (3)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	5.34 du	3.2 du (16 du/acre)
Site 17b	no address/ 425 471 55	5,396.66	0.12	MU-MM	MUH1	Commercial building with misc. uses built 1950's ,boat storage, parking lots	(2) (3)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	3.2 du	1.95 du (16 du/acre)

AREA 2 MARINER'S MILE

Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 17c	2530 W. Coast Highway/ 425 471 56	21,229.96	0.49	MU-MM	MUH1	Commercial building with misc. uses built 1950's, boat storage, parking lots	(2) (3)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	13.08	7.8 du (16 du/acre)
Site 17d	No address/ 425 471 56	1,997.95	0.05	MU-MM	MUH1	Commercial building with misc. uses building built 1950's, boat storage, parking lots	(2) (3)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1.34 du	0.8 du (16 du/acre)
Site 17e	No address/ 425 471 56	5,158.43	0.12	MU-MM	MUH1	Commercial building with misc. uses built 1950's, boat storage, parking lots	(2) (3)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	3.2 du	1.92 du (16 du/acre)
SUBTOTAL FOR SITE 17 (1)												26 du	15 du
Site 18a	2540, 2542 W. Coast Highway and 106, 110 Tustin Ave./ 425 471 15	10,003	0.23	MU-MM	MUH1	Commercial building with misc. uses - wine shop, building built 1940' s	(2) (3)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	6.14 du	3.68 du (16 du/acre)

AREA 2 MARINER'S MILE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 18b	116 Tustin Ave./ 425 471 14	5,420.22	0.49	MU-MM	MUH1	Commercial building with misc. uses including wine shop, building built 1940'	(2) (3)	Yes	U	Possible asbestos form older building	26.7 du/acre	13.08 du	7.84 du (16du/acre)
Site 18c	120 Tustin Ave./ 425 471 13	6,100.16	0.14	MU-MM	MUH1	Commercial building with misc. uses including a wine shop, building built 1940'	(2) (3)	Yes	U	Possible asbestos from older building	26.7 du/acre	3.74 du	2.24 du (16 du/acre)
SUBTOTAL FOR SITE 18 (1)												22 du	13 du
Site 19	2902 W. Coast Highway/ 049 110 19	14,373.59	0.33	MU-MM	MUH1	Commercial retail building built 1950's	(2) (3)	Yes	U	Possible asbestos from older building	26.7 du/acre	8 du	5 du (16 du/acre)
Site 20	2906 W. Coast Highway/ 049 110 21	10,414.37	0.24	MU-MM	MUH1	Commercial rental car building built 1930's	(2) (3)	Yes	U	Possible asbestos from older building	26.7 du/acre	6 du	3 du (16 du/acre)
Site 21	149, 177 Riverside Ave./ 049 110 30	50,649.66	1.16	MU-MM	MUH1	Commercial retail building built 1960's	(2) (3)	Yes	U	Possible asbestos from older building	26.7 du/acre	30 du	18 du (16 du/acre)
Site 22	204 Riverside Ave./ 049 122 25	3,900	0.09	MU-MM	MUH1	Commercial office building built 1950's	(2)	Yes	U	Possible asbestos from older building	26.7 du/acre	2 du	1 du (16 du/acre)

AREA 2 MARINER'S MILE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 23	124 Tustin Ave./ 425 471 12	6780.13	0.16	MU-MM	MUH1	Commercial office building with misc. uses built 1950's	(2)	Yes	U	Possible asbestos from older building	26.7 du/acre	4 du	2 du (16 du/acre)
AREA 2 MARINERS MILE TOTAL DEVELOPMENT CAPACITY												368 du	232 du

(1) Same owner for adjacent parcels and is opportunity to combine sites for one development.
(2) Within Coastal Zone.
(3) Frontages shall be developed with marine related and highway-oriented general commercial uses per General Plan policy.

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.

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Area 2 - Mariners Mile

Housing Site Inventory

0 150 300 Feet

Mariners_Mile February/2013

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AREA 3 LIDO MARINA VILLAGE

Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 1	3600 Newport Blvd./ 423 121 03	3,192.37	.0733	MU W2	MU W2	Vacant landscaped site City-owned	potential development opportunity if lot is consolidated with 3636 and 3700 Newport Blvd.	Yes	VRU	None	Max FAR is 0.8 and 1,631 sq. ft. per unit	1 du	1 du (16 du/acre)
Site 2	3636 Newport Blvd./ 423 121 06	3281.59	.075	MU W2	MU W2	Vacant commercial building	potential development opportunity if lot is consolidated with 3600 and 3700 Newport Blvd.	Yes	U		Max FAR is 0.8 and 1,631 sq. ft. per unit	1 du	1 du (16 du/acre)
Site 3	3700 Newport Blvd./ 423 121 05	13,138	.302	MU W2	MU W2	Commercial building - vacant building built 1950's	potential development opportunity if lot is consolidated with 3600 and 3636 Newport Blvd.	Yes	U	Possible asbestos from older building construction	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	6 du	4 du (16 du/acre)
Site 4	3355 Via Lido/ 423 112 03	34,871.58	0.801	RM	RM	Commercial and parking lot building Built 1950's entire second floor is vacant	(1)	Yes	U	Possible asbestos from older building	20 du/acre	16 du	16 du

AREA 3 LIDO MARINA VILLAGE

Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 5	3366 Via Lido/ 423 123 10	21,576.76	0.495	MUW2	MUW2	Commercial Miscellaneous Building built 1950's	(1)	Yes	U	Possible asbestos from older building construction	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	10 du	7 du (16 du/acre)
Site 6	3422,3424, 3426,3428 Via Lido/ 423 122 05	4,499.99	.103	MUW2	MUW2	Commercial retail building built 1950's	(1)	Yes	U	Possible asbestos from older building construction	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	2 du	1 du (16 du/acre)
Site 7	3434 Via Lido,3421 3431,3439 3475,3477 Via Oporto/ 423 122 02	42,400.1	0.97	MUW2	MUW2	Commercial retail building built 1970's	(1)	Yes	U	Possible asbestos from older building construction	Max FAR is 0.8 and 1,631 sq. ft. per unit	28 du	15 du (16 du/acre)

AREA 3 LIDO MARINA VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 8	3483,3485,3491, 3495,3505,3481 3487,3497,3501, 3489,3493, 3499 Via Oporto/ 423 122 01	15,978	0.366	MUW2	MUW2	Parking structure and vacant commercial building built 1970's	(1)	Yes	U	Possible asbestos from older building	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	7 du	5 du (16 du/acre)
Site 9	3442, 3444 Via Lido/ 423 122 03	9,630.24	0.22	MUW2	MUW2	Commercial financial building built 1950's	(1)	Yes	U	Possible asbestos from older building	Max FAR is 0.8 and 1,631 sq. ft min. per unit	4 du	3 du (16 du/acre)
Site 10	3400, 3404 3412,3416 3420 Via Oporto/ 423 123 07	25,648.77	0.59	MUW2	MUW2	Commercial retail building built 1950's	(1)	Yes	U	Possible asbestos from older building	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	12 du	9 du (16 du/acre)
AREA 3 LIDO MARINA VILLAGE TOTAL DEVELOPMENT CAPACITY												88 du	62 du

(1) Within Coastal Zone.

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity
VRU – Vacant residentially zoned sites that are underutilized.

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Area 3 - Lido Marina Village

Housing Site Inventory

0 150 300 Feet

Lido_Marina_Village February/2013

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AREA 4 CANNERY VILLAGE

Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 1	500 32nd St./ 047 031 19	12,833.96	0.295	MU-CV/ 15th St.	MUH4	Vacant parking lot	(2)	Yes	U	None	26.7 du/acre	7 du	4 du (16 du/acre)
Site 2	516 32nd St./ 047 031 20	10,259.98	0.236	MU-CV/ 15th St.	MUH4	Vacant parking lot	(2)	Yes	U	None	26.7 du/acre	6 du	3 du (16 du/acre)
Site 3	417 29th St./ 047 043 11	2,781.2	0.064	MU-CV/ 15th St.	MUH4	Commercial office building built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 4	421 29th St./ 047 043 12	5,558.44	0.13	MU-CV/ 15th St.	MUH4	Boat storage	(2)	Yes	U	None	26.7 du/acre	3 du	2 du (16 du/acre)
Site 5	501 29th St./ 047 033 05	5,564.79	0.13	MU-CV/ 15th St.	MUH4	Light industry built 1950's	(2)	Yes	U	Possible light contaminatio n from industrial uses, Possible asbestos from older building	26.7 du/acre	3 du	2 du (16 du/acre)
Site 6	503 31st St. 505 31st St./ 047 031 03	8,338.45	0.19	MU-CV/ 15th St.	MUH4	Commercial office built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	5 du	3 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 7	2807, 2809 Lafayette; 2810 Villa Way/ 047 051 06	8,56.71	0.20	MU-CV/ 15th St.	MUH4	Commercial portion vacant building built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	5 du	3 du (16 du/acre)
Site 8	504 29th St./ 047 051 07	4,495.71	0.10	MU-CV/ 15th St.	MUH4	Boat storage built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	2 du	1 du (16 du/acre)
Site 9a	510 29th St./ 047 051 02	2,992.88	0.07	MU-CV/ 15th St.	MUH4	Commercial retail built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1.8 du	1 du (16 du/acre)
Site 9b	512,516,29th St.;2811,2813 ,2815 2817 Lafayette/ 047 051 01	2,861.60	0.07	MU-CV/ 15th St.	MUH4	Commercial retail built 1940's	(1), (2), (3)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1.75 du	1 du (16 du/acre)
SUBTOTAL FOR SITE 9 (1)												3 du	2 du

AREA 4 CANNERY VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 10a	511 29th St./ 047 033 10	2,782.1	0.06	MU-CV/ 15th St.	MUH4	Commercial retail built 1950's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	0.96 du (16 du/acre)
Site 10b	2901,2905, 2907 Lafayette/ 047 033 11	2,047.53	0.05	MU-CV/ 15th St.	MUH4	Commercial retail building built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	0.8 du (16 du/acre)
SUBTOTAL FOR SITE 10 (1)												2 du	1 du
Site 11	407,408,409, 411, 413 31st St./ 047 041 12, 047 042 09, 047 041 33	15,345.23	0.35	MU-CV/ 15th St.	MUH4	Commercial, food use building built 1960's, commercial office building built 1940's – 409-413 has expired permits for a m/u project	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	9 du	5 du (16 du/acre)
Site 12	416 31st St./ 047 042 07	2,790.55	0.064	MU-CV/ 15th St.	MUH4	Commercial retail building built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 13	418, 420 31st St./ 047 042 22	5,581.39	0.1281	MU-CV/ 15th St.	MUH4	Commercial retail/office buildings built 1950's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	3 du	2 du (16 du/acre)
Site 14	422 31st St./ 047 042 04	2,790.85	0.064	MU-CV/ 15th St.	MUH4	Commercial office building built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 15	424 31st St./ 047 042 20	2,790.95	0.064	MU-CV/ 15th St.	MUH4	Commercial retail building built 1950's	(2) opportunity 416-424 31st could be bought and combined by developer similar to cannery village lofts	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 16	425 31st St./ 047 041 24	2,790	0.064	MU-CV/ 15th St.	MUH4	Commercial retail/office building built 1950's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 17	427 31st St./ 047 041 25	2,790	0.064	MU-CV/ 15th St.	MUH4	Commercial office building built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 18	502 31st St./ 047 032 07	2,780	0.064	MU-CV/ 15th St.	MUH4	Outdoor dining for adjacent restaurant building built 1940's	(2) opportunity 500 and 502 31st could be sold and combined together	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 19	501 31st St./ 047 031 02	2,780	0.064	MU-CV/ 15th St.	MUH4	Commercial office building built 1930's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 20	510 31st St./ 047 032 04	2,791.95	0.064	MU-CV/ 15th St.	MUH4	Commercial retail/office building built 1960's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 21	512 31st St./ 047 032 03	2,792.1	0.064	MU-CV/ 15th St.	MUH4	Commercial office building built 1950's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 22	520 31st St./ 047 032 19	11,866.82	0.274	MU-CV/ 15th St.	MUH4	Commercial parking lot	(2) opportunity for 510-520 31st could be sold and combined together	Yes	U	None	26.7 du/acre	7 du	4 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 23	408, 410 32nd St./ 047 041 06	4,650.17	0.11	MU-CV/ 15th St.	MUH4	Commercial retail/office building built 1940's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	4 du	1 du (16 du/acre)
Site 24	414 32nd St./ 047 041 05	4,650.17	0.11	MU-CV/ 15th St.	MUH4	Assembly meeting facility and commercial building built 1950's	(2) opportunity 408-414 32nd could be sold and combined together	Yes	U	Possible asbestos from older building construction	26.7 du/acre	4 du	1 du (16 du/acre)
Site 25	428 32nd St./ 047 041 35	3,941.49	0.09	MU-CV/ 15th St.	MUH4	Commercial office building built 1960's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	2 du	1 du (16 du/acre)
Site 26	430 32nd St./ 047 041 31	3,033.76	0.07	MU-CV/ 15th St.	MUH4	Commercial office building built 1960's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (6 du/acre)
Site 27a	432, 434 32nd St./ 047 041 23	2,325	0.05	MU-CV/ 15th St.	MUH4	Commercial retail buildings built 1950's;	(1) (2) (4)	Yes	U	Possible asbestos from older building	26.7 du/acre	1.4 du	0.8 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 27b	436 32nd St. and 3111,3115, 3109 Villa Way/ 047 041 21	2,325	0.05	MU-CV/ 15th St.	MUH4	Commercial retail buildings built 1950's	(1) (2) (4) opportunity 436, 432, 434 32nd and 430 32nd could be sold and combined together	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1.4 du	0.8 (16 du/acre)
SUBTOTAL FOR SITE 28 (1)												2 du	1 du
Site 28	No address/ 047 043 21	2,782.16	0.063	MU-CV/ 15th St.	MUH4	Commercial s stores	(2)	Yes	U		26.7 du/acre	1 du	1 du (16 du/acre)
Site 29	2805 Villa Way/ 047 052 07	4,232.49	0.097	MU-CV/ 15th St.	MUH4	Commercial parking lot	(2)	Yes	U	None	Max 1.0 FAR w/ 1,631 sq. ft. per unit	2 du	1 du (16 du/acre(
Site 30a	No address/ 047 052 06	2,701.4	0.06	MU-CV/ 15th St.	MUH4	Commercial retail buildings built 1920's	(1) (2) (5)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1.6 du	0.96 du (16 du/acre)
Site 30b	2807, 2809 Villa Way/ 047 052 05	2,700.1	0.06	MU-CV/ 15th St.	MUH4	Commercial store buildings built 1920's	(1) (2) (5)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1.6 du	0.96 du (16 du/acre)
SUBTOTAL FOR SITE 31 (1)												3 du	1 du

AREA 4 CANNERY VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 31	2811, 2813 Villa Way/ 047 052 04	5,400.15	0.124	MU-CV/ 15th St.	MUH4	Commercial offices buildings built 1930's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	3 du	1 du (16 du/acre)
Site 32	2815 Villa Way/ 047 052 03	2,700	0.062	MU-CV/ 15th St.	MUH4	Commercial office buildings built 1950's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 33	2817 Villa Way/ 047 052 02	5,400	0.124	MU-CV/ 15th St.	MUH4	Commercial store buildings built 1950's	(2)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	3 du	1 du (16 du/acre)
Site 34	410 29th St. and 412 29th St./ 047 052 01	7,720.486	0.177	MU-CV/ 15th St.	MUH4	Commercial stores ; building built 1940's	(2) 2805 Villa Way – 410 29th could be sold and combined together entire block like Cannery lofts	Yes	U	Possible asbestos from older building construction	26.7 du/acre	4 du	2 du (16 du/acre)
CANNERY VILLAGE AREA 4 TOTAL DEVELOPMENT CAPACITY												95 du	55 du

(1) Same owner for adjacent parcels is opportunity to combine sites for one development.

(2) Within Coastal Zone.

(3) Corner lot must be developed as mixed use per General Plan Policy.
(4) Possible historical value.

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.

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Area 4 - Cannery Village

Housing Site Inventory

0 100 200 Feet

Cannery_Village February/2013

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AREA 5 MCFADDEN SQUARE

Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 1	2414 Newport Blvd./ 047 120 01	7,781.48	0.18	MU-W2	MUW2	Balboa boatyard building built 1960's	(2)	Yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	3 du	2 du (16 du/acre)
Site 2	121, 125 McFadden Pl./ 047 151 12	3,875.84	0.09	MU-W2	MUW2	Liquor store building built 1912	(2)	Yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	1 du	1 du (16 du/acre)
Site 3	2122,2224,2244,2280,2300,2302,2312 Newport Blvd./ 047 120 31	102,909.1	2.36	MU-W2	MUW2	Various commercial including a commercial marina	(3)	Yes	U		Max 0.75 FAR with 26.7 du/acre	47 du	27 du
Site 4a	2005 W. Balboa Blvd./ 047 152 04	1,805.99	0.04	MU-W2	MUW2	Commercial parking lot	(1), (2)	Yes	U	None	Max 0.75 FAR with 26.7 du/acre	1.06 du	0.64 du (16 du/acre)
Site 4b	2007 W. Balboa Blvd./ 047 152 05	1,926.44	0.04	MU-W2	MUW2	Commercial parking lot	(1), (2)	Yes	U	None	Max 0.75 FAR with 26.7 du/acre	1.06 du	0.64 du (16 du/acre)

AREA 5 MCFADDEN SQUARE

Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 4c	2009 W. Balboa Blvd./ 047 152 03	4,251.43	0.1	MU-W2	MUW2	Commercial parking lot	(1), (2)	Yes	U	None	Max 0.75 FAR with 26.7 du/acre	2.67 du	1.6 du (16 du/acre)
SUBTOTAL FOR SITE 4 (1)												4 du	2 du
Site 5	226 21st St./ 047 162 18	10,024.87	0.23	MU-W2	MUW2	Boatyard and various commercial buildings built 1930's	(2)	Yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	4 du	3 du (16 du/acre)
Site 6	1910,1920 W. Balboa 047 161 22Blvd./	10,528.76	0.24	MU-W2	MUW2	convenience store, dry cleaners building built 1970's	(2)	Yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	4 du	3 du (16 du/acre)
Site 7	2301,2307,2309 W. Balboa Blvd./ 047 142 25	3,934.85	0.09	MU-W2	MUW2	Retail, restaurant building built 1940's	(2)	Yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	1 du	1 du (16 du/acre)
MCFADDEN SQUARE AREA 5 TOTAL DEVELOPMENT CAPACITY												64 du	39 du

(1) Same owner for adjacent parcels is opportunity to combine sites for one development.
(2) Within Coastal Zone.
(3) Mixed-use project approved by City and Coastal Commission that includes 27 condominium residential units.

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.

ea 5 - McFadden Square

Housing Site Inventory

0 150 300 Feet

McFadden_Square June/2010

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AREA 6 BALBOA VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 1	603 E. Balboa Blvd./ 048 123 02	2,567.82	0.06	MU-V	MUV	Commercial office building built 1914	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	1 du	1 du (16 du/acre)
Site 2	204 Washington St./ 048 134 04	3,000	0.07	MU-V	MUV	Commercial fitness building built 1920's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	1 du	1 du (16 du/acre)
Site 3	111 Palm St./ 048 122 07	5,523.34	0.13	MU-V	MUV	Various commercial uses including art gallery building built 1930's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	3 du	2 du (16 du/acre)
Site 4	801 E. Balboa Blvd./ 048 132 19	15,401.12	0.35	MU-V	MUV	Commercial and restaurant building built 1920's	(1)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	9 du	5 du (16 du/acre)

AREA 6 BALBOA VILLAGE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 5	207 Palm St./ 048 115 12	2,994.95	0.07	MU-V	MUV	Commercial and garage building built 1950's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	1 du	1 du (16 du/acre)
Site 6	510 E. Balboa Blvd./ 048 115 11	8,485.46	0.19	MU-V	MUV	Liquor store building built 1950's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	5 du	3 du (16 du/acre)
Site 7	500 E. Balboa Blvd./ 048 115 07	5,021.03	0.12	MU-V	MUV	Commercial building built 1970's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	3 du	1 du (16 du/acre)
AREA 6 BALBOA VILLAGE TOTAL DEVELOPMENT CAPACITY												23 du	14 du

(1) Within Coastal Zone.

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.

H-16 Area 6 Balboa Village Map — 8.5x11 color

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AREA 7 DOVER DRIVE/WESTCLIFF DRIVE													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 1	833 Dover Dr./ 117 631 11	37,744	0.867	MU-DW	MUH1	Commercial office building built 1960's		Yes	U	Possible asbestos from older building construction	26.7 du/acre	23 du	13 du (16 du/acre)
Site 2	881 Dover Dr./ 117 631 17	56,824 .5	1.31	MU-DW	MUH1	Commercial office building built 1960's		Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	34 du	20 du (16 du/acre)
Site 3	901 Dover Dr./ 117 631 18	47,943 .2	1.1	MU-DW	MUH1	Commercial office financial building built 1960's		Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	29 du	17 du (16 du/acre)
Site 4	1501 Westcliff/ 117 631 122	72,850 .9	1.67	MU-DW	MUH1	Commercial office financial building built 1960's		Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	43 du	26 du (16 du/acre)
Site 5	1515 Westcliff/ 117 631 21	37,286 .85	0.856	MU-DW	MUH1	Commercial office financial building built 1960's		Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	22 du	13 du (16 du/acre)
AREA 7 DOVER DRIVE/WESTCLIFF DRIVE TOTAL DEVELOPMENT CAPACITY												151 du	89 du

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.

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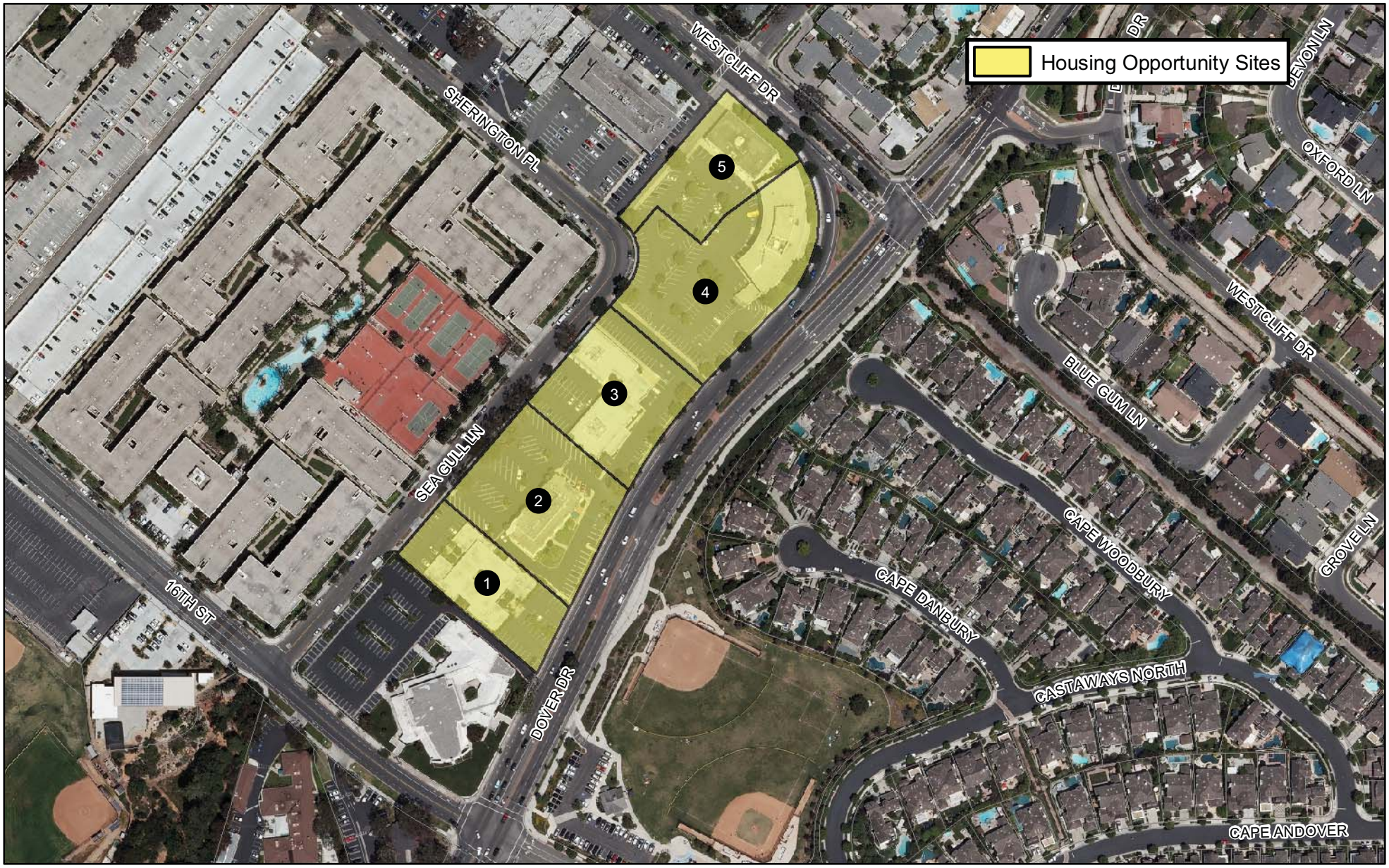

Area 7 - Dover Drive/Westcliff Drive Housing Site Inventory

0 150 300 Feet

Westcliff June/2010

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AREA 8 NEWPORT CENTER													
Map	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Zone*	*GP Designation*	*Existing Use*	*Additional Info*	*Infrastructure Sufficient to Serve Land Use?*	*Type of land*	*Environ Constraints*	*Density*	*Potential Unit Capacity (du)*	*Realistic Unit Capacity (du)*
Site 1	1, 2, 3, 4, 5 San Joaquin Plaza/ 442 261 03, 442 261 16	795,204.35	18.3	PC-56	MUH3	Commercial		Yes	U	None	N/A	524 du	524 du
Site 2	900 Newport Center Dr./ 442 011 41	185,676.34	4.3	PC-54	RM	Tennis Courts		Yes	U	None	N/A	79 du (2)	79 (2)
Site 3	1602 E. Coast Highway/ 442 011 64, 442 011 65	303,964	6.98	PC-47		Tennis Club		Yes	U	None	N/A	5 du (3)	5 du (3)
AREA 8 NEWPORT CENTER TOTAL DEVELOPMENT CAPACITY												608 du	608 du

(1) Planned Community and Development Agreement are in place to allow for 524 residential units.
(2) Planned Community is in place to allow for 79 residential units.
(3) Planned Community and Development Agreement are in place to allow for 5 residential units.

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.

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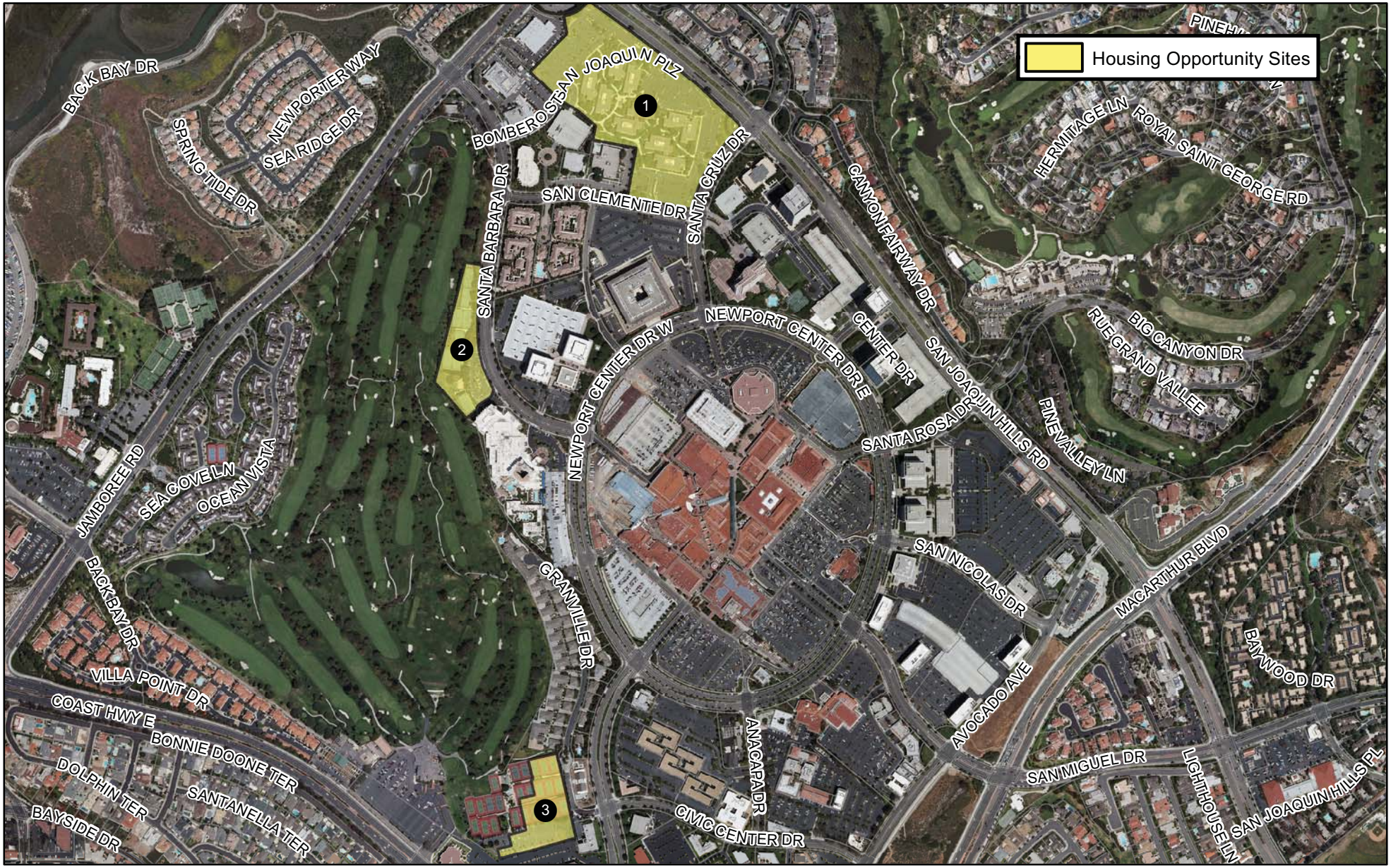

Area 8 - Newport Center

Housing Site Inventory

0 500 1,000 Feet

Newport_Center February/2013

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AREA 9 JOHN WAYNE AIRPORT AREA

Map (1)	Address/ APN	Area (sq. ft)	Acres	Building Area	Trip rate/ tsf(4)	Zone	GP	Existing Use	Infrastructure	Selection Factors & ILV Ratio	Environ Constraints	Density (3)	Potential Unit Capacity	Realistic Unit Capacity
Site 1a (Potential Residential Village)	1701 Corinthian Way, 4255 Martingale Way, 4250 Scott Dr./ 427 172 02	79,932	1.83	20,184	5.40 trips = 108.99 du	PC 11 General Commercial with Residential Overlay	MU-H2	Commercial building w/ vacancies built 1970's	Yes	VI V 1.64	Possible asbestos from older building construction	30 to 50 du/acre	91.5 du (50 du/ acre)	54.9 du (30 du/acre)
Site 1b (Potential Residential Village)	1660 Dove St., 4251 Martingale Way, 4253 Martingale Way/ 427 172 03	84,642	1.94	22,200	5.40 trips = 647.35 du	PC 11 General Commercial with Residential Overlay	MU-H2	Commercial building w/ vacancies built 1970's	Yes	VI V 2.85	Possible asbestos from older building construction	30 to 50 du/acre	97 du (50 du/ acre)	58.2 (30 du/acre)
Site 1c (Potential Residential Village)	4200 Scott Drive/ 427 172 06	74,671	1.71	9,589	5.40 trips = 51.78 du	PC 11 General Commercial with Residential Overlay	MU-H2	Commercial building w/ vacancies built 1970's	Yes	VI V 1.52	Possible asbestos from older building construction	30 to 50 du/acre	85.5 du (50 du/ acre)	51.3 du (30 du/acre)
Site 1d (Potential Residential Village)	4220 Scott Drive/ 427 172 05	8,542	0.196	4,907	5.40 trips = 26.46 du	PC-11 General Commercial with Residential Overlay	MU-H2	Commercial vacancies building built 1980's	Yes	VI V 1.22	None	30 to 50 du/acre	9.8 du (50 du/ acre)	5.88 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA														
Map (1)	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Building Area*	*Trip rate/ tsf(4)*	*Zone*	*GP*	*Existing Use*	*Infrastructure*	*Selection Factors & ILV Ratio*	*Environ Constraints*	*Density (3)*	*Potential Unit Capacity*	*Realistic Unit Capacity*
Site 1e (Potential Residential Village)	4221 Dolphin Striker Way/ 427 181 07	48,084	1.10	7,996	5.40 trips = 43.18 du	PC-11 Restaurant with Residential Overlay	MU-H2	Restaurant building built 1970's	Yes	ILVR VI 0.27	Possible asbestos from older building construction	30 to 50 du/acre	55 du (50 du/ acre)	33 du (30 du/acre)
Site 1f (Potential Residential Village)	4248 Martingale Way/ 427 181 08	31,170	0.72	7,015	5.40 trips = 37.88 du	PC-11 Restaurant with Residential Overlay	MU-H2	Restaurant building built 1970's	Yes	ILVR VI 0.31	Possible asbestos from older building construction	30 to 50 du/acre	36 du (50 du/ acre)	21.6 du (30 du/acre)
Site 1g (Potential Residential Village)	4250 Martingale Way/ 427 181 09	47,165	1.08	7,870	5.40 trips = 42.50 du	PC-11 Restaurant with Residential Overlay	MU-H2	Restaurant building built 1970's	Yes	ILVR VI 0.46	Possible asbestos from older building construction	30 to 50 du/acre	54 du (50 du/ acre)	32.4 du (30 du/acre)
Site 1h Potential Residential Village	1601 Dove St./ 427 221 01	173,990	3.99	62,995	2.29 trips = 144.26 du	PC-11 Office with Residential Overlay	MU-H2	Commercial Office building built 1970's	Yes	ILVR VI V 0.78	Possible asbestos from older building construction	30 to 50 du/acre	199.5 du (50 du/ acre)	119.7 du (30 du/acre)
SUBTOTAL SITE 1					1,102 du (4)								628du (12.56 acres at 50 du/acre)	376.98 du (12.56acres total at 30 du/acre)

Site 2a Potential Residential Village	1400 Quail St./427 221 15	63,958	1.47	23,950	2.29 trips = 54.85 du	PC-11 Office with Residential Overlay	MU-H2	Office building built 1970's	Yes	VI 1.35	Possible asbestos from older building construction	30 to 50 du/acre	73.5 du (50 du/ acre)	44.1 du (30 du/acre)
Site 2b Potential Residential Village	1300 Quail St427 221 14./	65,377	1.5	30,191	2.29 trips = 69.14 du	PC-11 Office with Residential Overlay	MU-H2	Office building built 1970's	Yes	VI 2.27	Possible asbestos from older building construction	30 to 50 du/acre	75 du (50 du/ acre)	45 du (30 du/acre)
Site 2c Potential Residential Village	1200 Quail St.427 221 13/	43,395	0.99	17,668	2.29 trips = 40.46 du	PC-11 Office with Residential Overlay	MU-H2	Office building built 1970's	Yes	ILVR VI 0.27	Possible asbestos from older building construction	30 to 50 du/acre	49.5 du (50 du/ acre)	29.7 du (30 du/acre)
Site 2d Potential Residential Village	1100 Quail St./ 427 221 12	49,972	1.15	23,097	2.29 trips = 52.89 du	PC-11 Office with Residential Overlay	MU-H2	Office building built 1970's	Yes	VI 1.2	Possible asbestos from older building construction	30 to 50 du/acre	57.5 du (50 du/ acre)	34.5 du (30 du/acre)
Site 2e Potential Residential Village	1151 Dove St./ 427 221 07	76,256	1.75	31,430	2.29 trips = 71.97 du	PC-11 Office with Residential Overlay	MU-H2	Office building built 1970's	Yes	ILVR VI 0.47	Possible asbestos from older building construction	30 to 50 du/acre	87.5 du (50 du/ acre)	52.5 du (30 du/acre)
Site 2f Potential Residential Village	1000 Quail St./ 427 221 11	66,305	1.52	24,899	2.29 trips = 57.02 du	PC-11 Office with Residential Overlay	MU-H2	Office building built 1970's	Yes	ILVR VI 0.35	Possible asbestos from older building construction	30 to 50 du/acre	76 du (50 du/ acre)	45.6 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA														
Map (1)	***Address/ APN***	***Area (sq. ft)***	***Acres***	***Building Area***	***Trip rate/ tsf(4)***	***Zone***	***GP***	***Existing Use***	***Infrastructure***	***Selection Factors & ILV Ratio***	***Environ Constraints***	***Density (3)***	***Potential Unit Capacity***	***Realistic Unit Capacity***
Site 2g Potential Residential Village	1101 Dove St./ 427 221 08	64,980	1.49	27,000	2.29 trips = 61.83 du	PC-11 Office with Residential Overlay	MU-H2	Office building built 1970's	Yes	ILVR VI 0.38	Possible asbestos from older building	30 to 50 du/acre	74.5 du (50 du/ acre)	44.7 du (30 du/acre)
Site 2h Potential Residential Village	1001 Dove St./ 427 221 09	65,828	1.51	24,600	2.29 trips = 56.33 du	PC-11 Office with Residential Overlay	MU-H2	Office building built 1970's	Yes	VI 1.57	Possible asbestos from older building construction	30 to 50 du/acre	75.5 du (50 du/ acre)	45.3 du (30 du/acre)
Site 2i Potential Residential Village	901 Dove St./ 427 221 10	74,686	1.71	23,790	2.29 trips = 54.48 du	PC-11 Office with Residential Overlay	MU-H2	Office building built 1970's	Yes	ILVR VI 0.55	Possible asbestos from older building construction	30 to 50 du/acre	85.5 du (50 du/ acre)	51.3 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA

Map (1)	Address/ APN	Area (sq. ft)	Acres	Building Area	Trip rate/ tsf(4)	Zone	GP	Existing Use	Infrastructure	Selection Factors & ILV Ratio	Environ Constraints	Density (3)	Potential Unit Capacity	Realistic Unit Capacity
Site 2j Potential Residential Village	1301 Quail St./427 342 02	161,163	3.7	0/ 304 hotel rooms permitted	545 du	PC-11 Office with Residential Overlay	MU-H2	Vehicle Storage Site	Yes	ILVR VI 0.08	None	30 to 50 du/acre	185 du (50 du/ acre)	111 du (30 du/acre)
SUBTOTAL SITE 2					1063.97 du								839 du (16.79 acres at 50 du/acre)	503 du (16.79 acres at 30 du/acre)
Site 3a Potential Residential Village (5)	No address/ 445 122 18	748,136	17.17	N/A	N/A	PC-15 Office (2)	MU-H2	Parking Lot	Yes	ILVR DPI VI 0	None	30 to 50 du/acre	50 du/ acre	30 du/acre
Site 3b Potential Residential Village (5)	No address/ 445 131 28	1,072,341	24.62	N/A	N/A	PC-15 Office (2)	MU-H2	Parking Lot	Yes	ILVR DPI VI 0	None	30 to 50 du/acre	50 du/ acre	30 du/acre
SUBTOTAL SITE 3													2,089.5 du (41.79 acres at 50 du/acre (5)	260 additive du (5)
Site 4a Potential Residential Village (6)	4321 Jamboree/ 445 131 02	670,99	15.4	311,452	2.29 =123.55 and 1.16 = 298.7	PC-58 Residential	MU-H2	Office building built 1980's	Yes	DPI VI 9.27	None	30 to 50 du/acre	50 du/ acre	30 du/acre

AREA 9 JOHN WAYNE AIRPORT AREA														
Map (1)	*Address/ APN*	*Area (sq. ft)*	*Acres*	*Building Area*	*Trip rate/ tsf(4)*	*Zone*	*GP*	*Existing Use*	*Infrastructure*	*Selection Factors & ILV Ratio*	*Environ Constraints*	*Density (3)*	*Potential Unit Capacity*	*Realistic Unit Capacity*
Site 4b Potential Residential Village (6)	4311 Jamboree/ 445 131 03	419,928	9.6	126,000	2.29 = 263.35 and 1.16 = 12.76	PC-58 Residential	MU-H2	Office building built 1980's	Yes	DPI VI 53.36	None	30 to 50 du/acre	50 du/ acre	30 du/acre
SUBTOTAL SITE 4					698.36								1,250 du (25 acres at 50 du/acre)	632 du and 290 additive du per General Plan policy (excluding 322 density bonus units) (6)
AREA 9 JOHN WAYNE AIRPORT AREA TOTAL DEVELOPMENT CAPACITY SITES 1-4					2,864 du (4)								4,806 du	2061 du (30du/acre) 2,200 du max. per General Plan Policy

(1) General Plan policy requires development of mixed-use residential villages containing a minimum of 10 acres. Each site represents a potential residential village with a minimum of 10 acres. Properties in Sites 1 and 2 are exempt from 10 acre requirement if developed consistent with the Residential Development Overlay standards of the Newport Place Planned Community.

(2) A Planned Community text amendment is required to add residential as a permitted use to be consistent with the General Plan designation that allows mixed-use development.

(3) General Plan policy requires that residential units be developed at a minimum density of 30 du/ace and a maximum density of 50 du/acre averaged over the total area of each residential village.

(4) The General Plan provides for the conversion of existing land uses in the Airport Area with a cap of 1,650 du that can be developed based on a trip generation rate conversion in addition to 550 du allowed as infill development. A standardized set of trip conversion rates is provided by the Traffic Engineer in order for all conversions to occur in a consistent and fair manner. Both the AM and PM peak hour trip rates from the Newport Beach Transportation Model (NBTM) were reviewed and the more conservative of the two was selected for determining the conversion factors. Sites 1, 2 and 4 provide the trip conversion rate and resulting dwelling units to show the traffic related capacity for each

residential village. If the maximum dwelling units based on the traffic based capacity is more restrictive than the dwelling units based on the density of 30 du/acre than the more restrictive traffic based capacity is used as the realistic unit capacity.

(5) Koll development project is in process and includes 260 additive residential units within a 24-acre area of the Koll Center. These units are additive and do not replace any existing use so there is no need to do a trip generation conversion rate. The applicant is currently working on a conceptual site plan for the project and has had discussions with City staff to address issues with traffic circulation, fire access, and open space requirements. The applicant is currently preparing the Planned Community text for submission and public hearings are anticipated for late 2014.

(6) On March 12, 2013, the Uptown Newport Planned Community was adopted (formally a part of the Koll Center Planned Community) and serves as zoning document for the construction of up to 1,244 residential units (including 322 density bonus units), 11,500 square feet of retail commercial, and 2.05 acres of park space. The 322 density bonus units are not subject to the 2,200 maximum development limit established by the General Plan and were excluded from the realistic development capacity calculation to provide a more conservative estimate.

ILVR – Improvement to Land Value Ratio (Improvement Value/Land Value=x)
DPI- Developer/Property Owner Interest
VI- Visual Inspections
V- High number of vacancies

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Area 9 - Airport Area

Housing Site Inventory

0 250 500 Feet

Airport_Area June/2010

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TOTAL REALISTIC DEVELOPMENT CAPACITY		
	Potential Unit Capacity (du)	***Realistic Unit Capacity (du)***
ALL AREAS INCLUDING VACANT SITES TOTAL DEVELOPMENT CAPACITY	7,662 du	4,612 du