

# Anomaly 44- Fashion Island

[See Map](#)

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	Theater Seats	
<b>Original 2006 GP Allocation</b>	<b>1,619,525</b>		<b>1,700</b>	
<u>TD2014-002(Reso No. 2015-13)</u>				
Converted theater seats	16,500		(1,020)	1,700 theater seats = 27,500 sq. ft. per General Plan
Transfer to Block 100 and Block 600	(96,109)			
Transfer to Block 100	(16,500)			
Total transferred in/out	(112,609)			
<b>Post Transfer Allocation</b>	<b>1,523,416</b>	<b>Regional Commercial</b>	<b>680</b>	
Estimated Remaining Development	4,259		680	