

City of Newport Beach
 Charter Section 423 Tracking Table
 Statistical Area H4
 Post 2006 General Plan Amendments
 Land Use Element
 July 1, 2015 (Updated March 5, 2018)



Project Name Address	Date Approved	Project/GPA Number	Amendment Description	Square Footage Change	Dwelling Unit Change	AM Peak Hour Trip Change	PM Peak Hour Trip Change
CLUP Consistency Holiday Inn	9/14/2010	PA2010-052 GP2010-004	MU-H1 to CV (0.5)	0	(34)	(17.34)	(21.08)
CLUP Consistency Balboa Bay Club	9/14/2010	PA2010-052 GP2010-004	MU-W1 (Anomaly No. 59) to MU-W1 (Anomaly No. 59 and CV (Anomaly No. 77) Designation change only	0	0	0	0
GP 2010-004 - 100%				0	0	0	0
Presta Property Amendments 2888 Bay Shore Drive	2/24/2012	PA2011-179 GP2011-008	RM 20 DU/acre to RM 39 DU	0	8	4.1	5
Presta Property Amendments 2890 Bay Shore Drive	2/24/2012	PA2011-179 GP2011-008	RM 20 DU to MU-W2, 1 DU	10,019	(8)	26	35.1
GP2011-008 – 100%				10,019	0	30.1	40.1
Mariners Pointe 100-300 West Coast Highway	8/09-2011	PA2010-114 GP2010-009	CG – Add 3,387 sqft. (Anomaly No 79)	3,387	0	10.16	13.55

GPA – General Plan Amendment

CLUP – Coastal Land Use Plan

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

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

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

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191 Riverside	8/9/2017	PA2016-127	Public Facilities (PF) to Mixed-Use Horizontal (MU-H1)	1,426	13	25.76	38.51
100% Totals				14,832	13	66.02	92.16
80% Totals				11,865.6	10.4	52.8	73.7
Remaining Capacity Without Vote				28,134.4	89.6	47.2	26.3

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