

Anomaly 40- Block 600

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

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

Milestone	Gross Floor Area (sf)	Land Use	Hotel Rooms	Notes
Original 2006 GP Allocation	1,426,634	Office/Commercial/Hotel Rooms	425	With exception of 65 hotel rooms in MU-H3, all hotel rooms are included as square footage in anomaly - see following notes
<u>TD2008-001(Reso No. 2007-82)</u>				
Converted hotel rooms	172,500	Office/Commercial	(130)	30 hotel rooms @ 1000 sq. ft. + 100 hotel rooms @ 1,425 sq. ft. (already included in 1,426,634 sq. ft. entitlement)
MU-H3 allocated hotel rooms			65	
Converted hotel rooms	92,625	Office/Commercial	(65)	65 hotel rooms @ 1,425 sq. ft. (not already included 1,426,634 sq. ft. entitlement)
Subtotal entitlement	1,519,259			
Rooms converted/transferred to Anomaly 39	(235,125)	Office/Commercial		65 hotel rooms @ 1,425 sq. ft. + 100 hotel rooms @1,425 sq. ft.
Demolished/suspended transferred to Anomaly 39	(42,036)	Office/Commercial		Palm Gardens, Miscellaneous Office, Family Fitness Facility
Total transferred in/out	(277,161)			
Subtotal	1,242,098	Office/Commercial/Hotel Rooms	295	
<u>TD2008-002(Reso No. 2008-72)</u>				
Transfer to Block 500	(24,428)	Office/Commercial		
Subtotal	1,217,670	Office/Commercial/Hotel Rooms	295	
<u>TD2009-001(Reso No. 2009-38)</u>				
Transfer from San Joaquin Plaza	241,711	Office/Commercial		
Transfer from Block 500	85,756	Office/Commercial		
Total transferred in/out	327,467			
Subtotal	1,545,137	Office/Commercial/Hotel Rooms	295	
<u>TD2009-002(Reso No. 2010-15)</u>				
Transfer from Block 500	50,000	Office/Commercial		
Subtotal	1,595,137	Office/Commercial/Hotel Rooms	295	
<u>TD2010-001(Reso No. 2010-124)</u>				
Transfer from Block 500	45,236	Office/Commercial		
Subtotal	1,640,373	Office/Commercial/Hotel Rooms	295	
<u>TD2011-001(Reso No. 2011-102)</u>				
Transfer to Block 500	(47,264)	Office/Commercial		
Subtotal	1,593,109	Office/Commercial/Hotel Rooms	295	
<u>TD2014-002(Reso No. 2015-13)</u>				
Transfer from Fashion Island	12,656	Office/Commercial		
Transfer from Block 500	134	Office/Commercial		
Total transferred in/out	12,790	Office/Commercial		
Post Transfer Allocation	1,605,899	Office/Commercial/Hotel Rooms	295	
Remaining Development	0		0	