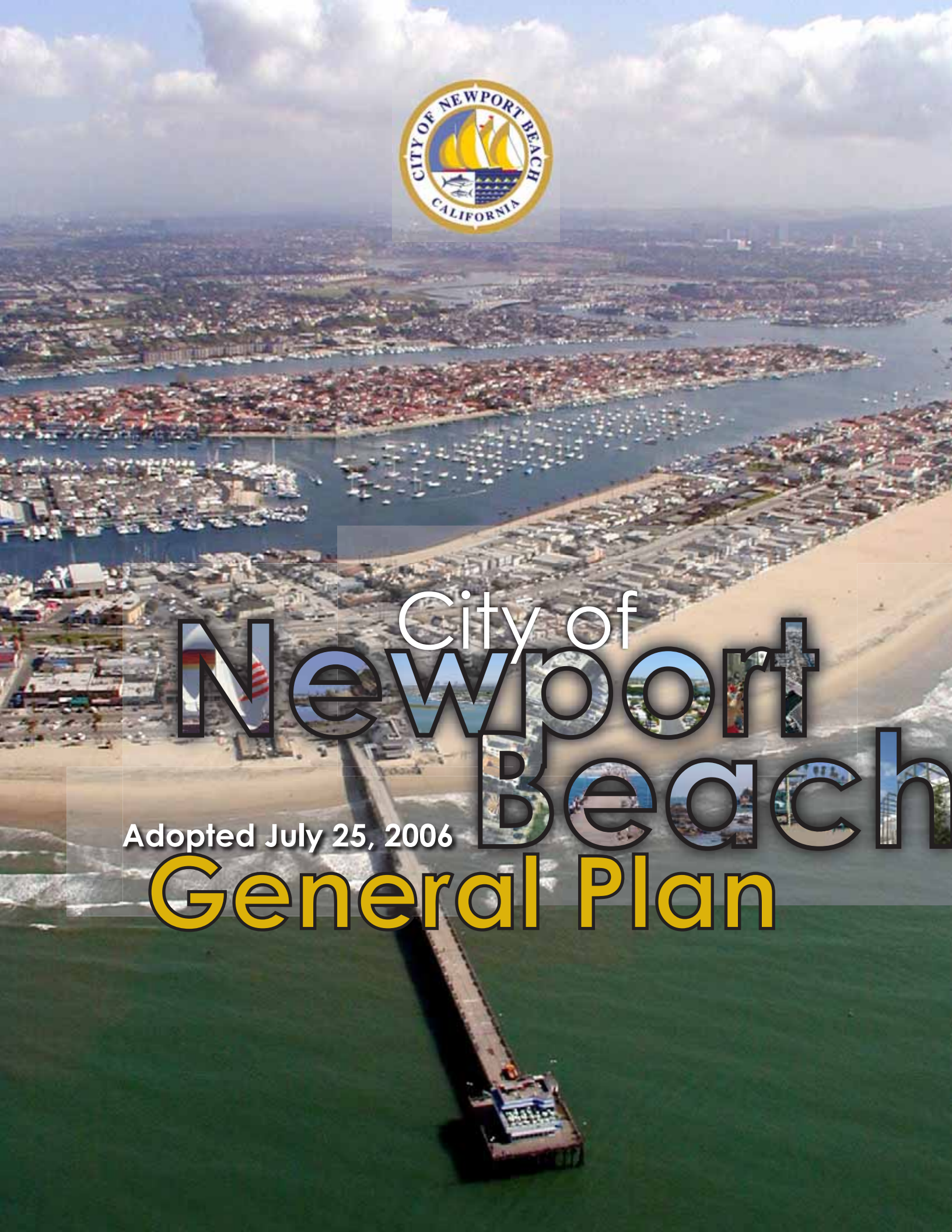

City of Newport Beach

Adopted July 25, 2006

General Plan

City of Newport Beach

GENERAL PLAN

General Plan **Adopted July 25, 2006**

Acknowledgments

City Council

Don Webb, Mayor
Steven Rosansky, Mayor Pro Tem
Tod W. Ridgeway, Council Member
Edward D. Selich, Council Member
Keith D. Curry, Council Member
Leslie Daigle, Council Member
Richard Nichols, Council Member
Garold B. Adams*
Steven Bromberg*
Norma Glover*
John Heffernan*
Dennis O'Neil*
Gary Proctor*

Planning Commission Members

Michael Toerge, Chairman
Jeffrey Cole, Vice Chairman
Michael Henn
Larry Tucker
Barry Eaton
Robert Hawkins
Earl McDaniel
Shant Agajanian*
Anne Gifford*
Steven Kiser*
Mike Kranzley*

General Plan Update Committee (GPUC)

Leslie Daigle, Council Member
Steven Rosansky, Council Member
Ed Selich, Council Member
Barry Eaton, Planning Commissioner
Jeffrey Cole, Planning Commissioner
Michael Toerge, Planning Commissioner
Kevin Weeda, Economic Development Committee Designee
Cris Trapp, EQAC Designee
Tom Anderson, Aviation Committee Designee
Tim Collins, Harbor Commission Designee
Allan Beek, Measure S Supporter

General Plan Advisory Committee (GPAC) Members

Roger Alford
Ron Baers
Patrick Bartolic
Dorothy Beek*
Marian Bergeson*
Philip Bettencourt
Carol Boice
Elizabeth Bonn
Karlene Bradley*
Gus Chabre
John Corrough
Lila Crespin
Seth Darling*
Julie Delaney*
Laura Dietz
Grace Dove
Florence Felton*
Nancy Gardner
Gordon Glass
Joseph Gleason Jr.*
Louise Greeley
Ledge Hale
Evelyn Hart*
Ernie Hatchell*
Bob Hendrickson
Tom Hyans
Mike Ishikawa
David Janes*
Kim Jansma
George Jefferies*
Mike Johnson
Heather Johnston-Reynolds*
Alex Kakavas*
Bill Kelly
Todd Knipp*
Don Krotee
Lucille Kuehn
Phillip Lugar
William Lusk
Marie Marston
Jim Navai
Peter Oeth*
Catherine O'Hara
Carl Ossipoff*
Charles Remley
Larry Root
John Saunders
James Schmiesing*
Hall Seely
Brett Shaves*
Robert Shelton*
Ed Siebel*
Alan Silcock*
Jackie Sukiasian*
Jan Vandersloot
Don Webb*
Tom Webber
Jennifer Wesoloski*
Ron Yeo
Raymond Zartler

* Former member

City Staff

Homer Bludau, City Manager
Sharon Wood, Assistant City Manager
Dave Kiff, Assistant City Manager
Debbie Lektorich, Executive Assistant to the City Manager
Shirley Oborny, Administrative Assistant
Tom Rossmiller, Harbor Resources Manager

Robin Clauson, City Attorney
Aaron C. Harp, Assistant City Attorney

Steve Badum, Public Works Director
Rich Edmonston, Transportation/Development Services Manager

Marie Knight, Recreation & Senior Services Director
Andrea McGuire, Recreation Superintendent

Tim Riley, Fire Chief
Steve Bunting, Fire Marshal

Patricia Temple, Planning Director
Ginger Varin, Administrative Assistant
Gaylene Olson, Department Assistant
Jyll Ramirez, Department Assistant
Ruby Garciamay, Office Assistant
Patrick Alford, Senior Planner
Jim Campbell, Senior Planner
Tamara Campbell, Senior Planner*
Jay Garcia, Senior Planner
Gregg Ramirez, Senior Planner
George Berger, Program Manager
Dan Trimble, Program Manager
Rosalinh Ung, Associate Planner
Jaime Murillo, Associate Planner
Janet Johnson Brown, Assistant Planner
Russell Bunim, Assistant Planner
Marina Marrelli, Assistant Planner
Brandon Nichols, Assistant Planner
Dan Campagnolo, GIS Analyst
Kay Sims, Planning Technician

Consultant Team

EIP Associates
Elwood "Woodie" Tescher, Principal
Harriet Lai Ross, Senior Manager
Jessie Barkley, Associate Planner
Erin Efner, Associate Manager
T.J. Weule, Associate Manager
Kim Avila, Senior Manager
Marianne Tanzer, Senior Manager
Christopher Mundhenk, Associate Manager
Geoff Hornek, Senior Scientist
Marissa Staples, Environmental Professional
Joel Miller, Senior Administrator
Maggie Visser, GIS Specialist
Paul Pribor, Associate Scientist
Ron Arzaga, Administrator
James Songco, Graphics Specialist
Paul Pribor, Associate Scientist

Urban Crossroads
Carleton Waters, Principal
Marlie Whiteman, Senior Engineer

Applied Development Economics (ADE)
Doug Svensson, President
Peter Cheng, Senior Associate

* Former member

Contents

Acknowledgments ii

Acronyms xviii

CHAPTER 1 **Introduction** 1-1
- How to Use the General Plan 1-4
- How Newport Beach Residents Were Involved 1-9
  - General Plan Advisory Committee 1-10
  - Visioning Process 1-10
  - General Plan Update Policy Preparation Process 1-10
  - Land Use Alternatives 1-11
- Organization of the General Plan by Element 1-11
- Related Documents 1-14
- Implementing and Amending the Plan 1-14

CHAPTER 2 **Vision Statement** 2-1
- Community Character 2-2
- Growth Strategy, Land Use, and Development 2-3
- A Healthy Natural Environment 2-4
- Efficient and Safe Circulation 2-4
- Community Services 2-4
- Recreation Opportunities 2-4
- Boating and Waterways 2-5
- Airport 2-5
- Responsive Government 2-5

CHAPTER 3 **Land Use Element** 3-1
- Introduction 3-2
- Our Starting Point—Newport Beach's Existing Land Uses 3-4
- Goals and Policies 3-5
  - **Role and Character of Newport Beach ("Who We Are")** **3-5**
  - **Uses to Be Accommodated ("What Uses Contribute to Our Community?")** **3-6**
  - **Organization and Form of Uses ("How Are Land Uses Distributed?")** **3-8**
  - **Land Use Diagram** **3-11**
  - **Community Character ("Maintaining the Character of Our Neighborhoods and Districts")** **3-51**
    - Residential Neighborhoods 3-51
    - Multi-Family Neighborhoods 3-53
    - Commercial Districts 3-54
    - Mixed-Use Districts and Neighborhoods 3-56
    - All Commercial and Mixed-Use Districts 3-58
    - Office and Business Parks 3-59
    - Industrial Districts 3-61
  - **All Neighborhoods, Districts, and Corridors** **3-61**

Neighborhoods, Districts, and Corridors ("Places That Distinguish Newport Beach") 3-62
Public and Institutional Uses and Districts 3-62
Residential Neighborhoods 3-64
Districts 3-67
Banning Ranch 3-67
West Newport Mesa 3-78
Balboa Peninsula 3-80
Lido Village 3-83
Cannery Village 3-83
McFadden Square 3-84
Balboa Village 3-85
Areawide 3-86
Lido Village [designated as "MU-W2," "CM(0.3)," "RM(20/ac)," and "PI(0.75)," refer to Figure LU19) 3-88
Cannery Village 3-88
Interior Parcels *[designated as "MU-H4," Figure LU19, Sub-Area C]* 3-88
Bayfront Parcels *[designated as "MU-W2," Figure LU19, Sub-Area E]* 3-91
McFadden Square, West and East of Newport Boulevard [designated as "MU-W2," Figure LU19, Sub-Area E] 3-92
Balboa Village 3-92
Newport Center/Fashion Island 3-95
Airport Area 3-101
Mixed Use Districts *[Subarea C, "MU-H2" designation]* 3-105
Campus Tract *["AO" designation Sub-Area B]* 3-112
Commercial Nodes *["CG" designation Sub-Area C—part]* 3-113
Commercial Office District *["CO-G" designation Sub-Area C—part]* 3-113
Corridors 3-113
West Newport 3-115
Old Newport Boulevard 3-116
Mariners' Mile 3-123
Corona del Mar 3-130

CHAPTER 4 **Harbor and Bay Element 4-1**
Introduction 4-2
Goals and Policies 4-3
Diversity of Land Uses 4-3
Diversity of Water Uses 4-6
Public Access 4-8
Water Quality and The Environment 4-10
Visual Character 4-14
Administration 4-15

CHAPTER 5 **Housing Element 5-1**
Executive Summary 5-2
RHNA and City Responsibility 5-3
Constraints and Opportunities 5-3
Focus of Housing Programs 5-4
Introduction 5-4
Newport Coast Annexation 5-5
Data Sources 5-5

Organization of the Housing Element 5-6
Public Participation 5-6
Time Period Covered by the Housing Element 5-7
Review and Update of the Housing Element 5-7
Community Housing Market Analyses 5-7
Housing Stock Characteristics 5-7
Residential Growth and Dwelling Unit Types 5-7
Residential Densities 5-7
Housing Tenure 5-9
Condominium Conversion Ordinance 5-11
Vacancy Rates 5-12
Housing Condition 5-12
Illegal Dwelling Units 5-13
Accessory Dwelling Units 5-13
Mobile Homes 5-13
Group Homes 5-14
Assisted Housing Stock 5-15
Summary 5-17
Housing Unit Projections 5-17
Population Trends 5-18
Household Characteristics 5-20
Ethnicity 5-20
Household Incomes 5-22
Housing Affordability 5-22
Overcrowding 5-24
Employment Trends and Projections 5-24
Summary 5-25
Special Needs Population Groups 5-25
Persons with Disabilities 5-26
Female Head of Household 5-27
Elderly 5-27
Large Households 5-28
Homelessness 5-29
Local Strategy 5-30
Regional Strategy 5-31
Farm Workers 5-31
People Living with HIV/AIDS 5-31
Summary 5-33
Housing Needs 5-33
RHNA Allocation 5-33
Newport Coast 5-34
Inventory of Land Suitable for Residential Development 5-34
John Wayne Airport Area 5-34
Newport Center 5-38
Banning Ranch 5-38
Balboa Peninsula Area 5-43
Cannery Village 5-43
Lido Village 5-44
Balboa Village 5-44
McFadden Square 5-44
Mariners' Mile 5-49
Energy Conservation Opportunities 5-49

Nongovernmental Constraints 5-50
Community Attitudes 5-50
Financing Constraints 5-50
Land and Construction Costs 5-53
Governmental Constraints 5-54
Voter Initiative 5-54
Zoning 5-54
The Subdivision Process 5-56
Local Coastal Program 5-56
Building Codes and Enforcement 5-57
Impact Fees 5-58
Development Permit Procedures 5-58
Modification Permits 5-59
Request for Hardship or Request for Alternative Materials, Design, and Methods of Construction 5-59
Use Permit 5-60
California Environmental Quality Act 5-60
Housing Plan: Goals, Policies, Quantified Objectives, and Programs 5-60
General Review of 1992 Housing Element and Housing Activities, 2000–2005 5-61
Housing Element Coastal Zone Review 5-64
Year 2000–2008 Housing Plan 5-65
Quantified Objectives 5-65
Newport Beach Housing Element: Goals, Policies, and Programs 5-66
Conservation and Improvement of Housing 5-67
Variety of Housing Opportunities 5-68
Adequate Residential Sites 5-71
Provision and Preservation of Affordable Housing 5-72
Housing for Special Needs Groups 5-74
Fair Housing 5-76
Program Monitoring 5-76

CHAPTER 6 **Historical Resources Element 6-1**
Introduction 6-2
Context—Early History 6-3
Relevant and Related Programs 6-5
Federal Programs 6-5
State Programs 6-5
California Health and Safety Code (Sections 7050.5, 7051, and 7054) 6-6
California Senate Bill 297 (1982) 6-6
Local Regulations—Newport Beach City Council Policy Manual 6-6
Historical Resources 6-6
Nationally Recognized Resources 6-6
State-Recognized Resources 6-9
Locally Recognized Resources 6-9
Goals and Policies 6-11

CHAPTER 7 **Circulation Element 7-1**
Introduction 7-2

Context....7-2
Setting....7-2
Local Roadway System....7-4
Roadway Classification System....7-4
Roadway Operations....7-5
Truck Traffic....7-7
Regional Facilities....7-7
Public Transportation....7-8
Trails....7-8
Bicycle Trails....7-8
Pedestrian Corridors....7-9
Equestrian Trails....7-9
Transportation Systems Management/Travel Demand Management....7-10
Parking....7-10
Transportation Funding....7-10
Goals and Policies....7-11
Mobility....7-11
Roadway System....7-12
Regional Transportation....7-19
Public Transportation....7-20
Alternative Transportation Modes....7-21
Transportation Systems Management (TSM)/Travel Demand Management (TDM)....7-26
Parking....7-29
Transportation Funding....7-31

CHAPTER 8 **Recreation Element....8-1**
Introduction....8-2
Context....8-3
Parks and Recreational Facilities....8-3
Park Types....8-3
Circulation and Improvement and Open Space Agreement....8-4
Recreational Facilities....8-7
Sharing of Parks and Recreation Facilities....8-7
Parkland Dedication Standards....8-7
Marine Recreation and Facilities....8-8
Coastal Recreation Opportunities....8-8
Shoreline Access....8-9
Needs....8-9
Citywide Issues and Needs....8-10
Parks and Recreational Facilities....8-10
Identified Issues and Needs....8-11
Marine Recreation and Facilities....8-11
Identified Issues and Needs....8-12
Service Areas....8-12
Parks and Recreational Facilities....8-12
Identified Issues and Needs....8-15
Goals and Policies....8-16
Park and Recreation Facilities....8-16

Recreation Programs **8-43**
Shared Facilities **8-44**
Coastal Recreation and Support Facilities **8-45**
Marine Recreation **8-47**
Public Access **8-49**

CHAPTER 9 **Arts and Cultural Element** **9-1**
Introduction 9-2
Community Organizations and Programs 9-3
Cultural Arts Organizations and Programs 9-3
City of Newport Beach Arts Commission 9-3
Performing and Visual Arts Facilities 9-4
Museums 9-4
Events and Festivals 9-4
Libraries 9-5
Goals and Policies 9-5
Participation in Culture and Arts **9-5**
Provision of Physical Facilities **9-6**
Funding **9-6**

CHAPTER 10 **Natural Resources Element** **10-1**
Introduction 10-2
Context 10-3
Water Supply 10-3
Water Quality 10-4
Air Quality 10-5
Aircraft Pollution 10-5
Biological Resources 10-6
Terrestrial Resources 10-6
Sensitive Terrestrial Species *10-6*
Marine Resources 10-7
Sensitive Marine Species *10-7*
Mammal Protection Act *10-7*
Environmental Study Areas 10-7
Newport Harbor 10-8
Upper Newport Bay 10-13
Natural Communities Conservation Plan (NCCP) 10-13
Open Space Resources 10-13
Circulation and Improvement and Open Space Agreement (CIOSA) 10-14
Archaeological and Paleontological Resources 10-15
Mineral Resources 10-15
Visual Resources 10-16
Energy Conservation 10-17
Goals and Policies 10-17
Water Supply **10-17**
Water Quality **10-19**
Air Quality **10-23**
Biological Resources **10-25**
Open Space Resources **10-33**

Archaeological and Paleontological Resources.....10-34
Mineral Resources 10-35
Visual Resources.....10-36
Energy Conservation 10-41

CHAPTER 11 **Safety Element 11-1**
Introduction 11-2
Context.....11-2
Coastal Hazards.....11-2
Tsunamis and Rogue Waves..... 11-3
Storm Surges..... 11-3
Coastal Erosion 11-4
Geologic Hazards.....11-4
Slope failures 11-7
Compressible Soils 11-7
Expansive Soils..... 11-7
Seismic Hazards.....11-7
Liquefaction 11-8
Seismically Induced Slope Failure..... 11-8
Flood Hazards.....11-8
Fire Hazards.....11-11
Wildland Fires 11-11
Urban Fires 11-11
Hazardous Materials.....11-12
Toxic Release Inventory..... 11-17
Hazardous Waste 11-17
Leaking Underground Storage Tanks..... 11-17
Oil Fields 11-17
Methane Gas Mitigation Districts..... 11-17
Hazards Overlay 11-17
Aviation Hazards.....11-18
Disaster Planning.....11-18
Goals and Policies.....11-21
Coastal Hazards: Minimization of Tsunamis and Rogue Wave Hazards 11-21
Coastal Hazards: Minimization of Storm Surge and Seiche Hazards 11-22
Coastal Hazards: Minimization of Coastal Erosion Hazard 11-23
Seismic and Geologic Hazards: Minimization of Seismic and Geologic Hazards 11-25
Flood Hazards: Protection from Flooding Risks.....11-26
Fire Hazards: Protection from Wildfire and Urban Fire Risk.....11-27
Hazardous Materials: Minimization of Hazardous Materials Exposure...11-28
Aviation Hazards: Protection from Aviation-Related Hazards 11-29
Disaster Planning: Adequate Disaster Planning 11-30

CHAPTER 12 **Noise Element 12-1**
Introduction 12-2
Background 12-2
Context.....12-4
Transportation Noise Sources.....12-4
Freeway/Highway 12-5

Major and Minor Arterial Roadways 12-5
Water Vehicles 12-5
Aircraft Operations 12-6
Nontransportation Noise Sources (Stationary Noise Sources) 12-7
Restaurant/Bar/Entertainment Establishments 12-7
Mixed Use Developments (Commercial/Residential) 12-7
Mechanical Equipment Noise 12-7
Recreational Activities 12-8
Noise Disturbance 12-8
Noise-Sensitive Receptors 12-8
Community Noise Contours 12-8
Typical Noise Attenuation Methods 12-9
Goals and Policies 12-24
Noise and Land Use Compatibility 12-24
Transportation-Related Noise 12-26
Nontransportation-Related Noise 12-29
Construction Noise 12-30

CHAPTER 13 **Implementation Program 13-1**
Development Management System 13-2
1. General Plan 13-3
Overview 13-3
Programs 13-3
2. Zoning Code 13-5
Overview 13-5
Programs 13-5
3. Specific Plans 13-6
Overview 13-6
Programs 13-7
4. Development Plans/Planned Communities 13-7
Overview 13-7
Programs 13-8
5. Local Coastal Program 13-8
Overview 13-8
Programs 13-8
6. Subdivision Ordinance 13-8
Overview 13-8
Programs 13-9
7. Building and Construction Code 13-9
Overview 13-9
Programs 13-10
8. Other Codes and Ordinances 13-10
Overview 13-10
Programs 13-11
9. City Council Policy Manual 13-11
Overview 13-11
Programs 13-12
10. Database Management and Development Tracking and Monitoring 13-12
Overview 13-12
Programs 13-12

11. California Environmental Quality Act (CEQA) 13-13
Overview 13-13
Programs 13-13
12. Fiscal Impact Analysis 13-13
Overview 13-13
Programs 13-14
13. Development Agreements 13-14
Overview 13-14
Programs 13-14
Governance 13-15
14. Interagency Coordination 13-15
Overview 13-15
Programs 13-15
15. Annexation 13-19
Overview 13-19
Programs 13-19
Public Infrastructure Plans 13-19
16. Mobility Infrastructure and Traffic Management 13-20
Overview 13-20
Programs 13-20
17. Water 13-22
Overview 13-22
Programs 13-23
18. Sewer 13-23
Overview 13-23
Programs 13-23
19. Storm Drainage 13-23
Overview 13-23
Programs 13-24
20. Public Streetscape Improvement Plans 13-24
Overview 13-24
Programs 13-24
21. Harbor Resources Planning and Management 13-25
Overview 13-25
Programs 13-25
Public Service Facility Plans 13-26
22. Police and fire 13-26
Overview 13-26
Programs 13-26
23. Parks and Recreation 13-27
Overview 13-27
Programs 13-27
Public Services and Programs 13-28
24. Economic Development 13-28
Overview 13-28
Programs 13-29
25. Housing Programs 13-29
Overview 13-29
Programs 13-29
26. Code Enforcement 13-29

Overview 13-29
Programs..... 13-29
27. Property Maintenance and Enhancement..... 13-30
Overview 13-30
Programs..... 13-30
28. Emergency Preparedness and Response..... 13-30
Overview 13-30
Programs..... 13-30
29. Community Involvement 13-31
Overview 13-31
Programs..... 13-31
Financing 13-32
30. Municipal Budgeting 13-32
Overview 13-32
Programs..... 13-32
31 Community Facilities and Special Assessment Districts 13-33
Overview 13-33
Actions 13-33

CHAPTER 14 **Glossary 14-35**

Figures

Figure I1 Southern California Regional Map 1-5
Figure I2 Sphere of Influence (SOI) 1-7
Figure LU1 General Plan Land Use 3-21
Figure LU2 Statistical Area Locator Map 3-23
Figure LU3 General Plan Land Use Legend 3-25

Statistical Area Maps
Figure LU4 Statistical Area Map A 3-27
Figure LU5 Statistical Area Map B 3-29
Figure LU6 Statistical Area Map C 3-31
Figure LU7 Statistical Area Map D 3-33
Figure LU8 Statistical Area Map E 3-35
Figure LU9 Statistical Area Map F 3-37
Figure LU10 Statistical Area Map G 3-39
Figure LU11 Statistical Area Map H 3-41
Figure LU12 Statistical Area Map I 3-43
Figure LU13 Statistical Area Map J 3-45
Figure LU14 Statistical Area Map K 3-47
Figure LU15 Statistical Area Map L 3-49

Districts
Figure LU16 Planning Sub-Areas 3-69
Figure LU17 Banning Ranch Development Constraints 3-73
Figure LU18 West Newport Mesa 3-81
Figure LU19 Balboa Peninsula Lido Village/Cannery Village/McFadden Square 3-89
Figure LU20 Balboa Village 3-93
Figure LU21 Newport Center/Fashion Island 3-99
Figure LU22 Airport Area 3-103
Figure LU23 Airport Area Residential Villages Illustrative Concept Diagram 3-107

Corridors
Figure LU24 West Newport 3-117
Figure LU25 Old Newport Boulevard 3-121
Figure LU26 Mariners' Mile 3-127
Figure LU27 Corona Del Mar 3-133

Figure H1 Airport Area 5-35
Figure H2 Newport Center/Fashion Island 5-39
Figure H3 Banning Ranch 5-41
Figure H4 Balboa Peninsula Lido Village/Cannery Village/McFadden Square 5-45
Figure H5 Balboa Village 5-47
Figure H6 Mariners' Mile 5-51
Figure HR1 Historical Resources 6-7
Figure CE1 Master Plan of Streets and Highways 7-15
Figure CE2 General Plan Roadway Cross-Sections 7-17
Figure CE3 Recommended Intersection Improvements 7-18

Figure CE4 Bikeways Master Plan 7-23
Figure CE5 Equestrian and Hiking Trails Master Plan 7-27
Figure R1 Existing Recreational Facilities 8-5
Figure R2 Proposed Park and Recreational Facilities 8-13
Figure R3 Service Area 1 8-17
Figure R4 Service Area 2 8-19
Figure R5 Service Area 3 8-21
Figure R6 Service Area 4 8-23
Figure R7 Service Area 5 8-25
Figure R8 Service Area 6 8-27
Figure R9 Service Area 7 8-29
Figure R10 Service Area 8 8-31
Figure R11 Service Area 9 8-33
Figure R12 Service Area 10 8-35
Figure R13 Service Area 11 8-37
Figure NR1 Biological Resources 10-9
Figure NR2 Environmental Study Areas 10-11
Figure NR3 Coastal Views 10-37
Figure S1 Coastal Hazards 11-5
Figure S2 Seismic Hazards 11-9
Figure S3 Flood Hazards 11-13
Figure S4 Wildfire Hazards 11-15
Figure S5 JWA Clear Zone/Runway Protection Zones and Accident Potential Zones 11-19
Figure N1 Existing Noise Contours (1) 12-11
Figure N2 Existing Noise Contours (2) 12-13
Figure N3 Existing Noise Contours (3) 12-15
Figure N4 Future Noise Contours (1) 12-17
Figure N5 Future Noise Contours (2) 12-19
Figure N6 Future Noise Contours (3) 12-21

Tables

Table LU1 Land Use Plan Categories 3-12
Table LU2 Anomaly Locations 3-18
Table H1 Net Additional and Total Housing Units, 1980–2005 5-8
Table H2 Housing Unit Mix (2005) 5-8
Table H3 Residential Density by Area 5-8
Table H4 Densities of Attached Housing 5-9
Table H5 Housing Tenure 5-9
Table H6 Percent of Renter Occupied Units 5-10
Table H7 Major Rental Projects 5-10
Table H8 Condominium Conversion, 1995–2005 5-11
Table H9 Overall Housing Unit Vacancy Rate Newport Beach, 1980–2000 5-12
Table H10 City Rental Apartment Vacancy Comparison 5-12
Table H11 Mobile Home Parks 5-14
Table H12 City of Newport Beach Assisted (and Affordable) Housing Summary 5-16
Table H13 Population Trends, 1980–2005 5-17
Table H14 Housing Trends, 1980–2005 5-18
Table H15 Population Growth, Orange County and Newport Beach, 1910–2010 5-18
Table H16 Persons per Occupied Unit, 1970–2000 5-19
Table H17 Population by Age, City of Newport Beach, 1970–2000 5-20
Table H18 School Enrollment, 1970–2000 5-20
Table H19 Racial and Ethnic Composition 5-21
Table H20 Racial and Ethnic Composition, Newport Coast 5-21
Table H21 Head of Household by Ethnicity, Newport Beach and Orange County, 2000 5-22
Table H22 Median Household Incomes (1980–2000), Orange County and Newport Beach 5-22
Table H23 Income Group Housing Expenditure, 2000 5-23
Table H24 Employment—Newport Beach and Orange County 5-25
Table H25 UCI Off-Campus Housing Office Housing Costs for Newport Beach, 2000 5-26
Table H26 Persons per Household 5-29
Table H27 Projected Regional Demand in Newport Beach, 1998–2008 5-33
Table H28 Total Construction Need by Income, 1998–2008 5-33
Table H29 Total Construction Need by Income Newport Coast, 1998–2008 5-34
Table H30 Potential Residential Sites 5-37
Table H31 Summary of Zoning Code Provisions by District—City of Newport Beach 5-55
Table H32 Comparison of Permit Fees—Nearby Jurisdictions, December 2005 5-59
Table H33 Residential Development Impact Fees in Newport Beach 5-59
Table H34 Total Number of New Additional Housing Units Permitted 5-63
Table H35 Remaining RHNA Allocation, 1998–2008 5-63
Table H36 Housing Goals, 2006–2008 5-65
Table R1 Parkland Acreage Needs 8-10
Table N1 Representative Environmental Noise Levels 12-4
Table N2 Land Use Noise Compatibility Matrix 12-23
Table N3 Noise Standards 12-24

Acronyms

Acronym	Definition
ADAP	AIDS Drug Assistance Program
ADT	average daily traffic
AELUP	Airport Environs Land Use Plan
AHHPAC	Ad Hoc Historic Preservation Advisory Committee
ALS	advanced life support
AO	Airport Office and Supporting Uses
AWG	Airport Working Group
Basin	South Coast Air Basin
BBSC	Back Bay Science Center
BIDs	Business Improvement Districts
BLS	basic life support
BMPs	Best Management Practices
BSIP	Bus Service Implementation Program
CalHFA	California Finance Agency
Caltrans	California Department of Transportation
CAPER	Consolidated Annual Performance and Evaluation Report
CC	Corridor Commercial
CDBG	Community Development Block Grant
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CG	General Commercial
CHRIS	California Historic Resources Information System
CIOSA	Circulation and Improvement and Open Space Agreement
CIP	Capital Improvement Program
CLUP	Coastal Land Use Plan
CM	Recreational and Marine Commercial
CMP	Congestion Management Program
CN	Neighborhood Commercial
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNU	Congress for the New Urbanism
CO	carbon monoxide
CoC	Continuum of Care
CO-G	General Commercial Office
CO-M	Medical Commercial Office
CO-R	Regional Commercial Office
CR	Regional Commercial

Acronym	Definition
CRHR	California Register of Historical Resources
CUP	Conditional Use Permit
CV	Visitor-Serving Commercial
dB	Decibel
dBA	A-weighted decibel
DCA	Deferred Certification Area
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESAs	Environmental Study Areas
ESHAs	Environmentally Sensitive Habitat Areas
FAA	Federal Aviation Administration
GIS	Geographic Information System
GMA	Growth Management Area
GMP	Growth Management Program
GPAC	General Plan Advisory Committee
GRS	Groundwater Replenishment System
HCD	State Department of Housing and Community Development
HOPWA	Housing Opportunities for Persons with AIDS
HUD	Housing and Urban Development
HVAC	Heating Ventilating and Air Conditioning
ICAO	International Civil Aviation Organization
ICC	International Code Council
IG	General Industrial
IRWD	Irvine Ranch Water District
JWA	John Wayne Airport
LAFCO	Local Agency Formation Commission
LCP	Local Coastal Plan
LEED	Leadership in Environmental and Energy Design
LEED-NP	LEED for Neighborhood Developments
LIP	Implementation Plan
MAP	million annual passengers
Mbbl	million barrels
Mesa	Mesa Consolidated Water District
MFR	Multi-Family Residential
MIS	Management Information Systems
MMP	Mitigation Monitoring Program
MRZ	Mineral Resource Zones
MU-H	Mixed Use Horizontal
MU-H1	Mixed Use Horizontal 1

Acronym	Definition
MU-H2	Mixed Use Horizontal 2
MU-H3	Mixed Use Horizontal 3
MU-H4	Mixed Use Horizontal 4
MU-V	Mixed Use Vertical
MU-V1	Mixed Use Vertical 1
MU-V2	Mixed Use Vertical 2
MU-W	Mixed Use Water Related
MU-W1	Mixed Use Water 1
MU-W2	Mixed Use Water 2
MU-W3	Mixed Use Water 3
MWD	Metropolitan Water District
NBFD	Newport Beach Fire Department
NCCP	Natural Communities Conservation Plan
NHPA	National Historic Preservation Act
NO_X	nitrogen oxides
NO_2	nitrogen dioxide
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollution Discharge Elimination System
NRDC	Natural Resources Defense Council
NRHP	National Register of Historic Places
OCC	Orange Coast College
OCCP	Orange County 2005–2010 Consolidated Plan
OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Authority
OCWD	Orange County Water District
OPR	State Office of Planning and Research
OS	Open Space
OS(RV)	Open Space/Residential Village
PCE	Passenger Car Equivalent
PF	Public Facilities
PI	Private Institutions
PR	Parks and Recreation
PRD	Planned Residential Development
PUC	California Public Utilities Commission
R-1	Single Family Residential
R-1.5	Restricted Two-Family Residential
R-2	Two-Family Residential
R-A	Residential Agricultural
RHNA	Regional Housing Needs Assessment

Acronym	Definition
RM	Multiple Residential
RM-D	Medium Residential Detached
RMS	remote monitoring systems
RS-A	Single Unit Residential Attached
RS-D	Single Unit Residential Detached
RT	Two Family Residential
RWQCB	California Regional Water Quality Control Board
SCAG	Southern California Association of Government
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison Company
SCG	Southern California Gas Company
SJHTC	San Joaquin Hills Transportation Corridor
SO_2	sulfur dioxide
SoCalPAPA	Southern California Plein Air Painter's Association
SOI	Sphere of Influence
SP	specific plan
SPAT	Orange County Special Populations Action Team
SPON	Stop Polluting Our Newport
SRAs	source receptor areas
SRO	Single Room Occupancy
SSOs	sanitary sewer overflows
TBR	Technical Background Report
TDM	Travel Demand Management
TMDLs	Total Maximum Daily Loads
TPO	Traffic Phasing Ordinance
TRI	Toxics Release Inventory
TS	Tidelands and Submerged Lands
TSM	Transportation Systems Management
UCI	University of California, Irvine
USGBC	United States Green Building Council
USPS	United States Postal Service
VPD	vehicles per day
WDRs	Waste Discharge Requirements
WEC	Watershed Executive Committee
WQMP	Water Quality Management Plan