HCD REVIEW DRAFT
August 2021

City of Newport Beach

2021-2029 HOUSING ELEMENT





City of Newport Beach

DRAFT HOUSING ELEMENT

2021-2029

Table of Contents

Section 1: Introduction

A. Role of the Housing Element 1-1

B. State Policy and Authorization 1-1

1. Background 1-1
2. State Requirements 1-1
3. Regional Housing Needs Assessment 1-3
4. Relationship to Other Community Plan Elements 1-3
5. Public Participation 1-4
6. Data Sources (To be updated in final draft) 1-5
7. Housing Element Organization 1-6

Section 2: Community Profile

A. Population Characteristics 2-1

1. Population Growth 2-1
2. Age Characteristics 2-2
3. Race/Ethnicity Characteristics 2-3

B. Economic Characteristics 2-5

1. Employment and Wage Scale 2-5

C. Household Characteristics 2-9

1. Household Type and Size 2-9
2. Household Income 2-11

D. Housing Problems 2-14

1. Overcrowding 2-15
2. Overpayment (Cost Burden) In Relationship to Income 2-16

E. Special Needs Groups 2-17

1. Seniors 2-18
2. Persons with Physical and Developmental Disabilities 2-19
3. Large Households 2-22
4. Single-Parent Households 2-22
5. Farmworkers 2-23
6. Extremely Low-income Households and Poverty Status 2-23
7. Persons Experiencing Homelessness 2-26
8. Students 2-27

F. Housing Stock Characteristics....2-27
1. Housing Growth....2-27
2. Housing Type....2-28
3. Housing Availability and Tenure....2-28
4. Housing Age and Condition....2-30
5. Housing Costs and Affordability....2-33

Section 3: Section 3: Housing Constraints, Resources and Affirmatively Furthering Fair Housing

A. Nongovernmental Constraints....3-1
1. Land Costs and Construction Costs....3-1
2. Availability Financing....3-2
3. Economic Constraints....3-3
B. Governmental Constraints....3-5
1. Land Use Controls....3-5
2. Infrastructure Constraints....3-41
3. Environmental Constraints....3-49
4. At Risk Analysis....3-52
C. Affirmatively Furthering Fair Housing (AFFH)....3-59
1. Affirmatively Furthering Fair Housing....3-59
2. Needs Assessment....3-59
3. Analysis of Federal, State, and Local Data and Local Knowledge....3-62
4. Analysis of Sites Pursuant to AB 686....3-85
5. Analysis of Fair Housing Priorities and Goals....3-92
D. Housing Resources....3-92
1. Regional Housing Needs Allocation....3-98
2. Financial Resources....3-100
3. Opportunities for Energy Conservation....3-102
3. Replacement Housing Need....3-103

Section 4: Housing Plan

A. Regional Housing Needs Assessment....4-1
1. Housing Goals....4-1
2. Housing Policies and Program Actions....4-2

TABLES

Table 1-1: Housing Element Requirements 1-2
Table 2-1: Population Growth Forecast, 2016-2045 2-2
Table 2-2: Age Distribution by Jurisdiction 2-3
Table 2-3: Racial and Ethnic Composition, 2018 2-4
Table 2-4: Changes in Racial and Ethnic Composition, 2010-2018 2-5
Table 2-5: Employment Growth Trends, 2016-2045 2-6
Table 2-6: Employment in Newport Beach by Sector, 2018 2-7
Table 2-7: Unemployment Rate, 2018 2-8
Table 2-8: Mean Salary by Occupation in Orange County, 2020 2-8
Table 2-9: Household Characteristics 2-10
Table 2-10: Changes in Household Types, 2010-2018 2-11
Table 2-11: Average Household Size 2-11
Table 2-12: Households by Income Category, 2013-2017 2-12
Table 2-13: Median Household Income 2-13
Table 2-14: Housing Problems Overview, 2013-2017 2-15
Table 2-15: Overcrowding by Tenure, 2018 2-16
Table 2-16: Overcrowded Housing Units by Tenure, 2018 2-16
Table 2-17: Summary of Housing Overpayment, 2013-2017 2-17
Table 2-18: Special Needs Groups in Newport Beach 2-18
Table 2-19: Persons Age 65 and Over, 2018 2-19
Table 2-20: Disability Status, 2018 2-20
Table 2-21: Large Households by Tenure, 2017 2-22
Table 2-22: Single Parent Households 2-23
Table 2-23: Housing Problems for All Households by Income Category, 2013-2017 2-25
Table 2-24: Homeless Count by Jurisdiction, 2019 2-27
Table 2-25: Housing Unit Growth Trends, 2010-2018 2-28
Table 2-26: Total Housing Units by Type 2-28
Table 2-27: Occupied Housing Units by Type and Tenure 22-29
Table 2-28: Average Household Size by Tenure, 2018 2-29
Table 2-29: Type of Vacant Housing Units in Newport Beach 2-30
Table 2-30: Median Home Value by Jurisdiction 2-33
Table 2-31: Change in Average Monthly Rental Rates, 2017-2020 2-34
Table 2-32: Affordable Housing Costs for Owners in Orange County, 2020 2-36

Table 2-33: Affordable Monthly Housing Cost for Renters in Orange County, 2020 2-37
Table 3-1: Disposition of Loan Applications by Race/Ethnicity– Anaheim-Santa Ana-Irvine MSA/MD 3-3
Table 3-2: Coastal Land Use Plan Densities 3-6
Table 3-3: Density Bonus Calculations 3-10
Table 3-4: Density Bonus Calculations 3-11
Table 3-5: Density Bonus Calculations 3-12
Table 3-6: Development Standards in Newport Beach – Dimensions 3-15
Table 3-7: Parking Requirements for Residential Uses 3-18
Table 3-8: Various Housing Types Permitted in Residential Zones 3-20
Table 3-9: Mixed-Use Housing Types Permitted in Mixed-Use Zones 3-21
Table 3-10: Planning and Land Use Fees 3-32
Table 3-11: Engineering and Development Services Fees 3-33
Table 3-12: Development Impact fees 3-34
Table 3-13: Review Authority for Permit Application 3-36
Table 3-14: Review Authority and Action for Residential Construction 3-38
Table 3-15: Inventory of Assisted Units 3-53
Table 3-16: Units At Risk of Conversion 3-54
Table 3-17: Fair Market Rents 3-54
Table 3-18: Esitamted Monthly Subsidy to Preserve At Risk Units 3-55
Table 3-19: Replacement Costs by Unit Types 3-55
Table 3-20: Replacement Costs of At Risk Units 3-55
Table 3-21: Opportunity Indices by Race/Ethnicity, Newport Beach 3-73
Table 3-22: Opportunity Indices by Race/Ethnicity, Orange County 3-73
Table 3-23: Publicly Supported Housing Demographics, Newport Beach 3-78
Table 3-24: Population by Disability Type, Compared by Geography, 2019 3-79
Table 3-25: Population by Familial Status, Compared by Geography, 2019 3-79
Table 3-26: Households by Income, Compared by Geography, 2019 3-80
Table 3-27: Households by Overpayment, Compared by Geography 3-80
Table 3-28: Households by Tenure, Compared by Geography, 2019 3-81
Table 3-29: Households by Overcrowding, Compared by Geography 3-81
Table 3-30: Female Headed Households with and without Children and Single Parent Households 3-81
Table 3-31: Occupied Housing Units by Type, Compared by Geography 3-82
Table 3-32: Housing Unit by Type, Compared by Geography 3-82
Table 3-33: Residential Capacity for Moderate and Above Moderate-Income Sites 3-93

Table 3-34: Moderate/Above Moderate-Income Rezone Strategy by Focus Area....3-95
Table 3-35: Low and Very Low-Income Remaining Need....3-96
Table 3-36: Low/Very Low-Income Rezone Strategy by Focus Area....3-97
Table 3-37: Housing Needs for 2021-2029....3-98
Table 3-38: Summary of RHNA Status and Sites Inventory....3-99
Table 4-1: Quantified Objective Summary....4-27

FIGURES

Figure 2-1: Age Distribution in Newport Beach, 2010-2018....2-2
Figure 2-2: Racial and Ethnic Composition, 2018....2-4
Figure 2-3: Newport Beach Household Characteristics in Percent, 2018....2-10
Figure 2-4: Median Household Income by City, 2018....2-13
Figure 2-5: Newport Beach Income Breakdown by Income Category....2-14
Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin....2-24
Figure 2-7: Vacancy Rate by Jurisdiction, 2018....2-30
Figure 2-8: Age Distribution of Housing Stock....2-31
Figure 2-9: Housing Stock by Age of Structure and Tenure....2-31
Figure 2-10: Housing Units by Year Built Owner (Left) and Renter (Right)....2-32
Figure 3-1: Reliability History of Circuits Serving Newport Beach (No Exclusions)....3-42
Figure 3-2: Dissimilarity Index with Whites – Newport Beach....3-55
Figure 3-3: Low Poverty Index with Race/Ethnicity and R/ECAPs, Newport Beach....3-65
Figure 3-4: Median Household Income, Non-Hispanic White Population and RCAAs, Newport Beach....3-67
Figure 3-5: Regional Opportunity Index: People, 2014....3-69
Figure 3-6: Regional Opportunity Index: Place, 2014....3-70
Figure 3-7: TCAC/HCD Opportunity Area Maps, Newport Beach (2020)....3-61
Figure 3-8: AllTransit Performance Score - City of Newport Beach)....3-76
Figure 3-9: CalEnviro Screen 4.0, City of Newport Beach....3-77
Figure 3-10: Newport Beach Proposed RHNA Sites, Hispanic/Latino, 2018....3-87
Figure 3-11: Candidate Sites – Non-White Analysis....3-89
Figure 3-12: Candidate Sites – Low/Moderate-Income Block Group Analysis....3-91
Figure 3-13: Focus Areas for Rezones....3-97
Figure 3-14: Sites Inventory and RHNA Obligations....3-100



APPENDICES

Appendix A: Review of Past Performance A-1
Appendix B: Adequate Sites Analysis B-1
Appendix C: Summary of Outreach C-1
Appendix D: Accessory Dwelling Units (ADUs) D-1



Section 1:

INTRODUCTION

A. Role of the Housing Element

The Housing Element of the Newport Beach General Plan identifies and analyzes the City's existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. It is one of the seven mandatory elements to be included in a city's General Plan. The policy program identifies ways in which housing needs of current and future residents can be met. It also ensures that the City establishes policies, procedures and incentives in its land use planning and development activities to address the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Newport Beach. The policies identified will help guide future City decision-making and establishes an implementation program to achieve the City's housing goals for the 2021-2029 period.

B. State Policy and Authorization

1. Background

The Housing Element identifies and analyzes the City's existing and projected housing needs. The Housing Element contains a detailed outline and work program of the City's goals, policies, and quantified objectives for the preservation, improvement, and development of housing for a sustainable future. This includes timelines for the City to accomplish each identified action within the Housing Plan.

2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years.

The California Legislature has determined that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 655880 of the California Government Code states:

a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.

c. The provisions of housing, affordable to low- and moderate-income households, requires the cooperation of all levels of the government.

d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of

all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Table 1-1 summarizes State requirements for Housing Element and identifies the applicable sections in the 2021-2029 Housing Element where these requirements are addressed.

Table 1-1: Housing Element Requirements

Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.D.1
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.D, F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Section 3.D
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.7
Analysis of special housing needs: handicapped, elderly, large families, farmworkers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.7
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.C.3
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.C.3
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4.B
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 4
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C

Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 1.C
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.C
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A

Source: State of California, Department of Housing and Community Development.

The City's Housing Element was last updated in September 2013 for the 5th cycle from years 2014 to 2021, as part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including implementing specific programs and activities.

Amendments have been made to Housing Element law since the adoption of the City's 5th Cycle Housing Element; such amendments and subsequent housing laws change the required analysis, reporting and policies contained in the Housing Element. The contents of this updated Housing Element comply with these amendments to state housing law and all other federal, state and local requirements.

3. Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by the California Department of Housing and Community Development (HCD). Newport Beach is a member agency of the Southern California Association of Governments (SCAG). SCAG is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region.

HCD established the planning period for the current Regional Housing Needs Assessment (RHNA) from October 15, 2021 to October 15, 2029. For the 2021-2029 planning period the City was allocated a total of 4,845 units, including 1,456 for very low-income, 930 for low-income, 1,050 for moderate-income, and 1,409 for above-moderate income households.

4. Relationship to Other Community Plan Elements

The Housing Element is one element of the City of Newport Beach General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the Newport Beach General Plan. The City's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element, most recently amended in 2013. The Land Use Element establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses. The presence and potential for jobs affect the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan components, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

5. Public Participation

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Newport Beach conducted extensive public outreach activities beginning in 2019.

Outreach for the 6th Cycle Housing Element to the community, includes the following actions:

- **Community Workshop #1** (October 20, 2020) – Provided an overview of the Housing Element Update process, community and housing characteristics, and engagement activities.
- **Community Workshops #2 and #3** (November 16 and 17, 2020) – Engaged participants in a suitability analysis for housing types and densities for focus areas in Newport Beach.

  Community Workshop #4 (February 24, 2021) – Discussion of opportunity sites and policy strategies.
- **Community Workshop #5** (March 22, 2021) – Presented the initial draft of the Housing Element.
- **Community Workshop #6** (June 21, 2021) – Presented a revised draft of the Housing Element's sites analysis and discussed inclusionary housing, housing overlays, and accessory dwelling units.
- **Online Community Survey** – Participants considered potential policies and programs to include in the Housing Element, as well as potential housing types and opportunities for housing. The

survey also solicited feedback regarding potential barriers to housing access and constraints to the development of housing.

- **Planning Commission Study Session** – Provided a presentation with an overview of the Public Review Draft Housing Element and Housing Element update process to date. Community members had the opportunity to give public comments.
- **City Council Study Sessions** – Provided an overview of the Public Review Draft Housing Element and Housing Element update process to date. Follow up study sessions explored a variety of site identification options and policy modifications. Community members had the opportunity to give public comments.
- **Housing Element Update Advisory Committee (HEUAC) Meetings** – Tracked and provided feedback on outreach efforts, made recommendations and provided guidance on policies and programs, provided general comments and feedback.
- **Housing Element Update Website (www.NewportTogether.com)** – Provided relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool, past recorded meetings and summaries, as well as the contact information of the City for residents and community members to send additional comments or request additional information.
- **Listen & Learn** – Series of community workshops in each Council District to guide and inform the General Plan Update in 2019.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public will be provided to each member of the City Council.

Appendix C will contain a summary of all public comments regarding the Housing Element received by the City during the update process.

6. Data Sources (To be updated in final draft)

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- U.S. Census
- American Community Survey
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data

- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS)
- California Department of Finance
- Southern California Association of Governments (SCAG) Local Housing Report

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

7. Housing Element Organization

This Housing Element represents the City's policy program for the 2021-2029 6th Cycle Planning Period. The Housing Element is comprised of the following Chapters:

Section 1: Introduction contains a summary of the content, organization and statutory considerations of the Housing Element;

Section 2: Community Profile contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock;

Section 3: Housing Constraints and Resources examines governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations; and

Section 4: Housing Plan addresses the City's identified housing needs, including housing goals, policies and programs.

Appendices provides various appendices with supplementary background resources including:

- **Appendix A –** Review of Past Performance of 5th Cycle Programs
- **Appendix B –** Summary of Adequate Sites Analysis
- **Appendix C –** Summary of Outreach
- **Appendix D –** Accessory Dwelling Unit Analysis



Section 2:

COMMUNITY PROFILE

The Community Profile for the City of Newport Beach provides an overview of the City's housing and population conditions. The community profile serves as the foundation for the Housing Elements policies by describing and assessing the factors and characteristics that contribute to the supply and demand for housing in Newport Beach. Specifically, the community profile describes the community's population, employment, economics, and household characteristics. Special Needs groups and housing stock characteristics are also described. The community profile develops context for the goals, programs, and policies, established in the Housing Element.

The data used for this community profile has been collected using the most current available data from the Southern California Association of Governments (SCAG), U.S. Census, American Community Survey, the California Department of Finance, the California Employment Development Department, the California Department of Education and other currently available real estate market data. Data has also been collected from the SCAG Local Housing report for Newport Beach, which provides facts and Figures pre-certified by the California Department of Housing and Community Development (HCD) for use in the 6th Cycle Housing Elements.

A. Population Characteristics

Population characteristics affect current and future housing demands in a community. Population growth, age compositions and race/ethnicity influence the type and extent of housing needed and the ability of the local population to afford housing costs. The following section describes and analyzes the various population characteristics and local trends in Newport Beach.

1. Population Growth

Table 2-1 below displays the forecasted population growth for Newport Beach, as it compares to the County and other surrounding jurisdictions/cities. The U.S. Census reported a population of 85,186 individuals for the City in 2010. This is the second smallest population for this area after Laguna Beach, which has a population of 22,723. The 2010 population of Newport Beach represents about 3 percent of the Orange County total population.

The Southern California Association of Government (SCAG) Final Growth Reports calculates estimates for future population counts and economic and housing trends through 2045. The SCAG data shown in Table 2-1 estimates a population growth for Newport Beach of 7,100 individuals, or an 8.4-percent increase, between 2016 and 2045. The growth calculation is consistent with that expected in Costa Mesa and is double that of Huntington Beach. In comparison, the City of Irvine anticipates a population surge of about 25 percent through 2045. Between 2016 and 2045, Newport Beach population is forecasted to grow by about 2 percent less than Orange County.

Table 2-1: Population Growth Forecast, 2016-2045

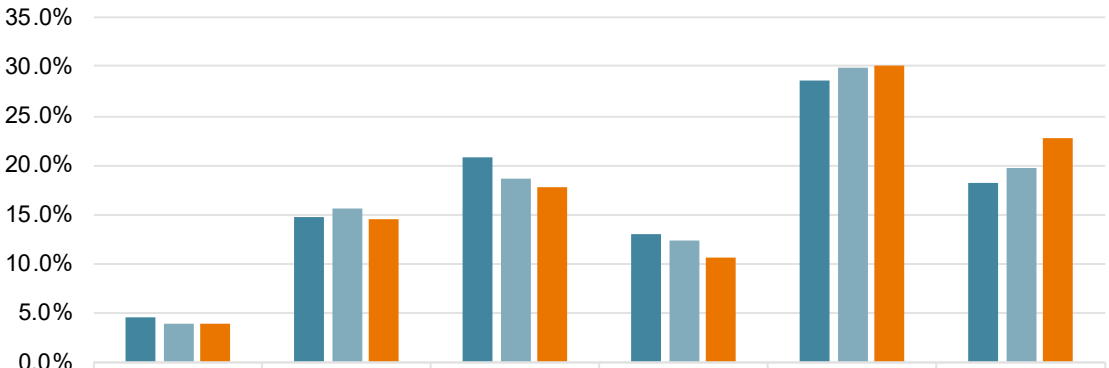
Jurisdictions	Population		Percent Change
	2016 Actual	2045 Projected	2016-2045
Costa Mesa	113,900	123,700	8.6%
Newport Beach	**84,900**	**92,000**	**8.4%**
Huntington Beach	196,900	205,300	4.3%
Laguna Beach	23,400	23,500	0.4%
Irvine	261,600	327,700	25.3%
Orange County	3,180,000	3,535,000	11.2%

Represents an estimate from the SCAG Connect SoCal 2016-2045 Demographics and Growth Forecast.
Sources: SCAG 2020 Connect SoCal Demographics and Growth Forecast.

2. Age Characteristics

The age composition of a community affects housing needs because housing demand within the market is often determined by the preferences of certain age groups. For example, young adults generally favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-unit homes because they tend to live on smaller incomes and have smaller households. As population moves through different stages of life, housing is required to accommodate new or adjusted needs. To produce a well-balanced and healthy community, a community must provide appropriate housing to accommodate needs of all ages.

Figure 2-1: Age Distribution in Newport Beach, 2010-2018



	Under 5	5 to 19	20 to 34	35 to 44	45 to 64	65 and Above
2010	4.5%	14.7%	20.8%	13.0%	28.6%	18.3%
2014	3.9%	15.6%	18.7%	12.3%	29.8%	19.7%
2018	3.9%	14.6%	17.8%	10.7%	30.2%	22.7%

Source: American Community Survey, 5-Year Estimates, 2010, 2014, and 2018.

Newport Beach population that falls within the ages of 45 to 64 represents the largest age group, as shown in **Figure 2-1**. In 2018, 30.2 percent of the population was between the ages of 45 and 64. Children under 5 years of age make up about 4 percent of the population, and 18.5 percent are 19 years or younger. Adults in the 35 to 44 age group have the second lowest population representation at 10.7 percent.

From 2010 to 2018, Newport Beach shows an aging population trend. All age groups under 45 years have consistently been decreasing. The 20 to 34 age group has experienced the greatest population loss at 3 percent between 2010 to 2018. In comparison, seniors over 65 years have increased by 4.4 percent during the same time. The middle-aged and senior populations both make up the largest age groups and can be expected to continue increasing given the decreasing distribution of young adults and children.

Table 2-2 compares the age distribution of Newport Beach to the rest of the county and surrounding cities. The City has a below-average age distribution for those ages 44 and under as compared to Orange County. The City of Laguna Beach and Newport Beach both exceed 22 percent of senior populations, while the surrounding cities and county range from 9 to 16 percent. All municipalities in Table 2-2 have lower distributions of individuals ages 15 to 17 and higher distributions of individuals 45 to 64 years of age.

Table 2-2: Age Distribution by Jurisdiction

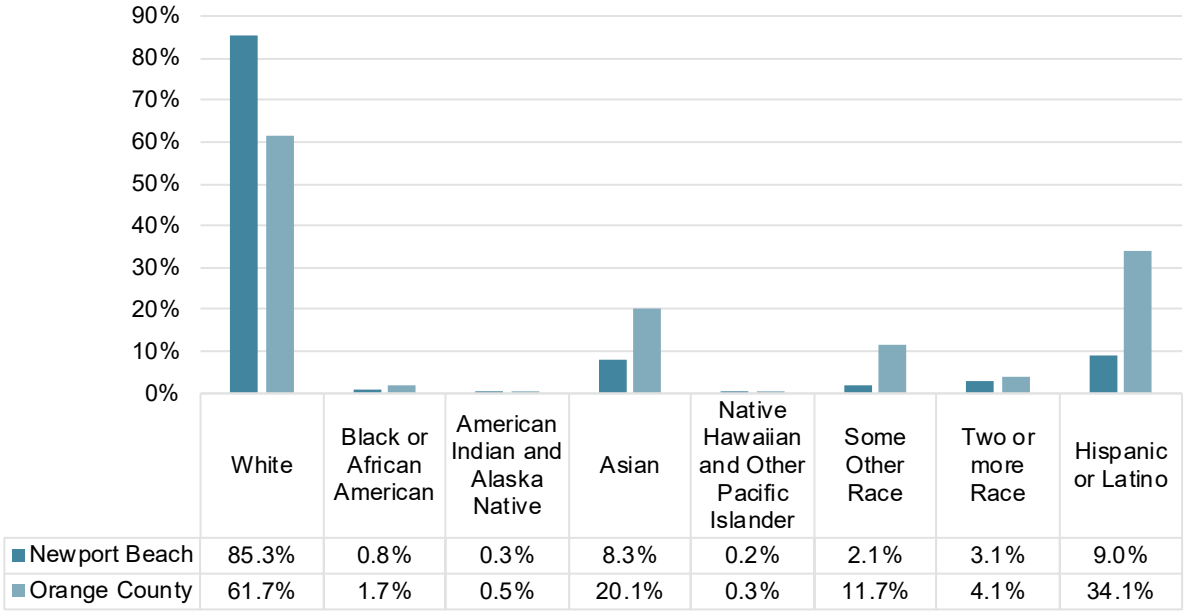
Jurisdiction	Under 5	5 to 14	15 to 17	18 to 24	25 to 44	45 to 64	65+ years
Costa Mesa	5.7%	11.4%	3.2%	9.6%	35.2%	24.3%	10.7%
Newport Beach	**3.9%**	**10.0%**	**3.5%**	**6.3%**	**23.4%**	**30.2%**	**22.7%**
Huntington Beach	5.2%	10.9%	3.5%	7.6%	27.0%	29.0%	16.9%
Laguna Beach	3.4%	8.5%	4.1%	5.9%	16.3%	38.4%	23.3%
Irvine	6.4%	12.4%	3.6%	13.0%	30.8%	23.9%	9.9%
Orange County	6.0%	12.5%	4.0%	9.5%	27.4%	26.6%	13.9%
Source: American Community Survey, 5-Year Estimates, 2018							

3. Race/Ethnicity Characteristics

Racial and ethnic composition contribute to housing needs due to varying household characteristics, income levels, and cultural backgrounds which may affect their housing needs, housing choice and housing types. Cultural influences may reflect preference for a specific type of housing.

As summarized in **Figure 2-2**, Newport Beach is comprised mainly of White individuals at 85.3 percent of the population in 2018. American Indian/Alaska Natives and Native Hawaiian/other Pacific Islanders comprise the lowest percentage; both populations in Newport Beach and Orange County add up to less than 1 percent of the population. The White population in Newport Beach is 23.6 percent greater than the county and the Hispanic or Latino population is 25.1 percent less than that of the county. The Black population represents 0.8 percent of the Newport Beach population, which is half that of Orange County. The Asian population of Newport Beach is 11.8 percent smaller than that of Orange County and there are 9.6 percent less individuals in the City who identify as some other race than in the County.

Figure 2-2: Racial and Ethnic Composition, 2018



Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-3 shows that all cities around Newport Beach and Orange County have a majority White population. The second largest population group in this area are those who identify as Hispanic or Latino. The Black population in Newport Beach and Laguna Beach are both the smallest of the area at 0.8 percent and both cities are below the county percentage by just under 1 percent. Both American Indian/Alaska Native and Native Hawaiian/other Pacific Islanders represent the smallest population groups with neither exceeding 1 percent in any of the listed cities.

Table 2-3: Racial and Ethnic Composition, 2018

Jurisdiction	White	Black	American Indian/ Alaska Native	Asian	Native Hawaiian/ Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino Origin (1)
Costa Mesa	71.6%	1.9%	0.4%	8.4%	0.7%	13.0%	4.0%	36.1%
Newport Beach	**85.3%**	**0.8%**	**0.3%**	**8.3%**	**0.2%**	**2.1%**	**3.1%**	**9.0%**
Huntington Beach	72.4%	1.4%	0.6%	12.1%	0.4%	7.3%	5.4%	20.0%
Laguna Beach	90.8%	0.8%	0.1%	3.7%	0.3%	1.5%	2.8%	7.4%
Irvine	47.6%	1.9%	0.2%	42.3%	0.2%	2.8%	5.2%	10.3%
Orange County	61.7%	1.7%	0.5%	20.1%	0.3%	11.7%	4.1%	34.1%

Note: (1) Persons of Hispanic or Latino Origin is an ethnicity that may be included in other racial groups.
Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-4 identifies the change in composition of Newport Beach between 2010 to 2018. The population who reported White experienced the greatest population loss between 2010 and 2015 (4 percent), but then increased by just under a percent point between 2015 and 2018. The City's population who identifies as Hispanic or Latino increased by a total of 1.6 percent; this was the greatest population increase between these three survey years. Overall, majority of the different racial and ethnic populations within Newport Beach remained stable in population from 2010 to 2018.

Table 2-4: Changes in Racial and Ethnic Composition, 2010-2018

Race/Ethnicity	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
White	88.4%	84.4%	85.3%	-4.0%	0.9%
Black	0.6%	0.4%	0.8%	-0.2%	0.4%
American Indian and Alaska Native	0.1%	0.2%	0.3%	0.1%	0.0%
Asian	7.2%	8.2%	8.3%	1.0%	0.1%
Native Hawaiian or Other Pacific Islander	0.0%	0.2%	0.2%	0.2%	0.0%
Some Other Race	1.9%	3.1%	2.1%	1.2%	-1.1%
Two or More Races	1.7%	3.4%	3.1%	1.7%	-0.3%
Hispanic or Latino*	7.4%	8.3%	9.0%	0.9%	0.7%

**Of any race.*
Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

B. Economic Characteristics

Reporting and analyzing economic characteristics of a community provides valuable information on the community's ability to access the housing market. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, the employment characteristics of a community must be considered. Local employment growth is linked to local housing demand, and the reverse is true with employment contracts.

1. Employment and Wage Scale

Employment directly affects housing needs, as employment and income informs a population's ability to purchase housing and the types of housing they would be inclined to purchase. **Table 2-5** summarizes projected employment growth for Newport Beach and its surrounding cities and Orange County between 2012 to 2040. These projections are provided by the Southern California Association of Government's (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The report is a long-range plan that considers future mobility and housing needs with economic, environmental, and public health goals and was adopted on April 7, 2016.

Table 2-5 shows that Newport Beach is estimated to experience an employment growth of 1.8 percent between 2016 to 2045. The total employment growth in the City is significantly less in percentage than the forecast for the surrounding cities. City of Irvine is estimated to experience a 24.5 percent increase through 2045, which is about 10 percent more than the percentage projected for the whole county. While Newport Beach is projected to experience the least employment growth as a percent, the growth represents an increase in 1,500 new employees; this is a greater numeric change than Laguna Beach. The number of new employees projected for Newport Beach represent 0.5 percent of employment growth for the county.

Table 2-5: Employment Growth Trends, 2016-2045

Jurisdiction	2016	2045	% Change 2016-2045	Numeric Change 2016-2045
Costa Mesa	95,700	104,000	8.7%	8,300
Newport Beach	83,400	84,900	1.8%	1,500
Huntington Beach	83,400	90,800	8.9%	7,400
Laguna Beach	5,800	6,100	5.2%	300
Irvine	265,300	330,200	24.5%	64,900
Orange County	1,710,000	1,980,000	15.8%	270,000

Source: SCAG 2020 Connect SoCal Demographics and Growth Forecast.

Based on data from the United States Census Bureau American Community Survey (ACS) 5-Year Estimates, the number of employed people in Newport Beach reached 43,892 in 2018. This value is less than the amount projected by the SCAG RTP/SCS. A contributing factor for this may be the increasing amount of the population over the retirement age, as shown in Figure 2-1.

Table 2-6 identifies employment sectors in Newport Beach and the changes in employment for each sector between 2010 and 2018. Most employed people in the City work in professional, scientific, management, and administrative services (19.4 percent). The sector with the least amount of residents employed was agriculture, forestry, fishing and hunting, and mining, with only 0.2 percent in 2018. Two other popular sectors in the City in 2018 were finance and insurance, and real estate and rental leasing at 18.7 percent as well as education services, health care, and social assistance at 17.1 percent. None of the employment sectors in Newport Beach have experienced changes in employment greater than 1 percent between the two survey years. This has resulted in a decrease of 0.5 percent in total employment, rather than an increase as forecasted in Table 2-5.

Table 2-6: Employment in Newport Beach by Sector, 2018

Industry Sector	2010		2018		Percent Change 2010-2018
	# of people employed	% of City Employment	# of people employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	1,324	0.3%	92	0.2%	0.1%
Construction	2,118	4.8%	1741	4.0%	0.8%
Manufacturing	3,529	8.0%	3929	9.0%	-1.0%
Wholesale trade	2,074	4.7%	2165	4.9%	-0.3%
Retail trade	4,411	10.0%	4149	9.5%	0.6%
Transportation and warehousing, and utilities	839	1.9%	1020	2.3%	-0.4%
Information	1,059	2.4%	991	2.3%	0.2%
Finance and insurance, and real estate and rental leasing	8,072	18.3%	8196	18.7%	-0.4%
Professional, scientific, management, and administrative services	8,999	20.4%	8517	19.4%	1.0%
Education services, health care, and social assistance	7,234	16.4%	7507	17.1%	-0.7%
Arts, entertainment, recreation, accommodation, and food services	3,353	7.6%	3425	7.8%	-0.2%
Other services (except public administration)	1,324	3.0%	1472	3.4%	-0.4%
Public Administration	971	2.2%	688	1.6%	0.7%
Total	**44,109**	**100%**	**43,892**	**100%**	**-0.5%**

Source: American Community Survey, 5-Year Estimates, 2010 and 2018.

Table 2-6 shows that employment decreased slightly from 2010 to 2018 despite a projected growth and estimated employment amount much larger than that reached. Nonetheless, unemployment rates displayed in **Table 2-7** show a drop by 1 percent during the same period. Unemployment factors into housing needs as the lack of income necessitates the availability of affordable housing. Newport Beach has maintained an unemployment rate of 3.4 percent in 2018 – the lowest unemployment rate for this area, and 1.7 percent below Orange County.

Table 2-7: Unemployment Rate, 2018

Jurisdiction	Unemployment Rate*		Percent Change 2010-2018
	2010	2018	
Costa Mesa	7.3%	4.8%	-2.5%
Newport Beach	**4.4%**	**3.4%**	**-1%**
Huntington Beach	7%	4.3%	-2.7%
Laguna Beach	4.4%	6.8%	2.4%
Irvine	5.5%	4.9%	-0.6%
Orange County	7.4%	5.1%	-2.3%

*Population 16 years and over
Source: American Community Survey, 5-Year Estimates, 2010 and 2018.

Based on the data in Table 2-7, approximately 2,492 Newport Beach residents were without work in 2018 and would therefore be more likely to require more affordable housing options. For those that are employed, income level further identifies housing types that may need to be provided within the City. According to the SCAG Draft Regional Housing Needs Assessment (RHNA) Methodology, housing needs by income are broken down into four income levels:

- **Very Low-Income** (50 percent or less of the county's median family income)
- **Low-Income** (50-80 percent of the county median family income)
- **Moderate-Income** (80-120 percent of the county median family income)
- **Above Moderate-Income** (120 and above of the county median family income)

Orange County's median family income is $85,398 according to the 2018 ACS estimates. The occupations that fall below 50 percent of this amount are Protective Services; Sales; Office and Administration Support; Production; Transportation and Material Moving; Healthcare Support; Building, Grounds Cleaning, and Maintenance; Personal Care and Service; Farming, Fishing and Forestry; and Food Preparation and Serving Related. Most occupations in Orange County have an average income that is either low or very low.

Table 2-8: Mean Salary by Occupation in Orange County, 2020

Occupation	Salary
Management	$120,871
Legal	$105,406
Healthcare Practitioners and Technical	$79,755
Architecture and Engineering	$87,635
Computer and Mathematical	$92,631
Life, Physical and Social Sciences	$67,488
Business and Financial Operations	$73,913
Education, Training and Library	$52,043
Arts, Design, Entertainment, Sports and Media	$47,351
Construction and Extraction	$52,684
Protective Services	$37,236

Occupation	Salary
Community and Social Service	$48,834
Installation, Maintenance and Repair	$48,928
Sales	$32,262
Office and Administration Support	$38,845
Production	$31,669
Transportation and Material Moving	$29,254
Healthcare Support	$34,397
Building, Grounds Cleaning, and Maintenance	$27,824
Personal Care and Service	$24,666
Farming, Fishing and Forestry	$25,487
Food Preparation and Serving Related	$24,841
Source: California Employment Development Division, Occupational Wage data, 2020.	

C. Household Characteristics

A household includes all persons who occupy a housing unit, as defined by the Census. This may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Nursing facilities, residential care facilities, dormitories, and other group living, as well as, the persons living with them are not considered a housing unit.

Income and affordability are best measured at the household level, as well as the special needs of certain groups, such as large families, single parent households, or low and extremely low-income households. For example, if a city has a prominent aging population who are homeowners but live on fixed incomes, it may consider implementing a home beautification assistance program.

1. Household Type and Size

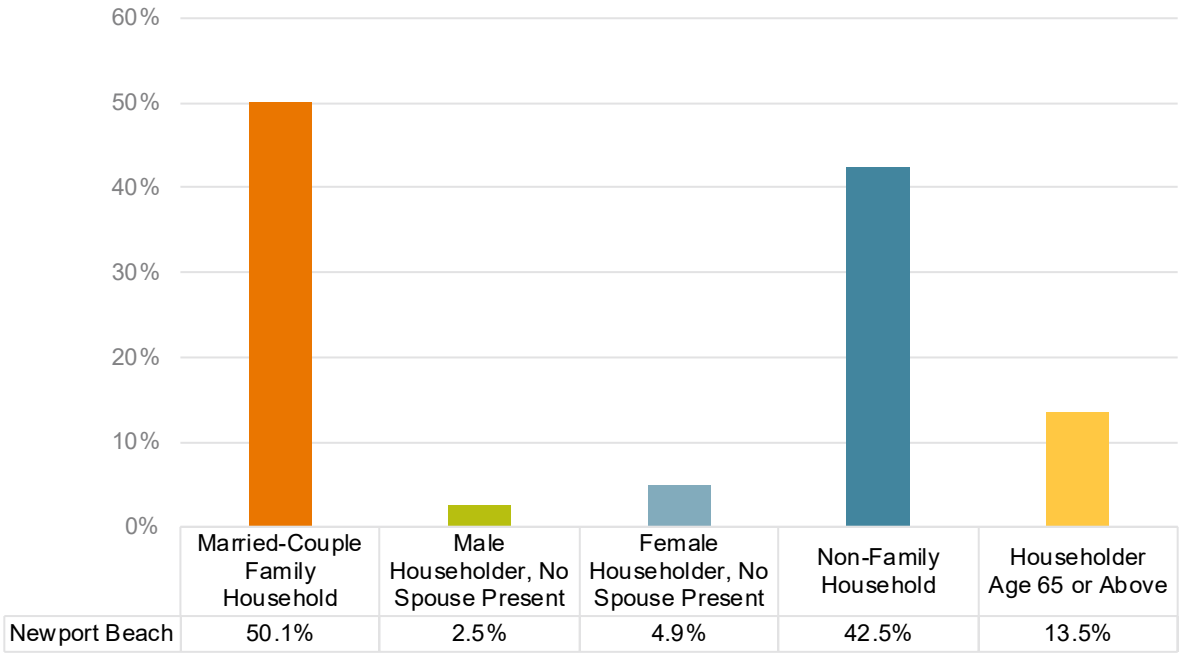
Newport Beach contains 37,870 total households, which is the second smallest household amount behind Laguna Beach with 10,542 total households. Female households with no spouse present represent the lowest amount at 4.9 percent and is 6.9 percent below the regional percentage. Orange County has 28.2 percent non-family households, but all cities in this area, including Newport Beach, have percentages that exceed 33 percent. Newport Beach non-family households account for the second largest percentage at 42.5 percent. When combined with senior households over the age of 65 and living alone, as shown in **Figure 2-3**, it amounts to 56 percent of households in the City. These two groups of people tend to occupy apartments or smaller age centric living areas and would also be considered in determining housing needs.

Table 2-9: Household Characteristics

Jurisdiction	Married-couple Family Households	% of Total Households	Female Householder, No Spouse Present	% of Total Households	Non-Family Household	% of Total Households	Total Households
Costa Mesa	17,568	42.8%	4,191	10.2%	16,509	40.2%	41,019
Newport Beach	**18,965**	**50.1%**	**1,870**	**4.9%**	**16,088**	**42.5%**	**37,870**
Huntington Beach	37,588	48.9%	8,263	10.8%	26,961	35.1%	76,821
Laguna Beach	5,116	48.5%	539	5.1%	4,537	43%	10,542
Irvine	51,682	54.2%	8,418	8.8%	31,636	33.2%	95,371
Orange County	564,685	54.7%	121,753	11.8%	290,652	28.2%	1,032,373

Source: American Community Survey, 5-Year Estimates, 2018

Figure 2-3: Newport Beach Household Characteristics in Percent, 2018



Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-10 below illustrates the changes in household types between 2010 and 2018. During these years, Newport Beach experienced a growth in population of married-couple family households (5.3 percent) and of householders 65 years and over who live alone (5.5 percent). Non-family households dropped by 4.2 percent in the same time period, with 3.8 percent occurring between 2010 and 2015. In 2010, non-family households were the largest household type in Newport Beach at 46.7 percent, but in 2018 the married-couple family households became the largest with 47.6 percent of the population.

Table 2-10: Changes in Household Types, 2010-2018

	2010	Percent	2015	Percent	2018	Percent
Married-couple Family Households	16,936	44.8%	18,122	47.6%	18,965	50.1%
Female Household, No Spouse Present	2,155	5.7%	2,665	7.0%	1,870	4.9%
Male Household, No Spouse Present	1,058	2.8%	990	2.6%	947	2.5%
Non-Family Household	17,654	46.7%	16,332	42.9%	16,088	42.5%
Householder 65 Years and Over	3,024	8.0%	4,797	12.6%	5,112	13.5%
Total Households	37,803	100%	38,071	100%	37,870	100%
Source: American Community Survey, 5-Year Estimates, 2010, 2015 and 2018.						

Newport Beach represents 1 of the smallest average household sizes in the area, as shown in **Table 2-11**. The average household size for the region is 3 persons and the average household size for the City is 2.2 persons per home. All the neighboring cities have comparable household sizes under the regional amount.

Table 2-11: Average Household Size

Jurisdiction	Average Persons per Household
Costa Mesa	2.7
Newport Beach	**2.2**
Huntington Beach	2.6
Laguna Beach	2.1
Irvine	2.6
Orange County	3
Source: California Department of Finance – Population and Housing Estimates, 2018.	

2. Household Income

Household income is an indicator of housing needs in a community because household income is directly connected to affordability. As household income increases, it is more likely that the household can afford market rate housing units, larger units and/or pursue ownership opportunities. However, as household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidences of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Family Income (AMFI) of Orange County:

- **Extremely Low-income**: households earning up to 30 percent of the AMFI
- **Very Low-income**: households earning between 31 and 50 percent of the AMFI
- **Low-income**: households earning between 51 percent and 80 percent of the AMFI
- **Moderate-income**: households earning between 81 percent and 120 percent of the AMFI
- **Above Moderate-income**: households earning over 120 percent of the AMFI

Combined, the extremely low, very low, and low-income groups are referred to as lower-income.[1]

Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2006-2017 American Community Survey (ACS) data is used below. **Table 2-12** shows a greater percentage of homeowners (57 percent) than renters (43 percent) in Newport Beach. Just under 70 percent of households are estimated to have a moderate or above income and 21.6 percent earn a lower-income. A greater number of renters are estimated to earn a lower-income than of homeowners. About 60 percent of households in the extremely low-income category identified as renters, as for very low- and low-income households. Homeownership was more likely for households in the moderate or above moderate-income groups.

Table 2-12: Households by Income Category, 2013-2017

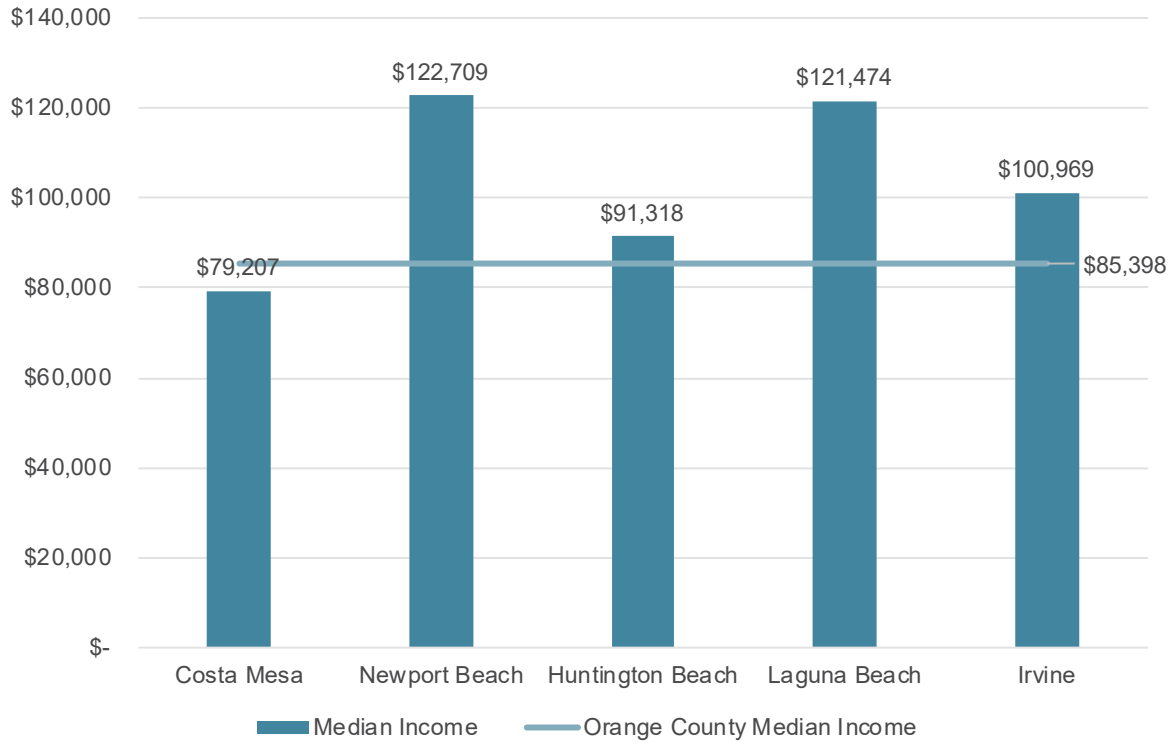
Income Category (% of County AMI)	Owner		Renter		Households	
	Total	Percent	Total	Percent	Total	Percent
Extremely Low (30% AMFI or less)	1,575	40.8%	2,280	59.2%	3,855	10.15%
Very Low (31 to 50% AMFI)	1,310	40.1%	1,960	59.9%	3,270	8.61%
Low (51 to 80% AMFI)	1,920	42.9%	2,550	57.1%	4,470	11.77%
Moderate or Above (over 80% AMFI)	16,840	63.8%	9,540	36.2%	26,380	69.5%
Total	21,645	57.0%	16,325	43.0%	37,970	100%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

The ACS 2018 data shown in **Figure 2-4** below depicts median household income for Newport Beach, surrounding jurisdictions, and the County of Orange. The figure shows a much higher median household income in the City that exceeds the regional median by $37,311 annually. At $122,709, Newport Beach has the highest median household income than any of the neighboring cities. Laguna Beach is in close second with an annual median household income of $121,474. Costa Mesa is the only nearby city with a median household income below the regional median and $43,502 below Newport Beach. **Table 2-13** also compares median household incomes by percent points above or below the regional amount. All cities around Newport Beach, except for Costa Mesa, exceed the Orange County median household income of $85,398.

[1] Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMFI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMFI as moderate income (compared to low-income based on State definition).

Figure 2-4: Median Household Income by City, 2018



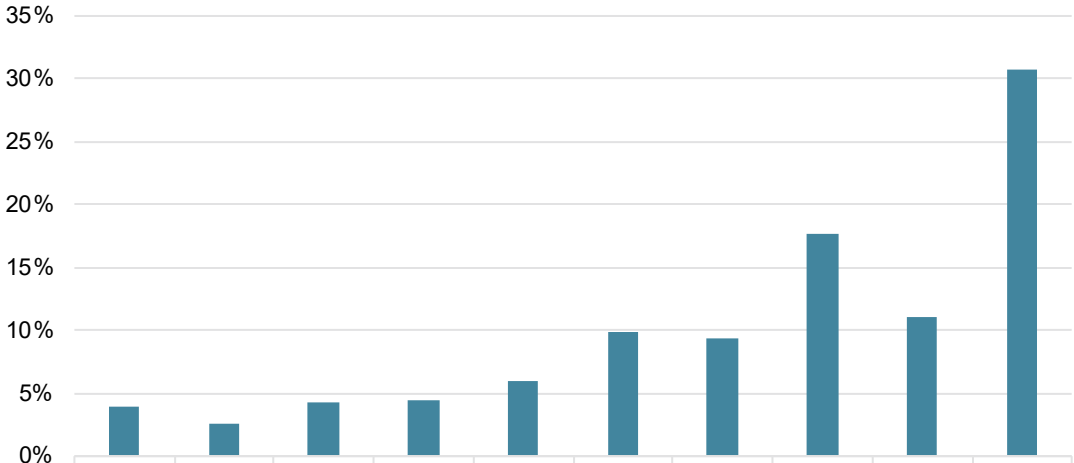
Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-13: Median Household Income

Jurisdiction	Median-income	Percent Above/Below Regional Median
Costa Mesa	$79,207	-7.2%
Newport Beach	**$122,709**	**43.7%**
Huntington Beach	$91,318	6.9%
Laguna Beach	$121,474	42.2%
Irvine	$95,371	11.7%
Orange County	$85,398	100%
Source: American Community Survey, 5-Year Estimates, 2018.		

Further explaining the income gap between Orange County and Newport Beach is an income breakdown for the City in **Figure 2-5**. Most employed City residents fall in the high-income category as about 31 percent of residents earn $200,000 per year and 60 percent earn over $100,000. About 15 percent of the Newport Beach population earns under $35,000 annually.

Figure 2-5: Newport Beach Income Breakdown by Income Category



	Less than $10,000	$10,000 to $14,999	$15,000 to $24,999	$25,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 or more
Newport Beach	4.0%	2.6%	4.2%	4.5%	6.0%	9.9%	9.3%	17.6%	11.1%	30.8%

Source: American Community Survey, 5-Year Estimates, 2018.

D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for the Department of Housing and Urban Development (HUD) provides detailed information on housing needs by income level for different types of households in Newport Beach. The most recent available CHAS data for the City was published in August 2020 and was based on 2006-2017 ACS data. Housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

As is the case with many cities, there is strong variation between homeowners and renters who experience housing problems in the City, as shown in **Table 2-14**. Of all homeowners in the City, 35.3 percent experience at least one housing problem, while 45.1 percent of renters experience one these problems. Over half of all households in the City have at least one housing problem (58.5 percent).

Severe housing problems are comprised of incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and a cost burden greater than 50 percent. The CHAS reports that just under a quarter of Newport Beach households experience at least one of these problems (23 percent). Similarly to general housing problems, renters here are also more likely to be affected; in the City, 27.2 percent of renter-occupied units are subject to at least one severe housing problem. A lower – yet substantial – percentage of homeowners live with at least one severe housing problem (19.8 percent).

Table 2-14: Housing Problems Overview, 2013-2017

Housing Problem Overview*	Owner		Renter		Total	
	Count	Percent of owner households	Count	Percent of renter households	Count	Percent of total households
Household has at least 1 of 4 Housing Problems	7,635	35.3%	7,355	45.1%	14,990	39.5%
Household has none of 4 Housing Problems	13,835	63.9%	8,365	51.2%	22,200	58.5%
Cost Burden not available, no other problems	175	0.8%	610	3.7%	785	2.1%
Total	21,645	57.0%	16,325	43.0%	37,970	100.0%
Severe Housing Problem Overview**	**Owner**		**Renter**		**Total**	
	Count	**Percent owner households**	**Count**	**Percent of renter households**	**Count**	**Percent of total households**
Household has at least 1 of 4 Severe Housing Problems	4,285	19.8%	4,435	27.2%	8,720	23.0%
Household has none of 4 Severe Housing Problems	17,180	79.4%	11,285	69.1%	28,465	75.0%
Cost Burden not available, no other problems	175	0.8%	610	3.7%	785	2.1%
Total	21,645	57.0%	16,325	43.0%	37,970	100%

* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

1. Overcrowding

"Overcrowding" is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing, which forces more than one household to live together, and/or a lack of available housing units of adequate size. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families. However, overcrowding can also be a result of different cultural or demographic housing preferences. For example, the option to live with an existing family member in a new country may be an opportunity for an immigrant family or person to transition from an old home to a new one securely and help maintain cultural values.

Overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread

geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city. The combination of lower-incomes and high housing costs result in many households living in overcrowded housing conditions.

Table 2-15: Overcrowding by Tenure, 2018

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Number of Units	Percent of Total Occupied Housing Units	Number of Units	Percent of Total Occupied Housing Units	Number of Units	Percent of Total Occupied Housing Units
Owner Occupied	65 units	0.2%	0 units	0%	65 units	0.2%
Renter Occupied	252 units	0.7%	253 units	0.7%	505 units	1.3%
Total	317 units	0.8%	253 units	0.7%	570 units	1.5%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-15 breaks down the severity of overcrowding in Newport Beach by household tenure. As the table shows, there is a very low percentage of units that are overcrowded (1.5 percent). About 80 percent of those overcrowded units are renter-occupied, with 1.3 percent of households being overcrowded and severely overcrowded. Only 0.2 percent of owner-occupied units exceed 1 person per bedroom. In comparison to the surrounding cities, as outlined in **Table 2-16**, Newport Beach has kept the lowest percentages of overcrowding for both renters and homeowners. Costa Mesa reported the largest total percentage of overcrowded cities (9 percent), which is 7.5 percent over that of Newport Beach. Orange County reported 21,800 overcrowded units and 8.9 percent of total households.

Table 2-16: Overcrowded Housing Units by Tenure, 2018

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Number of Units	Percent of Total Occupied Units	Number of Units	Percent of Total Occupied Units
Costa Mesa	435 units	1.1%	3,251 units	7.9%
Newport Beach	**65 units**	**0.2%**	**505 units**	**1.3%**
Huntington Beach	557 units	0.7%	2,291 units	3.0%
Laguna Beach	62 units	0.6%	127 units	1.2%
Irvine	958 units	1.0%	4,921 units	5.2%
Orange County	21,800 units	2.1%	69,713 units	6.8%

Source: American Community Survey, 5-Year Estimates, 2018.

2. Overpayment (Cost Burden) In Relationship to Income

State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget.

As reported by the CHAS and presented in **Table 2-18**, a large portion of households are subject to some form of overpayment in Newport Beach. Renters in the City represent a greater portion of the community that is overpaying for housing, but homeowners are 12 percent behind and exceed renters in total count – there are 11,810 homeowners overpaying and 10,880 renters overpaying for housing. Homeowners who earn over 100 percent of the HUD area median family income (AMFI), and are considered high-income, make up the largest group experiencing cost burdens greater than 30 percent and 50 percent. For renters, those who experience housing burdens are those who earn a moderate to low-income.

Table 2-17: Summary of Housing Overpayment, 2013-2017

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
Household Income is less-than or = 30%	1,335	6.2%	1,225	5.7%	1,485	9.1%	1,455	8.9%
Household Income >30% to less-than or = 50% AMFI	1,010	4.7%	820	3.8%	1,696	10.4%	1,350	8.3%
Household Income >50% to less-than or = 80% AMFI	1,210	5.6%	815	3.8%	1,980	12.1%	910	5.6%
Household Income >80% to less-than or = 100% AMFI	615	2.8%	450	2.1%	815	5.0%	170	1.0%
Household Income >100% AMFI	3,420	15.8%	910	4.2%	965	5.9%	55	0.3%
Total	7,590	35.1%	4,220	19.5%	6,940	42.5%	3,940	24.1%

* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

E. Special Needs Groups

State law recognizes that certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farmworkers.

Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain residents in Newport Beach may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed in the Housing Element include the elderly, persons with disabilities (including persons with developmental disabilities), people experiencing homelessness, single parents, large households, and farmworkers (**Table 2-18**). These groups may overlap, for example elderly people may also have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing.

Table 2-18: Special Needs Groups in Newport Beach

Special Needs Groups	# of People or Households	Percent of Total Population	Percent of Total Households
Senior Headed Households (65 years and over)	12,187 households	--	32.2%
Seniors	19,574 persons	22.7%	--
Seniors Living Alone	5,119 households	--	13.5%
Persons with Disabilities	6,943 persons	8.1%	--
Large Households (5 or more persons per household)	1,945 households	--	5.1%
Single-Parent Households	1,358 households	--	3.6%
Single-Parent, Female Headed Households with Children (under 18 years)	936 households	--	2.5%
People Living in Poverty	5,670 persons	6.6%	--
Farmworkers*	92 persons	0.2%	--
Persons Experiencing Homelessness**	64 persons	0.09%	--
Student	5,273 persons	6.1%	--

*Farmworker data is taken of the population 16 years and over, not total population.
**The Everyone Counts point-in-time counts are updated annually, therefore the most recent data is from 2019, and includes zero sheltered and 54 unsheltered homeless.
Source: American Community Survey, 5-Year Estimates, 2018 and Orange County Point in Time Count, Everyone Counts Report 2019.

1. Seniors

The senior population, which is generally defined as those over 65 years of age, has several concerns: limited and fixed incomes, high healthcare costs, higher incidence of mobility and self-care limitations, transit dependency, and living alone. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component.

Newport Beach has the second largest population of seniors over the age of 65 at 22.7 percent, as shown in **Table 2-19**. This is 8.8 percent above the percentage for the County. Laguna Beach is reported to have the largest senior population of the area (23.3 percent) and Irvine has the lowest at 9.9 percent of its population.

Table 2-19: Persons Age 65 and Over, 2018

Jurisdiction	Population Count	Percent
Costa Mesa	12,138	10.7%
Newport Beach	**19,574**	**22.7%**
Huntington Beach	34,002	16.9%
Laguna Beach	5,398	23.3%
Irvine	26,228	9.9%
Orange County	440,488	13.9%
Source: American Community Survey, 5-Year Estimates, 2018.		

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. In 2018, the American Community Survey (ACS) reported 4,134 seniors with disabilities. Among these disabilities, the most common were ambulatory disabilities, independent living disabilities and hearing disabilities.

2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units, as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one's mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher healthcare costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal and State income limits. Furthermore, many lower-income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are further compounded by design issues and location factors, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

The 2018 ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population.

The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- **Hearing Disability:** Is this person deaf or does he/she have serious difficulty hearing?
- **Visual Disability:** Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty:** Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty:** Does this person have serious difficulty walking or climbing stairs?
- **Independent Living Difficulty:** Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

Table 2-20: Disability Status, 2018

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	96	402	1,832	2,330	33.6%	2.7%
Population with a Vision Difficulty	60	561	909	1,530	22%	1.8%
Population with a Cognitive Difficulty	398	962	1,155	2,515	36.2%	2.9%
Population with an Ambulatory Difficulty	72	705	2,411	3,188	45.9%	3.7%
Population with a Self-care Difficulty	112	406	894	1,412	20.3%	1.6%
Population with an independent Living Difficulty	--	714	1,885	2,599	37.4%	3%
Total	**480**	**2,329**	**4,134**	**6,943**	**100%**	**86,015**

*This number may double count as some persons report having one or more disabilities, therefore this total number differs from the total number of persons with a disability in Table 2-18.
Source: American Community Survey, 5-Year Estimates, 2018.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Per Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment like that required for individuals with intellectual disability but shall not include other handicapping conditions that are solely physical in nature.

According to the Regional Center of Orange County's (RCOC) *Total Annual Expenditures and Authorized Services for Fiscal Year 2019-2020,* a total of 25,163 individuals received services. RCOC represents the fifth-largest regional center in California and has over 300 service coordinators. Of those who received services, 31.6 percent reported their race as White, 16 percent reported Asian, 16.1 percent reported Other Ethnicity or Race/Multi-Cultural, and 2 percent reporter Black/African American. Approximately 34 percent of those who received services also reported their ethnicity as Hispanic or Latino. Ages of the 25,163 individuals includes 21.1 percent 2 years or younger, 39.9 percent 3 to 21 years, and 39 percent over the age of 22. In Newport Beach, 587 persons reported a developmental disability, with 232 of these residents under the age of 17 and 123 adults 18 years or older.

The majority of those who received services lived at the home of a parent or guardian (82.3 percent), but 6.8 percent live in a Community Care Facility and 5.6 percent live in Independent Living or Supported Living. Diagnosis reported by the individuals who received services include the following:

- Intellectual Disability: 37.6%
- Autism: 31%
- Cerebral Palsy: 2.5.%
- Epilepsy: 1%
- Category 5: 3.9%
- Other: 24.1%

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

There are several housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-unit homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, Department of Housing and Urban Development (HUD) housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free design in all, new multi-unit housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because many communities have a limited supply of adequately sized and affordable housing units. To save for other necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units with inadequate number of bedrooms, which frequently results in overcrowding and can contribute to fast rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters because multi-unit rental units are typically physically smaller than single-unit ownership homes. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, throughout the region, single-unit homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower-income households.

Table 2-21 outlines the number of large households in the City by tenure and household size. As is shown, the vast majority of large households are owner-occupied rather than rented (71.3 percent and 28.7 percent respectively). There are very few households with 7 or more persons in owner-occupied homes and none in rentals. Amongst all rental homes, 2.5 percent are 5-person households and amongst owned homes 4.4 percent are 5-person households.

Table 2-21: Large Households by Tenure, 2017

Household Size	Owner		Renter		Total	
	Count	Percent of Total Owner HHs	Count	Percent of Total Renter HHs	Count	Percent of Total HHs
5-Person Household	933	4.4%	417	2.5%	1,350	3.6%
6-person Household	398	1.9%	93	0.6%	491	1.3%
7+ person Households	56	0.3%	48	0.3%	104	0.3%
Total	**1,387**	**71.3%**	**558**	**28.7%**	**1,945**	**100%**

Source: American Community Survey, 5-Year Estimates, 2018.

4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible daycare, health care, and other supportive services. Many female-headed households with children are susceptible to having lower-incomes than similar two-parent households. Single, female mothers often face social marginalization pressures that often limit their occupational choices and income earning potential, housing options and access to supportive services.

Table 2-22 shows there are few single parent households in Newport Beach (3.6 percent) as compared to 7.4 percent in Orange County. Most single-parent households in both the City and Orange County are headed by females without a spouse present – 68.9 percent in Newport Beach and 70.5 percent in Orange County. The percentage of single parents living in poverty in the City is half that of the regional percentage.

Table 2-22: Single Parent Households

Jurisdiction	Single Parent-Male, No Spouse Present		Single Parent-Female, No Spouse Present		Single Parent Households Living in Poverty		Single Parent Households	
	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Total Households
Newport Beach	422	31.1%	936	68.9%	183	13.5%	1,358	3.6%
Orange County	22,456	29.5%	53,659	70.5%	22,999	30.2%	76,115	7.4%

Source: American Community Survey, 5-Year Estimates, 2018.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farmworkers have special housing needs because they earn lower-incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a State and County level. Within Orange County, a total of 99 farms reportedly hired 1,772 workers in 2017. Permanent workers, those who work 150 days or more, represent the largest category of workers with 1,106 workers (62 percent). A total of 666 workers (38 percent) are considered seasonal and work less than 150 days. Orange County reported 340 migrant workers (19 percent) with full time hired labor in 2017. In addition, the County reported 176 unpaid workers.

2018 ACS 5-Year Estimates data reports a total of 92 Newport Beach residents employed full time in the agriculture, forestry, fishing, hunting, and mining industry. There is no data indicating the existence of seasonal farmworker jobs in the City. The median annual wage for these industries is $27,472 and falls below 50 percent of the median income for Orange County (32 percent).

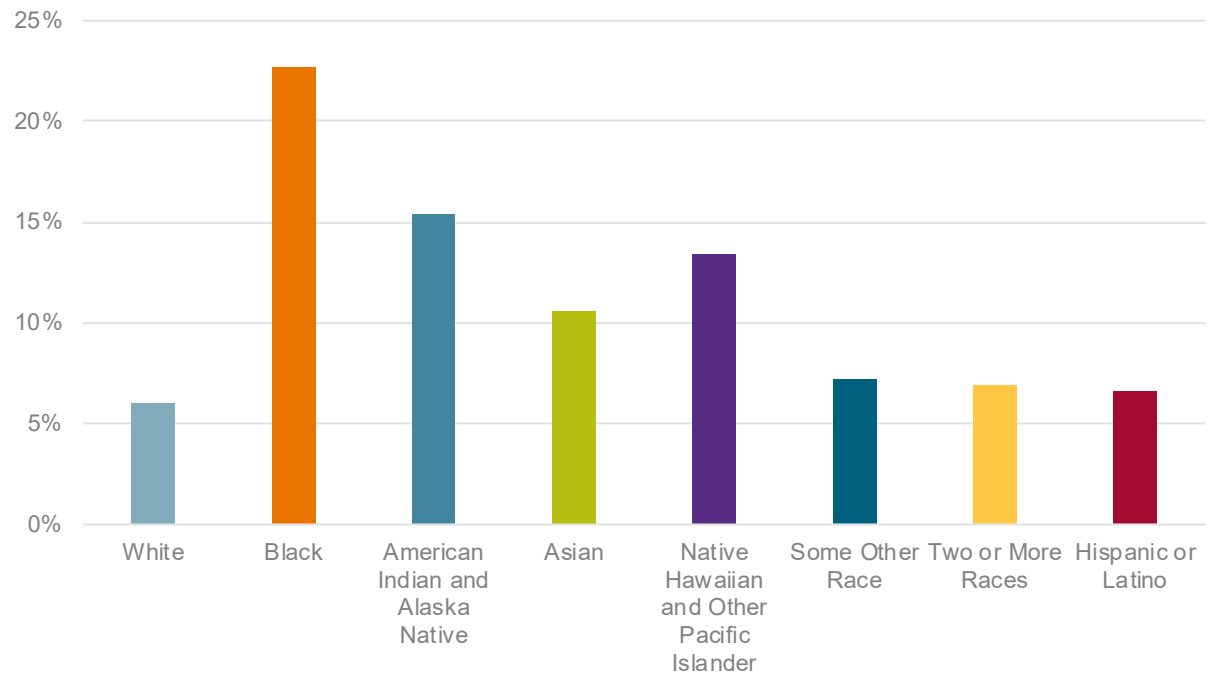
6. Extremely Low-income Households and Poverty Status

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) indicates that there are 3,270 low-income households living in Newport Beach. Very low-income households earn 50 percent or less of the area median family income (AMFI) for Orange County. Extremely low-income households earn less than 30 percent of the AMFI. There are approximately 3,855 extremely low-income households in the City, including both renters and homeowners. **Table 2-23** below shows a breakdown of housing problems for Newport Beach households by income category.

Table 2-23 shows that about 10 percent more renters live with at least one housing problem. More lower-income renters report a housing problem – 9.2 percent with extremely low-income, 10.6 percent with very low-income, and 12.5 percent with low-income. About 45 percent of renters experience one or more housing problems. Homeowners typically report less of a cost burden than renters. In Newport Beach, 35.3 percent of homeowners have at least one housing problem. The majority of those are in above-moderate-income households (15.9 percent). In total, for both renters and homeowners, 39.5 percent of households have at least one housing problem.

While representing only 0.8 percent of the Newport Beach population, people who identify as Black have the highest rates of poverty in the City, as illustrated in **Figure 2-6**. Similarly, American Indian/Alaska Natives and Native Hawaiian/other Pacific Islanders make up the smallest population percentages (0.3 percent and 0.2 percent, respectively) and together account for over 20 percent of those living below the poverty line. Values in the bar graph below contrasted to racial and ethnic composition of the City illustrate critical differences in housing needs.

Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin



Source: American Community Survey, 5-Year Estimates, 2018.
Note: The chart reports percentage of own population who are reported to have incomes below poverty level.

Table 2-23: Housing Problems for All Households by Income Category, 2013-2017

Income Category	Owner					
	Household has at least 1 of 4 Housing Problems	% of Owner HH	Household has none of 4 Housing Problems	% of Owner HH	Cost Burden not available, no other Housing Problem	% of Owner HH
Household Income is less-than or = 30%	1,335	6.2%	65	0.3%	175	0.8%
Household Income >30% to less-than or = 50% AMFI	1,020	4.7%	290	1.3%	0	0.0%
Household Income >50% to less-than or = 80% AMFI	1,215	5.6%	705	3.3%	0	0.0%
Household Income >80% to less-than or = 100% AMFI	615	2.8%	370	1.7%	0	0.0%
Household Income >100% AMFI	3,450	15.9%	12,405	57.3%	0	0.0%
Total	7,635	35.3%	13,835	63.9%	175	0.8%
Income Category	**Renter**					
	Household has at least 1 of 4 Housing Problems	**% of Renter HH**	**Household has none of 4 Housing Problems**	**% of Renter HH**	**Cost Burden not available, no other Housing Problem**	**% of Renter HH**
Household Income is less-than or = 30%	1,500	9.2%	170	1.0%	610	3.7%
Household Income >30% to less-than or = 50% AMFI	1,725	10.6%	235	1.4%	0	0.0%
Household Income >50% to less-than or = 80% AMFI	2,040	12.5%	510	3.1%	0	0.0%
Household Income >80% to less-than or = 100% AMFI	885	5.4%	425	2.6%	0	0.0%
Household Income >100% AMFI	1,205	7.4%	7,025	43.0%	0	0.0%
Total	7,355	45.1%	8,365	51.2%	610	3.7%
Total Households (Owner and Renter)	**14,990**	**39.5%**	**22,200**	**58.5%**	**785**	**2.1%**

* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

7. Persons Experiencing Homelessness

Throughout the country and Orange County region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include, increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that cities address the special needs of persons experiencing homelessness within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated, the following lists the updated descriptions and the changes in the definition from HUD:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had 2 or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, 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 (for example, living temporarily with family or friends.)

The Point in Time Count is conducted by the County of Orange in accordance with the U.S. Department of Housing and Urban Development (HUD) guidelines to provide information on where individuals experiencing homelessness are in the County. About 1,167 volunteers across the County counted 6,860 individuals experiencing homelessness. Of those, 2,899 were sheltered and 3,961 were unsheltered.

The 2020 Count is not yet available online, therefore this data is based on the Count conducted in January 2019 – the individual city results are shown in **Table 2-24**. Of the nearby cities, Newport Beach had the lowest count and percentage of people experiencing homelessness (64 individuals and 0.9 percent of the County). Huntington Beach recorded the greatest percentage at 5.1 percent. Of all those reported in Orange County, 5 percent were veterans, 4 percent were transitional youth ages 18 to 24, and 9 percent were seniors over the age of 65.

Table 2-24: Homeless Count by Jurisdiction, 2019

Jurisdiction	Unsheltered	Sheltered	Total	% of County
Costa Mesa	187	6	193	2.8%
Newport Beach	**64**	**0**	**64**	**0.9%**
Huntington Beach	289	60	349	5.1%
Laguna Beach	71	76	147	2.1%
Irvine	127	3	130	1.9%
Orange County	3,961	2,899	6,860	100%

Source: Orange County Point in Time Count, Everyone Counts Report 2019.

8. Students

Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. The impact upon housing demand is critical in areas that surround universities and colleges. Located in Newport Beach is Coastline College, and colleges near the City include University of California, Irvine; Concordia University; Orange Coast College; Vanguard University; Laguna College of Art and Design; SOKA University; and Irvine Valley College. Students enrolled in undergraduate and graduate programs, make up about 6 percent of the total population of Newport Beach. Typically, students are low-income and are, therefore, affected by a lack of affordable housing, especially within easy commuting distance from campus, therefore it is important for the City to consider and accommodate the student population within the community. They often seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. A lack of affordable housing also influences choices students make after graduating.

F. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability contribute to the housing needs for the community. This section details the housing characteristics of Newport Beach to identify how well the current housing stock meets the needs of its current and future residents.

1. Housing Growth

According to the American Community Survey (ACS), the City's housing stock grew by 1,298 units between 2010 and 2018 (**Table 2-25**). This 2.9 percent increase was the second largest in this area, behind the City of Irvine which had a dramatically larger gain of 31 percent. Orange County as a whole experienced a

4.6 percent housing stock increase during this same time period, which is 1.7 percent more than Newport Beach. The City of Costa Mesa had smaller percent change than Newport Beach by 2.3 percent.

Table 2-25: Housing Unit Growth Trends, 2010-2018

Jurisdiction	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
Costa Mesa	42,867	43,030	43,100	0.4%	0.2%
Newport Beach	**43,503**	**43,690**	**44,801**	**0.4%**	**2.5%**
Huntington Beach	79,166	78,252	81,396	-1.2%	4.0%
Laguna Beach	13,243	13,433	13,487	1.4%	0.4%
Irvine	76,184	91,938	101,434	20.7%	10.3%
Orange County	1,042,254	1,064,642	1,091,376	2.1%	2.5%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

2. Housing Type

Table 2-26 is a breakdown of housing units by type in Newport Beach in contrast to Orange County. The table reflects data from the American Community Survey which is estimates based on the U.S. Census and surveys. A large percentage of housing units in the City come from single unit detached homes (47.8 percent). Single unit attached homes typically do not take up a large portion of the housing stock, but in Newport Beach they account for 16.1 percent of all units. Another 34.5 percent is multi-unit housing, which is the same for the County as well. Mobile homes are the smallest category of housing types with 1.5 percent of all units. It is important to provide a wide variety of housing types throughout the City in order to ensure all housing needs for the population are met.

Table 2-26: Total Housing Units by Type

Jurisdiction	Single-Unit Detached		Single-Unit Attached		Multi-Unit		Mobile Homes	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Newport Beach	**21,399**	**47.8%**	**7,234**	**16.1%**	**15,437**	**34.5%**	**390**	**1.5%**
Orange County	553,164	50.7%	133,326	12.2%	374,176	34.3%	30,227	2.8%

Source: American Community Survey, 5-Year Estimates, 2018.

3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter occupied. Tenure is an important market characteristic as it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition, and age of the householder.

In 2018, owner-occupied units accounted for 56.5 percent of the Newport Beach housing stock and 43.5 percent were rentals (**Table 2-27**). Of the owner-occupied units, the large majority were single unit detached homes (71.6 percent) and the smallest percentage was of mobile homes (1.1 percent). As is often the case, multi-unit homes accounted for over half of all rentals (67.9 percent) and only 17 percent of rental units were single unit detached homes. Mobile homes are more likely to be occupied by renters, as the Table 2-27 shows.

Table 2-27: Occupied Housing Units by Type and Tenure

Tenure	Single- Unit Detached	Single-Unit Attached	Multi-Unit	Mobile Homes	Total Occupied Units[1]
Owner Occupied	71.6%	19.5%	7.8%	1.1%	56.5%
Renter Occupied	17.1%	12.7%	67.9%	2.2%	43.5%
Total	47.9%	16.5%	34.1%	1.6%	100%

[1]Note: The data shows the percent of total occupied units.
Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-28: Average Household Size by Tenure, 2018

Jurisdiction	Owner Occupied Households (% of Total Households)	Average Owner Household Size	Renter Occupied Households (% of Total Households)	Average Renter Household Size
Costa Mesa	39.1%	2.8	60.9%	2.7
Newport Beach	**56.5%**	**2.5**	**43.5%**	**2**
Huntington Beach	57.8%	2.6	42.2%	2.6
Laguna Beach	60.7%	2.3	39.3%	2
Irvine	47.3%	2.8	52.7%	2.6
Orange County	57.4%	3	42.6%	3.1

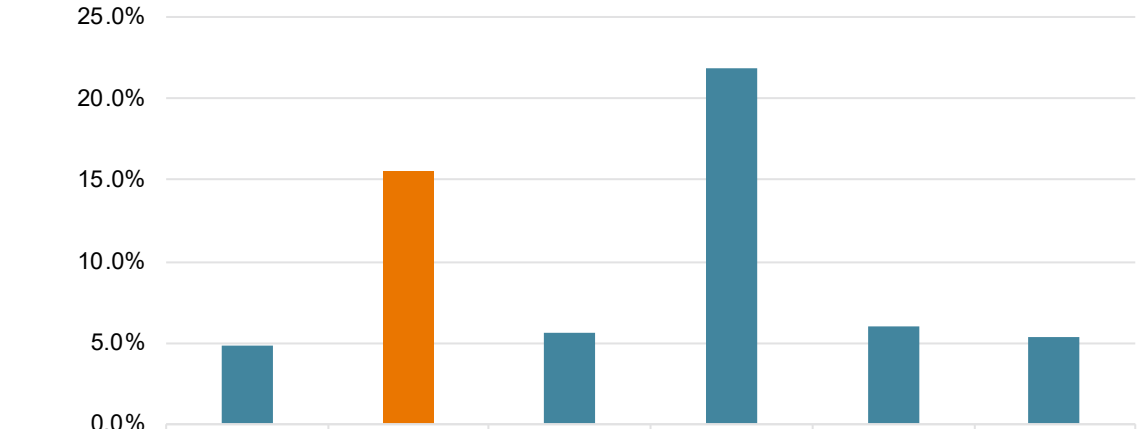
Source: American Community Survey, 5-Year Estimates, 2018.

To identify housing trends and potential population needs, **Table 2-28** compares average household sizes and tenure amongst the cities surrounding Newport Beach. Renters in the City have one of the lowest average household sizes at just 2 people per home. Homeowners in Newport Beach also have the second smallest number of people per household after Laguna Beach with 2.3 people per home. The County average is 3.1 persons for rentals and 3 persons for owner-occupied homes. **Figure 2-7** illustrates vacancy rates by jurisdiction and shows that Newport Beach has the second largest percentage of vacant homes at 15.5 percent. The City's vacancy rate is 3 times that of Orange County.

Vacancy rates indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between 2 to 3 percent are usually

considered healthy for single-unit or ownership housing, and rates of 5 to 6 percent are usually considered healthy for multi-unit or rental housing.

Figure 2-7: Vacancy Rate by Jurisdiction, 2018



	Costa Mesa	Newport Beach	Huntington Beach	Laguna Beach	Irvine	Orange County
Vacancy Rate	4.8%	15.5%	5.6%	21.8%	6.0%	5.4%

Source: American Community Survey, 5-Year Estimates, 2018.

The most common reason for vacancies in Newport Beach is due to homes being used seasonally, or for recreation or occasional use (48.3 percent), as shown in **Table 2-29**. These 3,350 homes are not permanent residences and remain empty for most of the year. Homes for rent are the second most common reason for vacancies in the City at 22.4 percent.

Table 2-29: Type of Vacant Housing Units in Newport Beach

Type of Housing	Estimate	Percent
For rent	1,551	22.4%
Rented, not occupied	292	4.2%
For sale only	370	5.3%
Sold, not occupied	499	7.2%
For seasonal, recreational, or occasional use	3,350	48.3%
Other vacant	869	12.5%
Total	6,931	100%
Source: American Community Survey, 5-Year Estimates, 2018.		

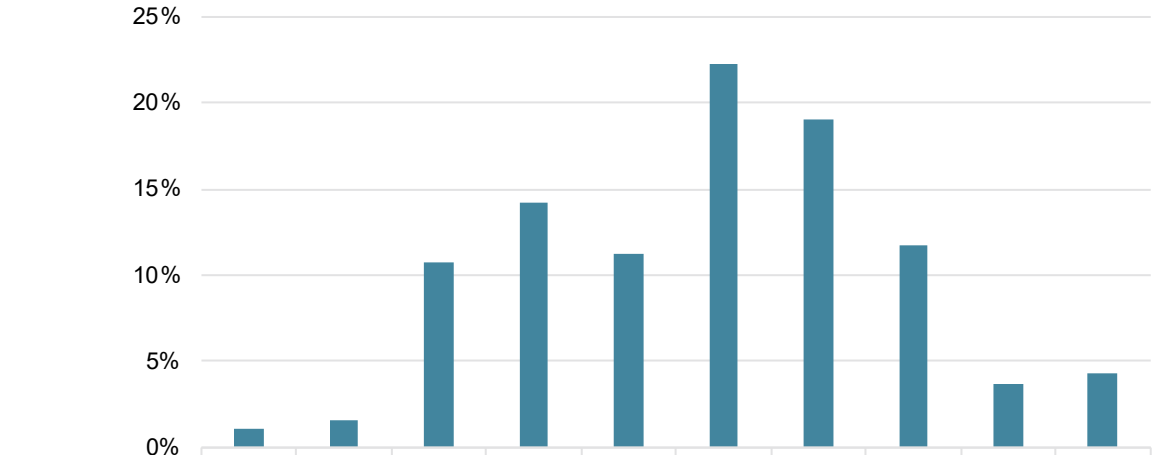
4. Housing Age and Condition

Housing age can be an indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs.

In Newport Beach, most homes were built over 30 years ago (**Figure 2-8**). About 22.3 percent of the housing stock was built between 1970 and 1979, while only 2.7 percent was built after 2010. Another

8 percent of homes were also built prior to 1950. This reflects an aging housing stock that may need certain updates.

Figure 2-8: Age Distribution of Housing Stock

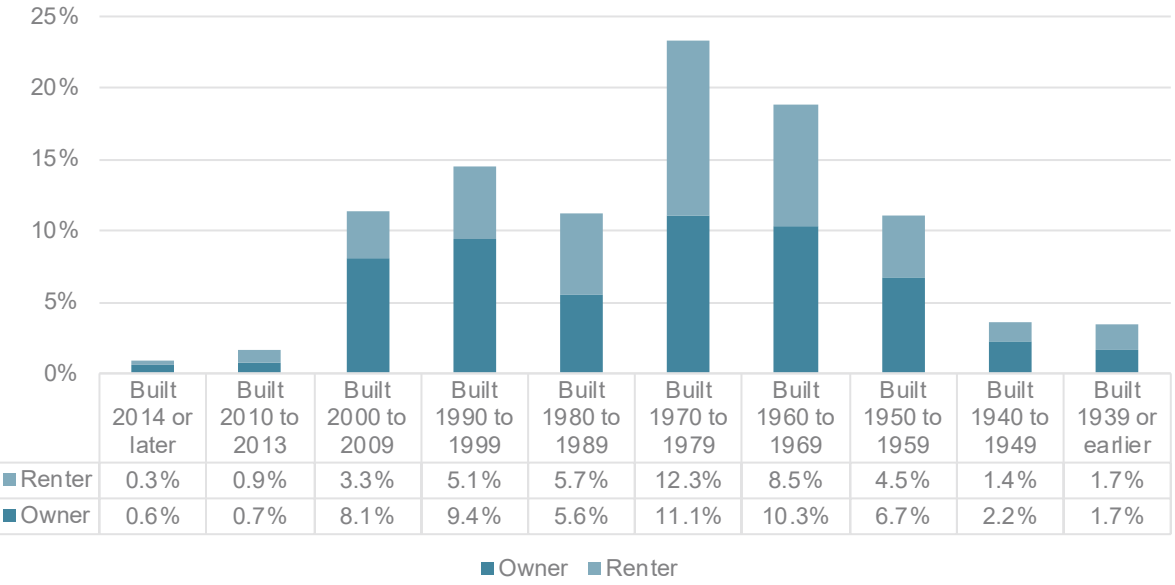


	Built 2014 or later	Built 2010 to 2013	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Newport Beach	1.1%	1.6%	10.8%	14.2%	11.2%	22.3%	19.0%	11.7%	3.7%	4.3%

Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-9 below displays the 2018 ACS data for housing units by the year they were built sorted by tenure. According to the data, Newport Beach has mostly had a majority of owner-occupied units. The majority of the City's housing stock was built before 1980 and is home to 32 percent of the City's current homeowners. The greatest number of renters reside in housing units built between 1970 and 1979.

Figure 2-9: Housing Stock by Age of Structure and Tenure

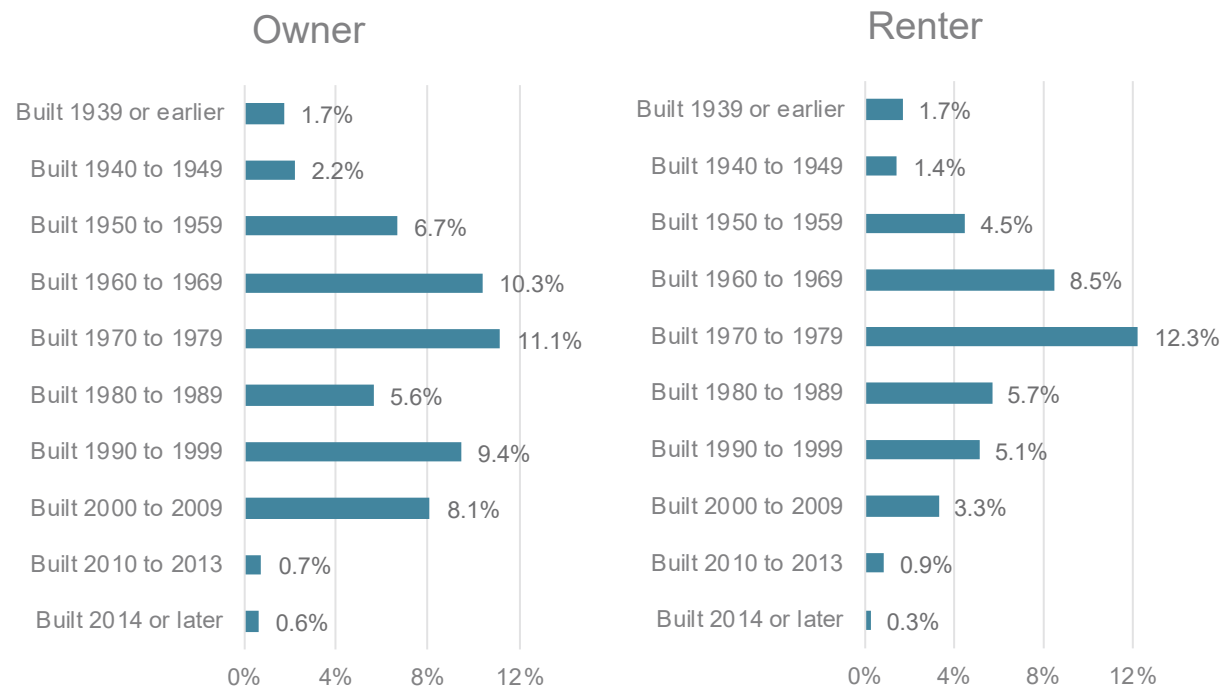


	Built 2014 or later	Built 2010 to 2013	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Renter	0.3%	0.9%	3.3%	5.1%	5.7%	12.3%	8.5%	4.5%	1.4%	1.7%
Owner	0.6%	0.7%	8.1%	9.4%	5.6%	11.1%	10.3%	6.7%	2.2%	1.7%

Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-10 displays the 2018 ACS data for housing units by the year they were built for owners (left) and renters (right). That data shows that a greater concentration of renters reside in units built between 1970 and 1979 compared to other years and to homeowners. Less than 2 percent of renters and homeowners reside in units built after 2010. A greater number of homeowners live in units built between 1990 and 2009 than renters (9.1 percent more).

Figure 2-10: Housing Units by Year Built Owner (Left) and Renter (Right)



Source: American Community Survey, 5-Year Estimates, 2018.

Code Enforcement and Rehabilitation Need

The City of Newport has dedicated Code Enforcement Officers responsible for code compliance issues citywide. Four dedicated staff members proactively address code enforcement issues and respond to registered public complaints. As of 2021, the City of Newport Beach typically addresses the following code related issues:

- Hazardous property conditions
- Overgrown vegetation
- Housing Code violations (broken windows, peeling paint)
- Inoperable and abandoned vehicles on private property
- Signs, including signs in public right-of-way and signs without permits
- Solid Waste (early set-out of containers, inadequate containers, illegal dumping)
- Water quality and conservation
- Zoning requirements, (i.e. illegal dwelling units and use requirements)
- Short Term Lodging Code Violations

Between 2014 and 2020, the Code Enforcement Division has issued 113 citations 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 150 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 Policy Action 6B, 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 5 units occupied by low-income and extremely low-income households.

5. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to the City's residents.

Home values in Newport Beach are on median $1,787,300, as shown in **Table 2-30**. This total is 2.7 times the median home value of Orange County and significantly larger than the nearby cities. Laguna Beach is second behind Newport Beach in home value with a median amount of $1,700,400. Costa Mesa has the lowest median home value of $707,600.

Table 2-30: Median Home Value by Jurisdiction

Jurisdiction	Median Home Value
Costa Mesa	$707,600
Newport Beach	**$1,787,300**
Huntington Beach	$728,200
Laguna Beach	$1,700,400
Irvine	$797,100
Orange County	$652,900
Source: American Community Survey, 5-Year Estimates, 2018.	

Table 2-31 outlines the average monthly price of rent in Newport Beach and how it has changed between 2017 and 2020 depending on the number of bedrooms. This data is provided by the Zillow Rent Index Report for Newport Beach, and shows that all units experienced increases in rates in the last three years. One-bedroom rentals rose by 5.1 percent and the most out of 1-3-bedroom units. Two-bedroom units remained the most consistent with a slight increase of 1.4 percent. The price per square foot, however, saw a much greater increase for units with three or more bedrooms (9.8 percent). Zillow reports that one-bedroom units decreased from $3.01 per square foot in 2017 to $3 per square foot in 2020.

Table 2-31: Change in Average Monthly Rental Rates, 2017-2020

Unit Type	January 2017	January 2018	January 2019	January 2020	% Change 2017-2020
1 Bedroom	$2,383	$2,425	$2,408	$2,504	5.1%
2 bedrooms	$3,290	$3,291	$3,241	$3,337	1.4%
3 Bedrooms	$4,191	$4,218	$4,095	$4,355	3.9%
Price per Square Foot					
Unit Type	**January 2017**	**January 2018**	**January 2019**	**January 2020**	**% Change 2017-2020**
1 Bedroom	$3.01	$2.83	$2.93	$3	-0.3%
2 bedrooms	$2.64	$2.65	$2.53	$2.87	8.7%
3+ Bedrooms	$2.65	$2.8	$2.81	$2.91	9.8%
Source: Zillow Rent Index Report, January 2017-2020, accessed August 25, 2020.					

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Family Income (AMFI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in Orange County are shown in **Table 2-32** and **Table 2-33**.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (**Table 2-30**) and market rental rates (**Table 2-31**) to determine what types of housing opportunities a household can afford.

Extremely Low-income Households

Extremely low-income households earn less than 30 percent of the County AMFI – up to $26,950 for a one-person household and up to $41,550 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Newport Beach without assuming a substantial cost burden.

Very Low-income Households

Very low-income households earn between 31 percent and 50 percent of the County AMFI – up to $44,850 for a one-person household and up to $69,200 for a five-person household in 2020. A very low-income household cannot afford market-rate rental or ownership housing in Newport Beach without assuming a

substantial cost burden. A very low-income household at the maximum income limit can afford to pay approximately $1,121 to $1,730 in monthly rent, depending on household size. Given the high cost of housing in the City, persons, or households of very low-income could not afford to rent or purchase a home in the City.

Low-income Households

Low-income households earn between 51 percent and 80 percent of the County's AMFI - up to $71,750 for a one-person household and up to $110,650 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from $308,500 to $454,000. Based on the asking prices of homes for sale in 2020 (Table 2-30), ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to $1,794 in rent per month and a five-person low-income household could afford to pay as much as $2,766. Low-income households in Newport Beach would not be able to find adequately sized affordable apartment units (Table 2-31).

Moderate-income Households

Persons and households of moderate-income earn between 81 percent and 120 percent of the County's AMFI – up to $133,500, depending on household size in 2020. The maximum affordable home price for a moderate-income household is $377,000 for a one-person household and $558,600 for a five-person family. Moderate-income households in Newport Beach would not be able to purchase a home in the City. The maximum affordable rent payment for moderate-income households is between $2,163 and $3,338 per month. A one-person moderate-income household may be able to find some adequately sized affordable apartment units; larger households would not be able to afford to rent a unit in the City.

Table 2-32: Affordable Housing Costs for Owners in Orange County, 2020

Annual Income		Mortgage	Utilities[1]	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price
Extremely Low-income (30% of AMFI)						
1-Person	$26,950	$455	$118	$101	$674	$99,990
2-Person	$30,800	$504	$151	$116	$770	$110,500
3-Person	$34,650	$539	$197	$130	$866	$118,000
4-Person	$38,450	$574	$243	$144	$961	$125,800
5-Person	$41,550	$594	$289	$156	$1,039	$130,200
Very Low-Income (50% of AMFI)						
1-Person	$44,850	$835	$118	$168	$1,121	$183,000
2-Person	$51,250	$938	$151	$192	$1,281	$205,500
3-Person	$57,650	$1,028	$197	$216	$1,441	$225,400
4-Person	$64,050	$1,118	$243	$240	$1,601	$245,000
5-Person	$69,200	$1,182	$289	$260	$1,730	$259,000
Low-income (80% AMFI)						
1-Person	$71,750	$1,407	$118	$269	$1,794	$308,500
2-Person	$82,000	$1,592	$151	$308	$2,050	$349,100
3-Person	$92,250	$1,763	$197	$346	$2,306	$386,500
4-Person	$102,450	$1,934	$243	$384	$2,561	$424,000
5-Person	$110,650	$2,062	$289	$415	$2,766	$452,000
Moderate-income (120% AMFI)						
1-Person	$86,500	$1,720	$118	$324	$2,163	$377,000
2-Person	$98,900	$1,951	$151	$371	$2,473	$427,800
3-Person	$111,250	$2,167	$197	$417	$2,781	$475,000
4-Person	$123,600	$2,384	$243	$464	$3,090	$522,700
5-Person	$133,500	$2,548	$289	$501	$3,338	$558,600

Source: Orange County Housing Authority, 2020 Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Orange County Utility Allowance.

1. Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.

Table 2-33: Affordable Monthly Housing Cost for Renters in Orange County, 2020

Annual Income		Rent	Utilities[1]	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of AMFI)				
1-Person	$26,950	$556	$ 118.00	$674
2-Person	$30,800	$619	$ 151.00	$770
3-Person	$34,650	$669	$ 197.00	$866
4-Person	$38,450	$718	$ 243.00	$961
5-Person	$41,550	$750	$ 289.00	$1,039
Very Low-income (50% of AMFI)				
1-Person	$44,850	$1,003	$ 118.00	$1,121
2-Person	$51,250	$1,130	$ 151.00	$1,281
3-Person	$57,650	$1,244	$ 197.00	$1,441
4-Person	$64,050	$1,358	$ 243.00	$1,601
5-Person	$69,200	$1,441	$ 289.00	$1,730
Low-income (80% AMFI)				
1-Person	$71,750	$1,676	$ 118.00	$1,794
2-Person	$82,000	$1,899	$ 151.00	$2,050
3-Person	$92,250	$2,109	$ 197.00	$2,306
4-Person	$102,450	$2,318	$ 243.00	$2,561
5-Person	$110,650	$2,477	$ 289.00	$2,766
Moderate-income (120% AMFI)				
1-Person	$86,500	$2,045	$ 118.00	$2,163
2-Person	$98,900	$2,322	$ 151.00	$2,473
3-Person	$111,250	$2,584	$ 197.00	$2,781
4-Person	$123,600	$2,847	$ 243.00	$3,090
5-Person	$133,500	$3,049	$ 289.00	$3,338

Source: Orange County Housing Authority, 2020 Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; Utilities based on Orange County Utility Allowance.

1. Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.



Section 3:

HOUSING CONSTRAINTS, RESOURCES, AND AFFIRMATIVELY FURTHERING FAIR HOUSING

As is common in many communities, a variety of constraints affect the provisions and opportunities for adequate housing in the City of Newport Beach. Housing constraints consist of both governmental constraints, including but not limited to land use controls, development fees and permitting fees, development standards, building codes and permitting processes; as well as, nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

A. Nongovernmental Constraints

Nongovernmental constraints affect the cost of housing in the City of Newport Beach and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing, and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Newport Beach.

1. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-unit housing generally less expensive to construct than single-unit homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing was approximately $118.57 for multi-unit housing, $131.24 for single-unit homes, and $148.44 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City's adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would costs about $123.68 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Newport Beach.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, flooding) can also be factored into the cost of land. There are approximately 6,000 acres of vacant and non-vacant

residential land (39.3 percent), out of approximately 15,238 acres of land in Newport Beach, which are not currently subject to land use constraints (airport restrictions, flood zone, fire high severity zone, NCCP conservation area, seismic hazard, and sea level rise). However, majority of the acres are developed and may require rezoning, reuse, and redevelopment due to a lack of vacant sites in the City. Additional costs may be associated with redeveloping and/or converting sites which may influence the cost of the rental units or home value.

A September 2020 web search using the Orange County Market report for lots for sale in the City of Newport Beach returned less than five vacant lots listed for sale. Of the lots listed, the costs ranged from $600,000 for 0.075 acres near Santa Ana Heights (about $183 per square foot), to $4,995,000 for 0.27 acres with an ocean view (about $430 per square foot). Larger vacant lots reached as high as $9,995,000 for 0.77 acres inland (about $295 per square foot) to $10,500,000 for 0.51 acres of land (about $474 per square foot) closer to the coast. According to the same report, in September coastal lots listed for sale in the City averaged $8,000,000 for 0.6 acres. The cost of land in Newport Beach is higher than neighboring cities, such as Laguna Beach, where the median cost of land is about $115 per square foot. Therefore, land and redevelopment costs in Newport Beach create a significant constraint to the development of housing, specifically affordable housing.

2. Availability of Financing

The availability of financing in a community depends on several factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in Newport Beach.

Table 3-1 below displays the disposition of loan applications for the Anaheim-Santa Ana-Irvine Metropolitan Statistical Area/Metropolitan Division (MSA/MD), per the 2016 Home Mortgage Disclosure Act report. According to the data, applicants in the 120 percent median-income or more had the highest rates of loans approved. Of that income category, applicants who reported White had the highest percentage of approval and the number of applications. Applicants in the less than 50 percent of the MSA/MD median-income categories were showed higher percentages of denied loans than loans originated. According to the data, applicants who reported white were, on average, more likely to be approved for a loan than another race or ethnicity.

Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered a significant constraint to the provision and maintenance of housing in Newport Beach.

Table 3-1: Disposition of Loan Applications by Race/Ethnicity– Anaheim-Santa Ana-Irvine MSA/MD

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	26.2%	52.3%	23.1%	65
Asian	33.9%	42.5%	26.7%	1,382
Black or African American	41.6%	33.7%	25.8%	89
Native Hawaiian or other Pacific Islander	25.0%	44.2%	30.8%	52
White	45.6%	31.2%	26.1%	5,240
Hispanic or Latino	37.9%	38.2%	26.8%	1,566
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	38.1%	34.0%	29.9%	97
Asian	53.3%	25.3%	29.4%	3,153
Black or African American	43.4%	19.1%	41.4%	152
Native Hawaiian or other Pacific Islander	49.4%	39.8%	16.9%	83
White	54.5%	23.3%	27.6%	8,677
Hispanic or Latino	47.6%	27.7%	29.3%	3,245
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	51.4%	25.7%	31.4%	35
Asian	59.5%	19.2%	29.3%	1,495
Black or African American	52.9%	22.1%	30.9%	68
Native Hawaiian or other Pacific Islander	43.5%	13.0%	43.5%	23
White	61.9%	17.2%	26.1%	3,873
Hispanic or Latino	54.0%	21.4%	29.1%	1,347
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.9%	22.7%	29.5%	88
Asian	62.3%	15.6%	28.8%	4,820
Black or African American	55.6%	20.1%	28.6%	234
Native Hawaiian or other Pacific Islander	49.4%	27.6%	31.0%	87
White	66.2%	13.8%	25.1%	12,607
Hispanic or Latino	60.8%	16.4%	26.8%	3,398
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	59.2%	13.0%	32.0%	169
Asian	62.8%	12.9%	29.0%	17,800
Black or African American	57.7%	17.3%	27.2%	624
Native Hawaiian or other Pacific Islander	64.2%	11.4%	26.8%	254
White	68.3%	11.3%	24.9%	49,811
Hispanic or Latino	64.6%	13.3%	26.7%	6,095

Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.

3. Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the City and the region for the foreseeable future. Moving into 2020, the economy was growing, California was seeing a 1.6-percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. COVID-19 had stalled much of the economy in early 2020, however,

as the California economy regains momentum housing stock and prices in the Newport Beach community remain stable.

A 2020 California Association of Realtors (CAR) report found that homes on the market in Orange County experienced a nine percent year to year increase and cost an average of $880,000 in February 2020; almost $300,000 higher than the State median home price in the same month ($579,770). According to the CAR First Time Buyer Housing Affordability Index, from 2018 to 2019 the median value of a home in Orange County was $703,800 with monthly payments (including taxes and insurance) of $3,630, requiring an average qualifying income of $108,900.

Homes and cost of living in Newport Beach was reported higher than the State median housing and living costs. According to September 2020 data from Zillow, the median home value of single-unit homes and condos in Newport Beach is $2,407,454. According to Zillow's methodology, this value is seasonally adjusted to remove outliers and only includes the middle price-tier of homes. Newport Beach home values have gone up 0.7 percent over the past year and Zillow predicts they will rise 3.4 percent within the next year. Newport's home value index ($2,407,454) has been on a steep and steady rise since early 2012, and according to a September 2020 forecasts, they are expected to increase slightly (estimated $2,490,000) in 2021. Orange County by comparison has a median home value index of $777,000, according to the same September 2020 report, which is significantly lower than the City of Newport. Forecasted home prices in the County, through 2021 are set to see minor increases ($810,000). The cost of land and home prices in Newport are considered a major constraint to the development of and access to housing, particularly the development of and access to affordable housing.

Effect of Non-Governmental Constraints

The City has reviewed the potential of non-governmental constraints creating a gap in the ability to meet its RHNA obligation. With interest rates at historic lows and the universal availability of financing, access to capital/funding is not considered a constraint to meeting the City's RHNA need. Additionally, construction costs are dictated by many factors, such as raw material costs, labor rates and supply chains. The City of Newport Beach understands land costs pose the biggest challenge to meeting RHNA obligations. Therefore, policies and programs increasing the available land for residential use, establishing incentives, streamlined review and permitting processes and an aggressive ADU program contribute to mitigating the impacts associated with high land costs.

B. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Newport Beach has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing create barriers to housing.

1. Land Use Controls

In the State of California, cities are required to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes land uses of developments within the City of Newport Beach. The Land Use Element sets for policies and regulations for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The Land Use Element of the General Plan identifies the following residential and mixed-use categories:

- **Single Unit Residential Detached (RS-D)**: The RS-D category applies to a range of detached single-unit residential dwelling units on a single legal lot and does not include condominiums or cooperative housing. The RS-D category permits a density range from 0.0 to 29.9 DU/AC.
- **Single Unit Residential Attached (RS-A)**: The RS-A category applies to a range of attached single-unit residential dwelling units on a single legal lot and does not include condominiums or cooperative housing. The RS-A category permits a density range from 0.0 to 29.9 DU/AC.
- **Two Unit Residential (RT)**: The RT category applies to a range of two-unit residential dwelling units such as duplexes and townhomes. The RT permits a density range from 0.0 to 39.9 DU/AC.
- **Multiple Residential (RM)**: The RM designation is intended to provide for multi-unit residential development containing attached dwelling units. The RM permits a density range from 0.0 to 52.0 DU/AC.
- **Multiple Residential Detached (RM-D)**: The RM-D designation is intended to provide primarily for multi-unit residential development exclusively containing detached dwelling units. The RM-D allows a 1.5 FAR where a minimum FAR 0.35 and maximum FAR of 0.5 may be used for nonresidential.
- **Mixed-Use Vertical (MU-V)**: The MU-V designation is intended to provide for the development of properties for mixed use structures that vertically integrate housing with retail uses including

retail, office, restaurant, and similar nonresidential uses. For mixed-use structures, commercial uses characterized by noise, vibration, odors, or other activities that would adversely impact on-site residential units are prohibited. The MU-V allows a 1.5 FAR where a minimum FAR of 0.35 and maximum FAR of 0.5 may be used for nonresidential.

- **Mixed-Use Horizontal (MU-H)**: The MU-H designation is intended to provide for the development of areas for a horizontally distributed mix of uses, which may include general or neighborhood commercial, commercial office, multi-unit residential, visitor-serving and marine-related uses, and/or buildings that vertically integrate residential with commercial uses. The MU-H allows a maximum FAR of 1.0 for residential.
- **Mixed-Use Water Related (MU-W)**: The MU-W designation is intended to provide for commercial development on or near the bay in a manner that will encourage the continuation of coastal-dependent and coastal-related uses in accordance with the Recreational and Marine Commercial (CM) designation, as well as allow for the integrated development of residential. The MU-W permits a density range from 0.0 to 29.9 DU/AC.

These categories accommodate development of a wide range of housing types in Newport Beach. Furthermore, maintaining the existing residential categories is important for ensuring compatibility between the new and existing housing.

Local Coastal Program and Land Use Plan

The Local Coastal Program (LCP) is a coastal management plan that contains land use, development, public access, and resource protection policies and regulation to implement the California Coastal Act (Coastal Act). The LCP is comprised of a Land Use Plan (LUP) and an Implementation Plan (IP). The LUP serves in conjunction with, and is considered a legislative equivalent to, the City's General Plan Land Use Element to identify land uses in the Coastal Zone. The intent of this plan is to provide for land uses and residential density limits that protect coastal resources and public access. The LUP identifies the residential categories and densities provided in **Table 3-2**.

Table 3-2: Coastal Land Use Plan Densities

Land Use	Maximum Density Range per Lot
Single-Unit Residential Detached – RSD	
RSD-A	0 – 5.9 units per acre
RSD-B	6 – 9.9 units per acre
RSD-C	10 – 19.9 units per acre
RSD-D	20 – 29.9 units per acre
Single-Unit Residential Attached – RSA	
RSA-A	0 – 5.9 units per acre
RSA-B	6 – 9.9 units per acre
RSA-C	10 – 19.9 units per acre
RSA-D	20 – 29.9 units per acre
Two Unit Residential - RT	
RT-A	0 – 5.9 units per acre

Land Use	Maximum Density Range per Lot
RT-B	6 – 9.9 units per acre
RT-C	10 – 19.9 units per acre
RT-D	20 – 29.9 units per acre
RT-E	30 – 39.9 units per acre
Multiple Unit Residential – RM	
RM-A	0 – 5.9 units per acre
RM-B	6 – 9.9 units per acre
RM-C	10 – 19.9 units per acre
RM-D	20 – 29.9 units per acre
RM-E	30 – 39.9 units per acre
RM-F	40 – 52 units per acre
Source: City of Newport Beach Municipal Code	

The Coastal Act is administered by the California Coastal Commission. Over 63 percent of the City of Newport Beach is within the Coastal Zone and subject to oversight by the Commission. Although the City retains permit authority in most of the Coastal Zone, development projects located near sensitive coastal resources, such as the bay, ocean, wetlands, and environmentally sensitive habitat areas, require the processing of coastal development permits and are subject to appeal by the California Coastal Commission. This additional level of review and approval process may extend the review period of development projects and increase the application and discretionary review costs. In addition, any request to increase residential densities or allow new residential housing opportunities requires the processing of a Local Coastal Program amendment through the California Coastal Commission. An illustrative example is the Master Development Plan for Banning Ranch, a housing development project that included 1,375 dwelling units, including an affordable housing component, that was adopted by the City in 2012, but denied by the California Coastal Commission in 2016. The Coastal Land Use Plan and Coastal Commission's additional review may inhibit development due to the added review time and costs, and uncertainty of approvals.

Housing in the Coastal Zone

The City of Newport Beach uses Chapters 20.34 and 21.34 (Conversion or Demolition of Affordable Housing) of the Municipal Code to implement Government Code Section 65590 et seq. Between April 3, 2000, and June 30, 2020, 3,428 new residential units were permitted for construction within the California Coastal Zone. Of these new units, 120 were developed as housing affordable to low-income individuals and/or families (Bayview Landing project). During the same time period, the City issued demolition permits for a total of 1,857 residential units within the Coastal Zone, resulting in a net increase of 1,571 units. Of the units demolished, six units were known to be occupied by low-income persons and/or families and were required to be replaced. The replacement units were provided off-site and rent restricted for a term of 30-year at rents affordable to very low and low-income households. Lastly, the City assisted with the acquisition, rehabilitation and conversion of an existing 12-unit apartment building located at 6001 Coast Boulevard for affordable housing – 6 for low-income veterans and 6 with a priority for low-income seniors and veterans (The Cove Project).

John Wayne Airport Environs Land Use Plan (AELUP)

The City's Airport Area may be considered as an opportunity zone to add residential neighborhoods. However, land located within the Airport Planning Area for John Wayne Airport are subject to the development restrictions of the John Wayne Airport Environs Land Use Plan (AELUP), which limits the ability to develop residential units. Approximately 391 acres are subject to these residential restrictions. An amendment to the City's General Plan or rezoning for residential use requires review and approval by the Airport Land Use Commission (ALUC) and extends the total review period of a proposed housing development and subsequently increases the cost of development. The added review time and additional costs may dissuade housing developers, and particularly affordable housing developers, from developing housing in this area.

Overlay Districts

An overlay district is a regulatory tool that adds special provisions and regulations to an area in the City. An overlay district may be added to a neighborhood or corridor on a map or it may apply to the City as whole and be applied under certain circumstances. An overlay district may be initiated as a Zoning Map amendment. All proposed developments within the overlay district must comply with the district's applicable development standards in addition to the Zoning Code standards. Overlay Districts, which affect housing in Newport Beach, include the Mobile Home Park (MHP) Overlay Zoning District, Bluff Overlay Zoning District, and the Height Overlay District. Overlay Districts may be a constraint to the development of housing when it sets standards which are more restrictive than the Zoning Code.

Overlay Coastal Districts

The purposes of the individual overlay coastal zoning districts and the way they are applied are detailed below. An overlay district may be initiated as a Coastal Zoning Map amendment in compliance with Chapter 21.14 of the City's Municipal Code. All development within these zones must comply with the applicable development standards (e.g., setbacks, height) of the underlying coastal zoning district in addition to the standards provided by the respective zone as outline in the Municipal Code, where applicable.

Mobile Home Park Overlay Coastal Zoning District

The MHP Overlay Coastal Zoning District is intended to establish a mobile home district on parcels of land developed with mobile home parks. The regulations of this district are designed to maintain and protect mobile home parks in a stable environment with a desirable residential character. However, such regulations may pose a constraint to the redevelopment of existing mobile home parks and increasing density. Uses allowed in the MHP Overlay include the following:

- Mobile Home Parks
- Accessory Structures incidental to the operation of Mobile Home Parks

Bluff Overlay District

The Bluff (B) Overlay District is intended to establish special development standards for areas of the City where projects are proposed on identified bluff areas. The Bluff Overlay District intends to provide additional regulations and requirements in order to establish safety standards for developments in the

overlay District. Specific permitted uses, development standards, and requirements are outlined in the City's Municipal Code, Section 21.28.040. Additional regulations and development standards may prevent increased density or intensity in areas within the Bluff Overlay District.

Canyon Overlay District

The Canyon (C) Overlay District is intended to establish development setbacks based on the predominant line of existing development for areas that contain a segment of the canyon edge of Buck Gully or Morning Canyon. In order to ensure safe development of housing within the Canyon Overlay Districts, development standards and requirements include the following:

- Development Stringline Setback: Development may not extend beyond the predominant line of existing development on canyon faces by establishing a development stringline where a line is drawn between nearest adjacent corners of existing structures on either side of the subject property.
- Swimming Pools require a double wall construction
- Coastal Hazards and Geologic Stability Report
- Erosion Control Plan

Additional specific development standards and requirements are outlined in the City's Municipal Code, Section 21.28.050. The Canyon Overlay District may inhibit added density or intensity of uses to residential properties within the overlay.

Height Overlay

The Height (H) Overlay District is intended to establish standards for review of increased building height in conjunction with the provision of enhanced project design features and amenities. The Height Overlay District includes properties located in the Multiple Residential (RM) Zoning District within Statistical Area A2. The maximum height limit is 40 feet for a flat roof and 45 feet for a sloped roof with a three-story maximum. Additional standards, regulations, and eligibility requirements are outline in the City's Municipal Code, Section 21.28.060. The Height Overlay District is not considered a constraint to development as it provides for higher height limits.

State Density Bonus Law

Density bonuses are an additional way to increase the number of dwelling units otherwise allowed in a residentially zoned area. The City's Zoning Ordinance identifies the purpose of the Density Bonus Ordinance is to grant density bonuses and incentives for the development of housing that is affordable to very low-, low-, and moderate-income households and senior citizens. Under the Density Bonus Law, developers are entitled to a density bonus corresponding to specified percentages of units set aside for very low-income, low-income, or moderate-income households.

Effective January 1, 2021, California State Assembly Bill 2345 amends the Density Bonus Law to expand and enhance development incentives for projects with affordable and senior housing components. AB 2345 amends the Density Bonus Law to increase the maximum density bonus from 35 percent to 50 percent. To be eligible for the maximum bonus, a project must set aside at least (i) 15 percent of total



units for very low-income households, (ii) 24 percent of total units for low-income households, or (iii) 44 percent of for-sale units for moderate-income households. Levels of bonus density between 35 percent and 50 percent are granted on a sliding scale. The City's currently adopted Density Bonus Ordinance is no longer consistent with State law and must be amended to comply with new statutory requirement. Implementing Action 3.1.2 of Section 4: Housing Plan outlines the City's plan to maintain compliance with State legislation.

Density Bonus Programs

The currently adopted density bonuses are eligible for developments which contain five or more dwelling units and meet the requirements outlined in Chapter 20.32 of the Newport Beach Municipal Code. Units that are not eligible for density bonus include developments where affordable housing is required under the provisions of Title 19.

When a development which meets the requirements, density bonuses are applicable as shown in **Table 3-3** and **Table 3-4** below for different income categories. Developments which meet the requirements for Senior housing will be entitled to a density bonus of twenty percent of the number of senior housing units.

Table 3-3: Density Bonus Calculations

Very Low-Income	
Percentage of Base Units Proposed	**Density Bonus Percentage**
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
Low-Income	
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35
Source: City of Newport Beach Municipal Code Chapter 20.32	

Table 3-4: Density Bonus Calculations

Moderate-Income	
Percentage of Base Units Proposed	**Density Bonus Percentage**
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
Source: City of Newport Beach Municipal Code Chapter 20.32	

Additionally, when an applicant for a residential development agrees to donate land to the City for very low-income households, the applicant is then entitled to a density bonus for the entire market rate development, if the conditions specified in the City's Municipal Code Section 20.32.030 are met.

An applicant is entitled to an increase above the maximum allowed residential density as outline in **Table 3-5**.

Table 3-5: Density Bonus Calculations

Very Low-Income	
Percentage of Base Units Proposed	**Density Bonus Percentage**
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35
Source: City of Newport Beach Municipal Code Chapter 20.32	

Additional regulations for density Bonuses include the following:

- Fractional Units: The calculation of a density bonus, in compliance with any of the above requirements, that results in fractional units shall be rounded up to the next whole number.
- Mixed Income Development: If the applicant desires to develop a density bonus project available to a mix of income levels, the Director determines the amount of density bonus to be granted up to a maximum of 35 percent.

Concessions and Incentives

When qualified for a density bonus, an applicant may request additional parking incentives beyond those provided above. When requested, the City may grant the following (inclusive of handicap and guest parking):

- Zero to one bedroom: one on-site parking space per unit; or
- Two or more bedrooms: two on-site parking spaces per unit.

In addition to a request for parking incentives, an applicant who meets the density bonus requirements may also submit a proposal for a reduction in the site development standards or architectural design requirements; approval of mixed-use zoning in conjunction with the housing development; other

regulatory incentive proposed by the client or the City that will result in identifiable, financially sufficient, and actual cost reductions; and/or a direct financial contribution granted by the Council at its sole discretion.

Additional Incentives may also apply for developments with a childcare component, requirements and applicable incentives are outlines in detailed in the City's Municipal Code Section 20.32.060. Incentives and density bonuses allow for increased opportunity and feasibility for the production of affordable housing in a community, the City of Newport Beach's Incentives and Density Bonus programs are comparable to similar Southern California communities and are a constraint to the development of housing for all income levels.

Residential Development Standards

Citywide, outside the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. The following summarizes the City's existing residential zoning districts:

- **Residential-Agricultural (R-A)** – Residential-Agricultural is intended to provide for single lots appropriate for detached single-unit residential dwelling units and light farming.
- **Single-Unit Residential (R-1)** – Single-Unit Residential is intended to provide for a range of detached single-unit residential dwelling units on single lots. This land use designation does not include condominiums or cooperative housing.
- **Two-Unit Residential, Balboa Island (R-BI)** – Two-Unit Residential Balboa Island is intended to provide for a maximum of two residential dwelling units, or duplexes. This is designation is reserved to single lots on Balboa Island.
- **Two-Unit Residential (R-2)** – Two-Unit Residential is intended to provide for single lots appropriate for a maximum of two residential dwelling units, or duplexes.
- **Multiple Residential (RM)** – Multiple Residential is intended to provide for area appropriate for multi-unit residential developments containing attached or detached dwelling units.
- **Medium Density Residential (RMD)** – Medium Density Residential is intended to provide for areas appropriate for medium density residential developments containing attached or detached units.
- **Mixed-Use Vertical (MU-V)** – Mixed-Use Vertical is intended to provide for area appropriate for the development of mixed-use structures that vertically include residential dwelling units. Residential dwelling units are located above the ground floor, which includes office, restaurant, retail, and similar nonresidential uses.
- **Mixed-Use Mariners' Mile (MU-MM)** – Mixed-Use Mariners' Mile is intended to provide for areas appropriate for commercial and residential uses. Mariners' Mile is located on the inland side of Coast Highway in the Mariners' Mile Corridor. Properties that front Coast Highway may only be developed for nonresidential purposes. Properties to the rear of the commercial frontage may be developed for freestanding nonresidential uses, multi-unit residential dwelling units, or mixed-

use structures that integrate residential above the ground floor with nonresidential uses on the ground floor.

- **Mixed-Use Cannery Village and 15th Street (MU-CV/15th St.)** – Mixed-Use Cannery Village and 15th Street is intended to establish a cohesive district or neighborhood containing multi-unit residential dwelling units with clusters of mixed-use and/or commercial structures on interior lots of Cannery Village and 15th Street on Balboa Peninsula. Allowed uses include multi-unity dwelling units; nonresidential uses; and/or mixed-use structures, where the ground floor is restricted to nonresidential uses along the street frontage. Residential uses and overnight accommodations are allowed above the ground floor and to the rear of uses along the street frontage. Mixed-Use or nonresidential structures are required on lots at street intersections and are allowed, but not required, on other lots.
- **Mixed-Use Water (MU-W1)** – Mixed-Use Water is intended to be applied to waterfront properties along the Mariners' Mile Corridor in which nonresidential uses and residential dwelling units may be intermixed. A minimum of 50 percent of the allowed square footage in a mixed-use development shall be used for nonresidential uses in which marine-related and victor-serving land uses are mixed. An approved site development review is required prior to any development to ensure uses are fully integrated and that potential impacts from their differing activities are fully mitigated. Design of nonresidential space to facilitate marine-related uses is encouraged.
- **Mixed-Use Water (MU-W2)** – This second Mixed-Use Water designation is intended to apply to waterfront properties in which marine-related uses may be intermixed with general commercial, visitor-related commercial and residential dwelling units on the upper floors.

The City's Zoning Code also regulates the development on land through minimum and maximum standards on lot size, lot width and depth, setbacks, and on lot coverage and floor-area ratio (FAR). **Table 3-6** below provides the development standards for each residential zoning district in Newport Beach:

Table 3-6: Development Standards in Newport Beach – Dimensions

Zone	Dimensions			Min. Yard Setbacks			Construction Standards		
	Min. Lot Size (square feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Max. Height (feet)*	Max. FAL	Max. Site Coverage
Residential Districts									
R-A	87,120	125	N/A	20	5	25	24, 29[6]	N/A	40%
R-1	6,000, 5,000 [1]	60, 50[1]	N/A	20	3, 4[2]	10	24, 29[6]	2.0 (Citywide) 1.5 (Corona del Mar)	N/A
R-1-6,000	6,000	60	80	20	6	6	24, 29[6]	N/A	60%
R-1-7,200	7,200	70	90	20	5	20	35, 40[6]	N/A	60%
R-1-10,000	10,000	90	100	15	10	10	24, 29[6]	N/A	60%
R-BI	2,375	60, 50[1]	N/A	20	See Note 3.	10 ft.	24, 29[6]	1.5 plus 200 sq.ft.	N/A
R-2	6,000, 5,000 [1]	60, 50[1]	N/A	20	See Note 3.	10 ft.	24, 29[6]	2.0 (Citywide) 1.5 (Corona del Mar)	N/A
R-2-6,000	6,000	60	80 ft.	20	6 ft.	6 ft.	24, 29[6]	N/A	60%
RM	6,000, 5,000 [1]	60, 50[1]	N/A	20	See Note 3.	10 ft.	28, 33[6]	1.74	N/A
RMD	6,000, 5,000 [1]	60, 50[1]	N/A	20	See note 4.	25 ft.	28, 33[6]	N/A	N/A
RM-6,000	60	60	80	20	6 ft.	6 ft.	28, 33[6]	N/A	60%
Mixed-Use Zoning Districts									
MU-V	2,500	25		0	0-5[5]	0-5[5]	26, 31[6]	1.0 (Mixed-Use)	
MU-MM	10,000	50		0	0-5[5]	0-5[5]	26, 31[6]	1.0 (Mixed-Use)	
MU-DW	40,000	100		0	0-5[5]	0-5[5]	32, 37[6]	1.0 (Mixed-Use)	
MU-CV/15th St.	5,000	40		0	0-5[5]	0-5[5]	26, 31[6]	1.0, 1.5 [7]	
MU-W1	20,000	200		0	0-5[5]	0-5[5]	26, 31[6]	1.0, 1.5 [7]	
MU-W2	2,500	25		0	0-5[5]	0-5[5]	26, 31[6]	0.75, 0.8[7]	

Notes:
(1) Corner Lot, Interior Lot respectively
(2) lots <40 wide, lots >40 wide respectively
(3) 3 ft. for lots > 40ft. wide, 4 ft. for lots 40'1" – 49'11" wide, and 8% of Average Lot Width for lots > 50 ft. respectively,
(4) N/A for lots > 40ft. wide, 5 ft. for lots 40'1" – 49'11" wide, and N/A for lots > 50 ft.
(5) Adjoining residential district
(6) Flat roof, Sloped roof respectively
(7) Mixed Use, Residential respectively

Yard Requirements

Yards allow for open space, landscaping and greenery, emergency access, and pedestrian and vehicular circulation on a site. Requirements are set in order to ensure there is adequate available space designated to these elements on a property when considering new development or improvements. Included in these requirements are setbacks areas that are located between a setback line and the property line and must remain unobstructed. Setbacks provide the following:

- Visibility and traffic safety
- Access to and around structures
- Access to natural light and ventilation
- Separation of incompatible land uses
- Space for privacy, landscaping, and recreation
- Protection of natural resources
- Safety from fire and geologic hazard

The City's yard requirements do not prohibit residential developments from reaching the maximum density on varying lands/sites, it therefore is not a constraint to the development of housing, specifically housing affordable to low and very low-income households. Additionally, the City's Density Bonus programs provides incentives for the development of affordable housing, including a reduction in the site development standards (e.g., site coverage, setbacks, increased height up to the maximum allowed, reduced lot sizes, and/or parking requirements.

Site Coverage and Floor Area Limit

Site coverage and Floor Area Limit (FAL) requirements maintain mass and intensity of a use for residential uses. The Newport Beach Zoning Code defines site coverage as the percentage of a site covered by structures and accessory structures, as well as decks that exceed 30 inches in height. Maximum site coverage standards limit the footprint of a building and calculates it as a percentage between the ground floor area of a building and the net area of a lot.

The FAL refers to the gross floor area allowed on a residential lot and is determined by multiplying the allowed buildable area of the lot times the applicable multiplier for the lot. FAL requirements limit the total usable floor area to limit the bulk of a building to the land, other buildings, and public facilities.

Maximum Building Height

Maximum building heights are set and defined in the City's Zoning Code to maintain symmetry and compatibility between existing and proposed developments. The height is measured as the vertical distance from the grade of the pad to the highest part of the structure, including protective guardrails and parapet walls. The height limit may be increased within specific areas through the adoption of a Planned Community Development, a specific plan, a planned development permit, a coastal development permit in the coastal zone, or a site development review. The deviation in maximum height limit requires approval of a discretionary action.

- R-A, R-1, R-BI, and R-2 Zoning Districts have height limits of 24 feet for structures with flat roofs (including guard rails and parapet walls) and 29 feet for sloped roofs. A discretionary approval may permit height up to 28 feet for flat roofs and 33 feet for sloped roofs.
- RM and RMD Zoning Districts have height limits of 28 feet for structures with flat roofs and 33 feet for sloped roofs. The height of the structure may be increased to 32 feet for foot roof and 37 feet for sloped roofs through discretionary approval. Properties located in the Height (H) Overlay District may increase height limits to 40 feet for flat roofs and 45 feet for sloped roofs.
- Planned Community Districts may also propose and regulate their own height limits.

The City's building height requirements do not prohibit residential developments from reaching the maximum density on varying lands/sites, it therefore is not a constraint to the development of housing, specifically housing affordable to low and very low-income households. Additionally, the City's Density Bonus programs provides incentives for the development of affordable housing, including a reduction in the site development standards (e.g., site coverage, setbacks, increased height up to the maximum allowed, reduced lot sizes, and/or parking requirements.

Usable Open Space

The City's Zoning Code defines Usable Open Space as an outdoor or enclosed area on the ground, roof, balcony, deck, porch, or terrace, used for outdoor living, active or passive recreation, pedestrian access, or landscaping. This does not include parking facilities, driveways, utility, or service areas, required setbacks, and sloped or submerged land. All residential districts in Newport Beach have a maximum site coverage to allow for open space. Mixed-Use districts require 75 square feet per dwelling unit of common open space and 5 percent of the gross floor area of private open space for each unit.

The City's usable open spaces requirements do not prohibit residential developments from reaching the maximum density on varying lands/sites, it therefore is not a constraint to the development of housing, specifically housing affordable to low and very low-income households. Additionally, the City's Density Bonus programs provides incentives for the development of affordable housing, including a reduction in the site development standards (e.g., site coverage, setbacks, increased height up to the maximum allowed, reduced lot sizes, and/or parking requirements.

Parking Standards

Adequate off-street parking shall be provided to avoid street overcrowding and maintain parking opportunities for the public to visit the coast. This is maintained through the City's parking requirements for each housing unit type, as shown in **Table 3-7**. Parking requirements may add to the development cost of a property and project as spaces and garage parking create additional costs and remove potentially livable space.

Table 3-7: Parking Requirements for Residential Uses

Unit Type	Number of Spaces Required
Accessory Dwelling Unit	1 parking space, with exceptions [1]
Junior Accessory Dwelling Unit	No additional parking required
Single-Unit Dwellings – Attached	2 per unit in a garage
Single-Unit Dwellings – Detached and less than 4,000 sq. ft. of floor area	2 per unit in a garage
Single-Unit Dwellings – Detached and 4,000 sq. ft. of floor area	3 per unit in a garage
Single-Unit Dwellings – Balboa Island	2 per unit in a garage
Multi-Unit Dwellings – 3 units	2 per unit covered, plus guest parking 1-2 units, no guest parking required 3 units, 1 guest parking space
Multi-Unit Dwellings – 4 units or more	2 per unit covered, plus 0.5 space per unit for guest parking
Two-Unit Dwellings	2 per unit; 1 in a garage and 1 covered or in a garage
Live/Work Units	2 per unit in a garage, plus 2 for guest/customer parking
Senior Housing – Market Rate	1.2 per unit
Senior Housing – Affordable	1 per unit

Note:
1. Parking is waived for ADUs if the property is within ½ mile walking distance to transit (including ferry); within an architecturally or historically significant district; on-street parking permits are required and not provided to the occupant of the ADU; or within one block of a car-share vehicle pick-up/drop-off location

Source: City of Newport Beach Municipal Code

The City's parking requirements vary depending on type of unit. As shown in Table 3-7, the City's parking requirements are similar to those throughout the region and are based on generation rates by use type. Multiple family parking requirements are not overly restrictive and the City may grant exceptions to these standards through state-required density bonus provisions and other provisions in the Municipal Code.

As part of the city's rezone program to accommodate future housing growth, development standards, such as parking requirements, will be evaluated to potentially provide additional incentives, concessions reductions or modifications, as appropriate The City's Density Bonus program also provides incentives for the development of affordable housing, including a reduction in the site development standards (e.g., site coverage, setbacks, increased height up to the maximum allowed, reduced lot sizes, and/or parking requirements.

Variety of Housing Types Permitted

Housing Element Law requires jurisdictions to identify sites to be made available through zoning and development standards in order to facilitate development of a variety of housing types for all socioeconomic levels of the population. Housing types include single-unit dwellings, multi-unit housing, accessory dwelling units, factory-built housing, mobile homes, employee and agricultural work housing, transitional and supportive housing, single-room occupancy units (SROs), and housing for persons with



disabilities. **Table 3-8** below identifies the various housing types permitted within each residential and **Table 3-9** identified housing types permitted in mixed-use zoning district in Newport Beach.

Table 3-8: Various Housing Types Permitted in Residential Zones

Housing Type (5)	Residential Zones						Nonresidential Zones	
	R-A	R-1*	R-BI	R-2	RM	RMD	OA	PI
Single-Unit Dwellings – Attached (	--	--	P	P	P	P		
Single-Unit Dwellings – Detached	P	P	P	P	P	P		
Multi-Unit Dwellings	--	--	--	--	P	P		
Two-Unit Dwellings	--	--	P	P	P	P		
Accessory Dwelling Unit(s)	P	P	P	P	P	P		
Junior Accessory Dwelling Unit(s)	P	P	P	P	P	P	--	--
Single Room Occupancy (SRO)	--	--	--	--	--	--	See note (4)	See note (4)
Live-Work Units	--	--	--	--	--	--	--	--
Short-Term Lodging	--	--	P	P	P	P	--	--
Residential Care Facilities – Limited (6 or fewer) Licensed	P	P	P	P	P	P	--	--
Residential Care Facilities – Limited (6 or fewer) Unlicensed	--	--	--	--	CUP-HO	CUP-HO	--	--
Residential Care Facilities – General (7 or More) Licensed	--	--	--	--	CUP-HO	CUP-HO	--	--
Residential Care Facilities – General (7 or More) Unlicensed	--	--	--	--	CUP-HO	CUP-HO	--	--
Residential Care Facilities – Integral Facilities/Integral Uses	--	--	--	--	CUP-HO	CUP-HO	--	--
Parolee-Probationer Home	--	--	--	--	--	--	--	--
Farmworker Housing	NA	NA	NA	NA	NA	NA	NA	NA
Supportive Housing	NA	NA	NA	NA	NA	NA	NA	NA
Transitional Housing	NA	NA	NA	NA	NA	NA	NA	NA
Emergency Shelters	--	--	--	--	--	--	P	P
Low Barrier Navigation Centers	NA	NA	NA	NA	NA	NA	NA	NA

Notes:
P – Permitted by Right
A – Allowed
MUP – Minor Use Permit
CUP-HO – Conditional Use Permit in Residential Zoning Districts
(--) - Not Allowed
NA – Not Listed/Stated
*Located above 1st floor
Source: City of Newport Beach Municipal Code

Table 3-9: Mixed-Use Housing Types Permitted in Mixed-Use Zones

Housing Type	Zones					
	MU-V	MU-MM	MU-DW	MU-CV/ 15th St.	MU-W1	MU-W2
Single-Unit Dwellings – Attached	P* (1)	--	--	P (3)	P* (1)	P* (2)
Single-Unit Dwellings – Detached	--	--	--	--	--	--
Multi-Unit Dwellings	P* (1)	P (1)(2)	P (1)	P (3)	--	--
Two-Unit Dwellings	P* (1)	--	--	P (3)	--	--
Accessory Dwelling Unit(s)	P	P	P	P	P	P
Junior Accessory Dwelling Unit(s)	P	P	P	P	P	P
Live-Work Units	P	P (1)(2)	P	P (3)	--	--

Notes:
*Located above 1st floor
(1) Allowed only as part of a mixed-use development. Refer to Section 20.48.130 (Mixed-Use Projects) for additional development standards.
(2) Not allowed to front onto Coast Highway.
(3) Not allowed on lots at street intersections unless part of a mixed-use or live-work structure.
(4) Permitted in all Commercial Coastal Zones, except CV-LV and Conditionally Permitted in all Commercial Zones.
(5) All residential types defined as a "Dwelling" includes Manufacture/Factory Built and Mobile Homes.
Source: City of Newport Beach Municipal Code

Single-Unit Dwelling

A Single-Unit Dwelling is defined as a structure on a single lot containing one dwelling unit and one housekeeping unit. The structure shall be constructed in compliance with the California Building Code (CBC) and placed on a permanent foundation. Single-Unit Dwellings may be attached or detached. An attached dwelling is owned in fee, located on an individual lot, and shares a wall or roof with another structure. A detached dwelling is also owned in fee and located on an individual but is not connected to another structure in any way.

Multi-Unit Dwelling

A Multi-Unit Dwelling contains three or more dwellings units within the same structure occupied on a single lot. Each dwelling unit is occupied by separate housekeeping units. This housing type includes triplexes (3 dwelling units in one structure), fourplexes (four dwelling units in one structure), and apartments (5 or more dwelling units in one structure), where each structure is owned by one entity and each dwelling unit is rented out. Condominiums are also multi-unit dwellings, but each individual dwelling unit is owned by separate entities. The structure must be placed on a permanent foundation and constructed in compliance with the California Building Code (CBC).

Two-Unit Dwelling

A Two-Unit Dwelling contains two dwelling units, each occupied by their own housekeeping unit, and located within the same structure. This may be referred to as a duplex. The structure must be placed on a permanent foundation and constructed in compliance with the California Building Code (CBC).

Accessory Dwelling Unit (ADU)

An Accessory Dwelling Unit is a secondary dwelling unit, attached or detached, to the primary residence(s) on a single lot. This may be referred to as a "granny flat," "in-law unit," or "carriage house." An ADU must include a kitchen, a full bathroom, a living area, and a separate entrance. The Newport Beach Zoning Code includes efficiency units and manufactured homes as ADUs. Junior ADUs (JADUs) are defined by the City's Municipal Code as a dwelling unit accessory to and entirely contained within an existing or proposed single-unit dwelling. A JADU may not be greater than 500 square feet, and it must either include its own sanitation facilities or share facilities with the single-unit dwelling. A JADU must also include its own efficiency kitchen.

Live-Work Unit

Live-Work Units refer to structures that include both a commercial and a single dwelling unit. Commercial uses are generally located on the ground floor, with the dwelling unit located one to two stories above.

Short-Term Lodging

Short-Term Lodging refers to a dwelling unit that is rented or leased as a single housekeeping unit for 30 days or less.

Single Room Occupancy(SROs)

Single Room Occupancies are defined as residential hotels consisting of 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.

Residential Care Facilities – General Licensed (7 or More Persons)

General Licensed Residential Care Facilities provide a single housekeeping unit for individuals with a disability who reside at the facility. There may be 7 or more individuals residing at the facility, but they each reside in separate dwelling units. The facility may include a place, site or building, or groups of places, sites, or buildings, licensed by the State.

Residential Care Facilities – General Unlicensed (Seven or More Persons)

General Unlicensed Residential Care Facilities include a place, site or building, or groups of places, sites, or buildings, which are not licensed by the State and provide housing to 7 or more individuals with disabilities in separate dwelling units. The facility is not required by law to be licenses by the State.

Residential Care Facilities – Limited Licensed (6 or Fewer Persons)

Limited Licensed Residential Care Facilities provide care, services, and/or treatment in a community residential setting for six or fewer individuals. Individuals may include adults, children, or adults and children. The facility shall be considered a single housekeeping unit and must therefore be in compliance with all land use and property development regulations applicable to single housekeeping units.

Residential Care Facilities – Small Unlicensed (6 or Fewer Persons)

Small Unlicensed Residential Care Facilities include a place, site or building, or groups or places, sites, or buildings in which 6 or fewer individuals with disabilities reside in separate dwelling units. The facility is not required by law to be licensed by the State.

Parolee-Probationer Home

Parolee-Probationer Home refers to a structure or dwelling unit which houses 2 or more parolees-probationers who are unrelated by blood, marriage, or legal adoption. The parolees-probationers reside here in exchange for monetary or nonmonetary consideration given and/or paid by the parolee-probationer and/or any public or private entity or person on behalf of the parolee-probationer. The residential structure may be operated by an individual, a for-profit entity, or a nonprofit entity.

Mobile Home Park

A Mobile Home refers to a transportable trailer that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974. The mobile home is over 8 feet in width and 40 feet in length and may or may not include a permanent foundation. A mobile home on a permanent foundation is considered a single-unit dwelling.

Convalescent Home

Convalescent Home refers to an establishment that provides 24-hour care for persons requiring regular medical attention. A convalescent home may be referred to as a "nursing home" or "hospice." This facility does not provide emergency medical services or surgical services.

Common Interest Development

Common Interest Developments include community apartment projects, condominium projects, planned developments, and stock cooperative.

Farmworker and Agricultural Employee Housing

Farmworkers are considered a special needs interest group by HCD. Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often-unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates. There is a total of 1,772 farmworkers in the County of Orange, with 14 persons employed fulltime farmworkers in Newport Beach. 71 persons are employed in the agriculture industry citywide. The City must consider the housing needs of this community. The Newport Beach Municipal Code does not explicitly define Farmworker Housing or outline it as a permitted use in residential or nonresidential zones. Policy **Action 7E** of the **Section 4: Housing Plan** outlines the City's strategy to update the Municipal Code in accordance with state law.

Supportive Housing

California State Assembly Bill 2162 amended Section 65583, Planning and zoning law to specify that supportive housing is a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City of Newport Beach's Municipal Code does

not explicitly define Supportive Housing or identify zones where is it is a permitted use. **Policy Action 7B** of the **Section 4: Housing Plan** outlines the City's strategy to update the Municipal Code in accordance with state legislation.

Transitional Housing

The City of Newport Beach defines Transitional Housing as rental housing operating under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient program at some predetermined future point in time, which shall be no less than six months. Transitional housing that is provided in single-, two- or multi-unit dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two-, or multi-unit dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this code.

The City of Newport Beach's Municipal Code does not explicitly identify Transitional Housing as a permitted use within the appropriate zones as required by state law. **Policy Action 7B** of the **Section 4: Housing Plan** outlines the City's strategy to update the Municipal Code in accordance with state legislation.

Emergency Shelters

State Law existing law authorizes a political subdivision to allow persons unable to obtain housing to occupy designated public facilities, as defined, during the period of a shelter crisis. Existing law provides that certain state and local laws, regulations, and ordinances are suspended during a shelter crisis, to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis. The City of Newport beach permits Emergency shelters in the OA – Office Airport zoning district and the PI – Private Institutions Coastal zoning district.

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.

Additionally, properties designated for OA 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.

Low Barrier Navigation Centers

AB 101 states that "The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis -." Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multi-unit uses if it meets specified requirements. The City of Newport Beach's Municipal Code does not address Low Barrier Navigations Centers by definition. A program will be adopted to ensure the City's development standards allow Low Barrier Navigation Centers By-Right in all zones that permit mixed-uses and non-residential uses. **Policy Action 7A** of the **Section 4: Housing Plan** outlines the City's strategy to update the Municipal Code in accordance with state legislation.

Planned Community District

The Planned Community (PC) District is intended allow for a coordinated variety of uses and allows projects to benefit from large-scale community building. PC Districts allow for greater flexibility and less restrictive development regulations, while also maintaining compliance with the intent and provisions of the Zoning Code. The Newport Beach Municipal Code states that a PC District may include various types of uses given they are consistent with the General Plan through the adoption of a development plan and text materials that identify land use relationships and associated development standards.

PC Districts allow for large scale housing projects on land areas no less than 25 acres of unimproved land area or 10 acres of improved land area; however, the City Council may waive the minimum acreage requirements. Improved land area refers to parcels of land with existing permanent structures occupying at least 10 percent of the total PC District. The subject property must be reclassified as a PC District and a Development Plan must be filed with the City to initiate the development process. The Development Plans are reviewed by the Director, scheduled for a public hearing before the Planning Commission for a recommendation, and approved by the City Council. A Planned Community District must also go through an environmental review.

The Development Plan must contain:

- A land use map containing the distribution, location, and extent of uses proposed
- Land use tables designating permitted uses
- Development standards

- Protection measures for landforms and public views
- Sustainable improvement standards
- Location and extent of essential facilities including circulation and transportation, drainage, energy, sewage and waste disposal, and water
- Development standards for conservation, development, and utilization of natural resources
- A program of implementation measures, programs, regulations, and public works projects
- A topographical map to illustrate the character of the terrain and condition of existing vegetation
- A summary of the relationship between the proposed development plan and the goals, policies, and actions of the General Plan

Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restricted can produce constraints to the development of housing, including accessible and affordable housing.

On November 7, 2000, the Newport Beach electorate approved Measure S. Measure S amended the Newport Beach City Charter by adding Section 423, which requires voter approval of certain amendments of the Newport Beach General Plan. Meaning, an amendment shall not take effect unless it has been submitted to the voters and approved by a majority of those voting on it. Charter Section 423 encourages the City Council to adopt implementing guidelines that are consistent with its purpose and intent and those guidelines were subsequently adopted by Council Policy A-18. In the case of Charter Section 423, an amendment to the General Plan is defined as any proposed amendment of the General Plan that is first considered and/or approved by the City Council subsequent to December 15, 2000 and that increases the number of peak hour trips (traffic), floor area (intensity), or dwelling units (density) when compared to the General Plan prior to approval.

Procedure

The City Council determines if an amendment requires voter approval pursuant to Section 423, based on the following conditions:

- The Amendment modifies the allowed use(s) of the property or area that is the subject of the Amendment such that the proposed use(s) generate(s) more than one hundred morning or evening peak hour trips than are generated by the allowed use(s) before the Amendment; or
- The Amendment authorizes an increase in floor area for the property or area that is the subject of the Amendment that exceeds forty thousand (40,000) square feet when compared to the General Plan before approval of the Amendment; or
- The Amendment authorizes an increase in the number of dwelling units for the property or area that is the subject of the Amendment that exceeds one hundred (100) dwelling units when compared to the General Plan before approval of the Amendment; or

- The increase in morning or evening peak hour trips, floor area or dwelling units resulting from the Amendment when added to eighty percent (80%) of the increases in morning or evening peak hour trips, floor area or dwelling units resulting from Prior Amendments (see definition in Section 2J exceeds one or more of the voter approval thresholds in Section 423 as specified in Subsection 1, 2 or 3.

If the City Council determines that the Amendment requires voter approval, the City Council then adopts a resolution calling an election on the Amendment. The City Council schedules the election on the Amendment at the next regular municipal election (as specified by the City Charter) or at a special election if the City and the proponent of the Amendment have entered into a written agreement to share the costs of the special election. The City Attorney then prepares an impartial analysis of the Amendment which contains information about the Amendment, any related project or land use approval, and the environmental analysis conducted of the Amendment that will help the electorate make an informed decision on the Amendment. In the absence of an ordinance or Charter provision that establishes a procedure for submittal of arguments or rebuttals relative to City measures, the City Council will adopt a resolution that authorizes the filing of arguments and rebuttals in accordance with the general procedures specified in the Elections Code.

Charter Section 423 restricts growth throughout the community as it may discourage housing development projects, and particularly affordable housing projects. Projects subject to Charter Section 423 may require significant capital investment which may yield uncertain election results.

Short-Term Lodging Ordinance

Short-term lodging refers to the rental and leasing of a dwelling unit to a single household for less than 30 consecutive days. Short-term lodging is predominantly used by tourists to the City and the homeowner may or may not reside on the property.

The City of Newport Beach adopted Ordinance 2020-15 on July 15, 2020, amending the prior short-term lodging Ordinance and establishing permitting regulations for short-term lodging throughout Newport Beach. The Ordinance allows short-term lodging in all residential districts in the City with the approval of a permit and related fees. Ordinance 2020-15 is not considered a constraint to housing in the City as the intent is to control short-term lodging and collect Transient Occupancy Tax. The City provides information online for interested homeowners, Frequently Asked Questions, and permit application processes.

Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes consistency and an enhanced aesthetic level throughout the project community. Specific Plans contain their own development standards and requirements that may be more restrictive than those defined for the city as a whole.

Santa Ana Heights

The Santa Ana Heights Community is located to the north of Newport Beach between East Side Costa Mesa and the Upper Newport Bay. The area was previously within County of Orange's permitting

jurisdiction and the redevelopment project area was designated to eliminate blight. The land has since been annexed into Newport Beach.

The principal objectives of the Santa Ana Heights Specific Plan include:

- Encourage the upgrading of existing residential neighborhoods and business development areas
- Ensure well-planned business park and commercial developments which are adequately buffered from adjacent residential neighborhoods
- Encourage the consolidation of smaller contiguous lots in the business park area
- Ensure that business park and residential traffic are separated to the maximum extent possible, while minimizing impact upon existing parcels
- Ensure adequate provision of public works facilities as development occurs
- Enhance equestrian opportunities with the residential equestrian neighborhood
- Enhance the overall aesthetic character of the community

The Santa Ana Heights Specific Plan identifies design and landscaping guidelines in Section 20.90.030 of the Newport Beach Zoning Code; the development standards are provided in Table 3-4. Table 3-6 also identifies the housing types permitted in each zoning district. Zoning district designations within the project area include the following:

- **Open Space and Recreational District: SP-7 (OS/R)** - Open Space and Recreational District is intended to establish the long-term use and viability of the Newport Beach Golf Course.
- **Residential Equestrian District: SP-7 (REQ)** Residential Equestrian District is intended to provide for the development and maintenance of a single-unit residential neighborhood in conjunction with limited equestrian uses. The zoning district is intended to maintain a rural character with an equestrian theme.
- **Residential Kennel District: SP-7 (RK**) - Residential Kennel District is intended to provide for the development of a single-unit residential neighborhood in conjunction with commercial kennel businesses.
- **Residential Single-Family District: SP-7 (RSF)** - Residential Single-Family District is intended to provide for the development of medium density single-unit detached residential neighborhoods. Permitted uses should complement and be compatible with residential neighborhoods.
- **Residential Multiple-Family District: SP-7 (RMF)** - Residential Multiple-Family District is intended to provide for the development of high-density multi-unit residential neighborhoods with a moderate amount of open space. Permitted uses should complement and be compatible with residential neighborhoods.
- **Horticultural Nursery District: SP-7 (HN**) - Horticultural Nursery District is intended to ensure the long-term use and viability of the horticultural nursery uses located along Orchard Drive in the western section of Santa Ana Heights.

- **General Commercial District: SP-7 (GC)** - General Commercial District is intended to provide regulations for the commercial areas along South Bristol Street and ensure the continuation of commercial uses which offer a wide range of goods and services to both the surrounding residential and business communities. This district is intended to promote the upgraded aesthetic image of the community and reduce conflicts between commercial and residential uses.
- **Business Park District: SP-7 (BP)** - Business Park District is intended to provide for the development and maintenance of professional and administrative offices, commercial uses, specific uses related to product development, and limited light industrial uses. The district shall protect the adjacent residential uses through regulation of building mass and height, landscape buffers, and architectural design features.
- **Professional and Administrative Office District: SP-7 (PA) -** Professional and Administrative Office District is intended to provide for the development of moderate intensity professional and administrative office uses and related uses on sites with large landscaped open spaces and off-street parking facilities. This district is intended to be located along heavily trafficked streets or adjacent to commercial or industrial districts. This district may also be used to buffer residential areas.
- **Professional, Administrative, and Commercial Consolidation District: SP-7 (PACC)** - Professional, Administrative, and Commercial Consolidation District is intended to provide for the development of professional and administrative office uses and commercial uses on lots located between South Bristol Street and Zenith Avenue in a manner which ensures lot consolidation and vehicular access to and from South Bristol Street.
- **Planned Development Combining District (PD)** - Planned Development Combining District is intended to provide a method for land to be developed using design features which take advantage of modern site planning techniques to produce an integrated development project amongst existing and potential development of the surrounding neighborhoods.

Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) to their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodation

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use

and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The Reasonable Accommodation Chapter of the City's Municipal Code provides a procedure and sets standards for disabled persons seeking a reasonable accommodation in the provision of housing and is intended to comply with federal and state fair housing laws. According to the Reasonable Accommodation Chapter of the City's Municipal Code, a request for reasonable accommodation may be made by any person with a disability, their representative, or a developer or provider of housing for individuals with a disability, and a reasonable accommodation may be approved only for the benefit of one or more individuals with a disability. Once an applicant requests reasonable accommodation via all appropriate forms and submittals (as outline in Chapter 20.25.070 of the Newport Beach Municipal Code), the following actions may be taken by the Hearing Office:

- The Hearing Officer shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation, and the associated modification or revocation.
- The reasonable accommodation request shall be heard with, and subject to, the notice, review, approval, call for review, and appeal procedures identified for any other discretionary permit.
- On review the Council may sustain, reverse, or modify the decision of the Hearing Officer or remand the matter for further consideration, which remand shall include specific issues to be considered or a direction for a de novo hearing.

The written decision to approve or deny a request for reasonable accommodation must be consistent with all the applicable Federal and State laws and is be based on consideration of the following findings, all of which are required for approval, the requested accommodation:

- Is requested by or on the behalf of one or more individuals with a disability protected under the Fair Housing Laws.
- Is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
- Will not impose an undue financial or administrative burden on the City as "undue financial or administrative burden" is defined in Fair Housing Laws and interpretive case law.
- Will not result in a fundamental alteration in the nature of a City program, as "fundamental alteration" is defined in Fair Housing Laws and interpretive case law; and
- Will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

In making determinization for a request for reasonable accommodation, the hearing officer may consider a variety of factors; factors for consideration by the hearing officer are listed (but limited to) in Section 20.52.070 of the Newport Beach Municipal Code. Reasonable accommodation generates practical

opportunity and increased feasibility for the creation of accessible housing and the Newport Beach's City process is not considered a constraint to the development of housing for all persons.

Definition of Family

A restrictive definition of "family" that limits the number of unrelated persons and differentiates between related and unrelated individuals living together is inconsistent with the right of privacy established by the California Constitution. The City's Municipal Code defines "family" as one or more persons living together as a single housekeeping unit in a dwelling unit. The Code also defines a single housekeeping unit as the functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities (e.g., meals, chores, household maintenance, expenses, etc.) and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager. The City's definition of family does not limit the number of unrelated persons living together, however the definition for single housekeeping unit, as it relates to family, may require an update by the City as it considers a unit the equivalent to a traditional family.

Development Fees

Residential developers are subject to a variety of permitting, development, and impact fees in order to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services in Newport Beach.

The location of projects and housing type result in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application. **Table 3-10** provides the planning and land use fees assessed by City of Newport Beach and **Table 3-11** provides the engineering and development services fees required for development projects. All fees are available on the City's website in compliance with (GC 65940.1(a)(1)(A)).

Estimated total development and impact fees for a typical single-unit residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations can range from $63,304 to $68,304. Estimated total development and Impact fees for a typical multi-unit residential project with ten units, assuming it is consistent with existing City policies and regulations range from $429,600 to $434,600.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the high cost of land in Newport, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 12.5 percent to 13.5 percent of the direct cost of development for a single-unit residential project and 9.6 percent to 9.3 percent for a multi-unit residential project.

Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

Table 3-10: Planning and Land Use Fees

Type	Fee	Deposit	Hourly Rate
Amateur Radio and Satellite Dish Antenna Permit	$1,379		
Amendment – General Plan	--	$7,500	$266
Amendment – Local Coast Program	--	$3,300	$266
Amendment – Planned Community	--	$7,500	$266
Amendment – Zoning Code	--	$7,500	$266
Appeals to City Council	$1,715	--	--
Appeals to Planning Commission	$1,715	--	--
Approval in Concept Permit	$916	--	--
Certificate of compliance $358 + $12 County	$370	--	--
Coastal Development Permit / Parcel Map Bundle	$3,380	--	--
Coastal Development Permit Waiver / Initial Review	$1,195	--	--
Compliance Letters / Minor Records Research	$390	--	--
Comprehensive / Heritage / Innovative Sign Program	$1,906	--	--
Condominium Conversion Permit	$1,354	--	--
Development Agreement	--	$10,000	$266
Development Agreement Annual Review	$1,397	--	--
Director / Staff Approval	$982	--	--
Extensions of Time (except Abatement Period)	$172	--	--
Environmental Documents	110% of Consultant Cost	--	
Heritage Sign Review	--	--	$166
In-Lieu Parking	--	--	$150
Limited Term Permit – Less than 90 Days	$650	--	--
Limited Term Permit – More than 90 Days	$2,235	--	--
Limited Term Permit – Seasonal	$309	--	--
Lot Line Adjustment	$2,316	--	--
Lot Merger	$2,316	--	--
Modification Permit	$3,219	--	--
Nonconforming Abatement Period Extension	$698	--	--
Operators License – Application	$974	--	--
Operators License – Appeal	$946	--	--
Planned Community Development Plan	--	$10,000	$266
Planned Development Permit	$6,386	--	--
Preliminary Application for Residential Development	$776	--	--
Public Noticing Costs	$508	--	--
Site Development Review – Major	$5,776	--	--
Site Development Review – Minor	$3,293	--	--
Subdivision Parcel Map	$2,301	--	--
Subdivision Tentative/Vesting Tract Map	$5,685	--	--

Type	Fee	Deposit	Hourly Rate
Temporary Banner Permit ($50 + $1 Recorded Management Fee)	$59	--	--
Transfer of Development Rights	$4,490	--	--
Use Permit – Conditional	$5,838	--	--
Use Permit – Minor	$3,292	--	--
Variance	$5,380	--	--
Zoning Plan Check	--	--	$208
Sources: City of Newport Beach Planning Division Fee Schedule (Effective 07/01/2020 per Council Resolution 2021-21).			

Table 3-11: Engineering and Development Services Fees

Type	Fee
Plan Check Hourly Rate	$261
Plan Review	87% of Building Permit Fee
Repetitive Plan Review	25% of Building Permit Fee
Energy Compliance Review	0.07% of Construction Cost
Disabled Access Compliance Review	0.1% of Construction Cost
Grading Plan Review by City Staff	87% of Grading Permit Fee
Grading Plan Review of Complex Projects by Consultant	133% of Consultant Fee
Determination of Unreasonable Hardship	$357
Electrical Plan Review	87% of Total Permit Fee
Mechanical Plan Review	87% of Total Permit Fee
Plumbing Plan Review	87% of Total Permit Fee
Drainage Plan Review for Alteration to Drainage	$199
Water Quality Management Plan Review (Commercial Projects)	$275
Water Quality Management Inspections (Commercial Projects)	$350
Water Quality Management Plan Review Fee (Residential Projects)	$191
Water Quality Management Inspection Check Fee (Residential Projects)	$284
Expedite Plan Review	1.75 X regular plan check fees ($453 minimum)
Plan Check Extension	$68
Harbor Construction Plan Review	$329
Waste Management Administration Fee	$27
Sources: City of Newport Beach Schedule of Rents, Fines, and Fees (Effective 07/01/2021 per City Resolution 2021-21).	

Impact Fees

Impact fees are assessed on a case-by-case basis depending on the proposed use, location, and density. Impact fees ensure adequate maintenance and provision of public facilities and services to the project and include transportation, school, park and open space, waste management, sewage, and water. **Table 3-12** provides the fees calculated based on land use in Newport Beach.

Table 3-12: Development Impact fees

Use	Fee
Transportation (Fair Share)	
Single-Unit Development	$2,579/unit
Residential-Medium Density	$2,016 /unit
Apartment	$1,524/unit
Elderly Residential	$938/unit
Mobile Home	$1,407/unit
Nursing/ Convalescent Home	$633/unit
School Impact Fee	
N-MUSD Residential Developer Fee	$1.84/sq.ft.(1)
Park Dedication	
Park Dedication	$30,217/unit
San Joaquin Transportation Corridor Agency (TCA) – Zone A(2)	
Single Unit	$6,050/unit
Multi-Unit	$3,524/unit
San Joaquin Transportation Corridor Agency (TCA) – Zone B(2)	
Single Unit	$4,689/unit
Multi-Unit	$2,735/unit

Sources: City of Newport Beach Schedule of Rents, Fines, and Fees (Effective 07/01/2021 per Council Resolution 2021-21). Newport-Mesa Unified School District Developer Fees

Notes:

(1) Addition under 500 sq.ft. may be exempt

(2) Effective July 1, 2020 – June 30, 2021. The fee rate schedule increases by 2.667% each year on July 1st.

On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (street frontage improvements, curbs, gutters, sewer/water, and sidewalks), and off-site improvements caused by project impacts (drainage, parks, traffic, schools, and sewer/water). Thus, these are costs that may influence the sale or rental price of housing. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The majority of cost associated with on and off-site improvements is undertaken by the City and recovered in the City's development and impact fees.

Building Codes and Enforcement

The City's construction codes are based upon the California Code of Regulations, Title 24 that includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. They are the minimum necessary to protect the public health, safety and welfare of the City's residents. In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020. The City strives to provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits. The City has not made any building code or code enforcement

amendments in the past 8 years which directly affect or potentially hider the development of housing in Newport Beach.

Code enforcement is conducted by the City and is based on systematic enforcement in areas of concern and on a complaint basis throughout the city. The Code Enforcement Division works with property owners and renters to assist in meeting state health and safety codes. The Code Compliance Department investigates complaints regarding violations of the Newport Beach Municipal Codes. The following are frequent enforcement items:

- Hazardous property conditions
- Overgrown vegetation
- Housing Code violations (broken windows, peeling paint)
- Inoperable and abandoned vehicles on private property
- Signs, including signs in public right-of-way and signs without permits
- Solid Waste (early set-out of containers, inadequate containers, illegal dumping)
- Water quality and conservation
- Zoning requirements, (i.e., illegal dwelling units and use requirements)

Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, encounter community opposition, or are appealed to or require approval from the Coastal Commission. Applicants for all permits or reviews are recommended to request a pre-application conference with the respective department to achieve the following:

- Inform the applicant of City requirements as they apply to the proposed project.
- Review the City's review process, possible project alternatives or revisions; and
- Identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project

All applicable fees related to permits and reviews are established by the City Council and can be found in the City's Master fee schedule (Tables 3-10 and 3-11). All applications are first reviewed for completeness, discretionary applications require the respective department to provides a written report and recommendation, applications are then subject to review by the appropriate authority. **Table 3-13** below identifies the review authority responsible for reviewing and making decisions on each type of application

required by the Newport Beach Zoning Code. Permit review procedures for residential developments in the City of Newport Beach are outlined below.

Table 3-13: Review Authority for Permit Application

Type of Action	Applicable Code Chapter/Section	Role of Review Authority[1]				
		Director	Zoning Administrator	Hearing Officer	Commission	Council[2]
Administrative and Legislative						
Interpretations	Section 20.12.020	Determination[3]	--	--	Appeal	Appeal
Planned Communities	Chapter 20.56	--	--	--	Recommend	Decision
Specific Plans	Chapter 20.58	--	--	--	Recommend	Decision
Zoning Code Amendments	Chapter 20.66	--	--	--	Recommend	Decision
Zoning Map Amendments	Chapter 20.66	--	--	--	Recommend	Decision
Permits and Approvals						
Conditional Use Permits	Section 20.52.020	--	--	--	Decision	Appeal
Conditional Use Permits—Residential Zones HO	Section 20.52.030	--	--	Decision	--	Appeal
Minor Use Permits	Section 20.52.020	--	Decision [3]	--	Appeal	Appeal
Modification Permits	Section 20.52.050	--	Decision[3]	--	Appeal	Appeal
Planned Development Permits	Section 20.52.060	--	--	--	Decision	Appeal
Reasonable Accommodations	Section 20.52.070	--	--	Decision	--	Appeal
Site Development Reviews	Section 20.52.080	--	Decision[3]	--	Decision	Appeal
Variances	Section 20.52.090	--	--	--	Decision	Appeal
Zoning Clearances	Section 20.52.100	Determination[3]	--	--	Appeal	Appeal

Notes:
(1) "Recommend" means that the Commission makes a recommendation to the Council; "Determination" and "Decision" mean that the review authority makes the final determination or decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of a previous decision-making body, in compliance with Chapter 20.64 (Appeals).
(2) The Council is the final review authority for all applications in the City.
(3) The Director or Zoning Administrator may defer action and refer the request to the Commission for consideration and final action.

Source: City of Newport Beach Municipal Code, Chapter 20.50 Permit Application Filing and Processing

Conditional Use Permits in Residential Zoning

The purpose and intend of Conditional Use Permits in residential zoning districts, as identified by the Newport Beach Municipal Code Section 20.52.030, is to promote the public health, safety, and welfare and to implement the goals and policies of the General Plan by ensuring that conditional uses in residential neighborhoods do not change the character of the neighborhoods as primarily residential communities. As well as, to protect and implement the recovery and residential integration of the disabled, including those receiving treatment and counseling in connection with dependency recovery. In doing so, the City seeks to avoid the over-concentration of residential care facilities so that these facilities are reasonably dispersed throughout the community and are not congregated or over-concentrated in any particular area to institutionalize that area.

A conditional use permit is required to authorize uses not previously permitted as allowable in the applicable residential zoning district or in an area where residential uses are provided for in Planned Community Districts or specific plan districts. An application for a conditional use permit, meeting all the requirements outline in Subsection 20.52.030(D), is then reviewed by the Director to ensure that the proposal complies with all applicable requirements. Additionally, all conditional use permit applications require a public hearing and a public notice of the hearing. The review authority identified in Table 3-9 above is designated to approve, conditionally approve, or deny applications for conditional use permits in residential zoning districts.

Site Development Reviews

The City of Newport Beach identifies the purpose of site development reviews as providing a process for the review of specific development projects in order to:

- Ensure consistency with General Plan policies related to the preservation of established community character, and expectations for high quality development.
- Respect the physical and environmental characteristics of the site.
- Ensure safe and convenient access and circulation for pedestrians and vehicles.
- Allow for and encourage individual identity for specific uses and structures.
- Encourage the maintenance of a distinct neighborhood and/or community identity.
- Minimize or eliminate negative or undesirable visual impacts.
- Ensure protection of significant views from public right(s)-of-way in compliance with Section 20.30.100 (Public View Protection); and
- Allow for different levels of review depending on the significance of the development project.

Site development review is required before the issuance of a building or grading permit for any new structure. Structures that do not require a site development review (but instead require a zoning clearance) include, accessory structures, fences and/or walls, reconstruction or exterior remodeling of existing structures, one to four dwelling units, without a tentative or parcel map, and non-residential up to a maximum of 9,999 square feet of gross floor area. Site development review and approval is

determined by either the Zoning Administrator or the Planning Commission. **Table 3-14** below identifies the applicable review authority for different development types.

Table 3-14: Review Authority and Action for Residential Construction

Type of Construction Activity	Role of Review Authority (1) (2)	
	Zoning Administrator (Minor Review)	Planning Commission (Major Review)
Residential construction: 5 to 20 dwelling units, without a tentative or parcel map.	Decision	Appeal
Residential construction: 5 or more dwelling units with a tentative or parcel map and 21 or more dwelling units, without a tentative or parcel map.	--	Decision
Residential construction: On a bluff, an increase in the boundaries of a development area in compliance with the findings in Section 20.28.040 (Bluff (B) Overlay District).	--	Decision
Mixed-use projects: 1 to 4 dwelling units and nonresidential construction of up to a maximum of 9,999 square feet of gross floor area.	Decision	Appeal
Mixed-use projects: 5 or more dwelling units and/or nonresidential construction of 10,000 square feet or more of gross floor area.	--	Decision
Source: City of Newport Beach Municipal Code		

A site development review is initiated when the Department receives a complete application package including the required information and materials specified by the Director and any additional information required by the applicable review authority in order to conduct a thorough review of the project. Upon receipt of a complete application the applicable review authority shall conduct a review of the location, design, site plan configuration, and effect of the proposed project on adjacent properties by comparing the project plans to established development standards and adopted criteria and policies applicable to the use or structure. The following criteria shall be considered during the review of a site development review application:

- Compliance with this section, the General Plan, this Zoning Code, any applicable specific plan, and other applicable criteria and policies related to the use or structure.
- The efficient arrangement of structures on the site and the harmonious relationship of the structures to one another and to other adjacent developments; and whether the relationship is based on standards of good design.
- The compatibility in terms of bulk, scale, and aesthetic treatment of structures on the site and adjacent developments and public areas.
- The adequacy, efficiency, and safety of pedestrian and vehicular access, including drive aisles, driveways, and parking and loading spaces.
- The adequacy and efficiency of landscaping and open space areas and the use of water efficient plant and irrigation materials; and

- The protection of significant views from public right(s)-of-way and compliance with Section 20.30.100 (Public View Protection).

All site development reviews require a public hearing and a notice of the hearing. The review authority may approve or conditionally approve a site development review application.

Zoning Clearances

A Zoning clearance is the procedure used by the City to verify that a proposed use or structure complies with the activities allowed in the applicable zoning district and the development standards and other provisions of the City's Zoning Code. A zoning clearance is required as a prerequisite to establishing a structure for the following:

- Before the initiation or commencement of any use of land not requiring the construction of a structure.
- Whenever a use is proposed to be changed, whether or not the new use involves a new lessee, operator, or owner, a zoning clearance shall be obtained.
- Before the City issues a new or modified building permit, grading permit, or other construction-related permit required for the alteration, construction, modification, moving, or reconstruction of any structure.

The Department may issue the zoning clearance after first determining that the request complies with all Zoning Code provisions and other adopted criteria and policies applicable to the proposed use or structure. An approval may be in the form of a stamp, signature, or other official notation on approved plans, a letter to the applicant, or other certification, at the discretion of the Director. Review authority for Zoning Clearances is stated in Table 3-11 above.

Senate Bill 35

California Senate Bill 35 (SB 35), codified as Government Code Section 65913.41, was signed on September 29, 2017 and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

When a jurisdiction has made insufficient progress toward their Above Moderate-income RHNA and/or has not submitted the latest Housing Element Annual Progress Report (2018) it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50 percent affordability. All projects, which propose at least 50 percent affordable units within Newport Beach are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;

- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs have not be satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."

A project does not qualify for SB 35 streamline processing if in:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.[1]

Processing Timelines

Typical processing timelines for residential development vary depending on the product type and size, environmental conditions, coastal zone considerations, and applicant turnaround times. Processing timelines depending on application type are also dictated by state law. The "timeline" is assumed to be the period from the filing of an application (i.e., for a building permit or for entitlement) to the issuance of a building permit for construction of the development project. Generally, processing timelines for single-family and two-family residences range from 12 to 24 weeks and from 24 to 52 weeks for multi-family development. For projects in the Coastal Zone, processing timelines are 8 to 10 weeks longer on average to account for a coastal development permit analysis and issuance. The City does not perceive existing processing timelines as a constraint as they are typical of jurisdictions in the region and are primarily guided by state law.

[1] JD Supra Knowledge Center, "How California's SB 35 Can Be Used to Streamline Real Estate Development Projects", Accessed March 26, 2021.

Request for Densities Below those Identified in the Sites Inventory

In some cases, development applicants may not maximize the permitted densities established in a Zoning District. This could pose a challenge to meeting RHNA objectives. Pursuant to state law, the City must provide "at all times" sites available to accommodate the remaining RHNA need. Therefore, when densities identified pursuant to RHNA are not constructed to their full assumed potential, the City is required to ensure alternative sites are available. To address this issue, the City has an additional buffer of RHNA sites to address any site related deficiency issues.

In review of recent development trends in the City, there is no evidence of a prevalence of requests to develop and densities below those permitted. Recent trends indicate the majority of new development seeks to maximize density due to land costs and other factors. Infrastructure Constraints.

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. The cost of these facilities is generally borne by developers, which increases the cost of new construction, with much of that increased cost often "passed on" in as part of home rental or sales rates.

The Utilities Department oversees, manages, and maintains the City's:

- Water
- Wastewater (sewer)
- Storm drain and tidal valve system
- Street sweeping
- Streetlights
- Oil and gas operations

The City has water, sewer and dry utilities that exist or are planned to accommodate residential development in the community. As the City is essentially built out, the infrastructure in place is designed and located to accommodate potential for additional housing identified for the 6th Cycle Housing Element.

Dry Utilities

Dry utilities are the installation of the electric, telephone, TV, internet, and gas in a community. Of the utilities, the City must plan to provide the necessary resources, such as electric and gas, to increased households from 2021-2029, as projected by the RHNA allocation.

Electricity

Southern California Edison (SCE) is the electrical service provider for the City of Newport Beach. SCE is regulated by the California Public Utilities Commission (CPUC) and the Federal Energy Regulatory Commission (FERC) and includes 50,000 square miles of SCE service area across Central, Coastal, and Southern California. The SCE reliability report identifies the reliability of electricity services to the City and identifies any dependability issues that exist in the City. There are 52 circuits that serve the City of Newport Beach, in total the 52 circuits serve 77,199 customers. SCE measure reliability by three categories:

- **System Average Interruption Duration Index (SAIDI)** – total minutes every SCE customer was without power due to sustained power outage (outage > 5 minutes) divided by total number of customers
- **System Average Interruption Frequency Duration Index (SAIFI)** – Number of sustained customer outages experienced by all SCE customers divided by total number of customers
- **Customer Average Interruption Duration Index (MAIFI)** – System average interruption duration index divided by system average interruption frequency index

Overall, the City of Newport Beach experience relatively low interruptions compared to the overall service provided to all SCE customers, displayed in **Figure 3-1**.

Figure 3-1: Reliability History of Circuits Serving Newport Beach (No Exclusions)



Source: Southern California Edison, Reliability Reports, Newport Beach 2020

SCE will continue to provide adequate services to the City of Newport Beach including increased household growth as projected by the City's RHNA allocation.

Natural Gas

Southern California Gas Company provides natural gas services to the City of Newport Beach. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and EG customers in Southern California. The SoCal Gas 2020 utility report projects total gas demand to decline at an annual rate of 1 percent from 2020-2035. From 2020-2035, residential demand is expected to decline from 230 Billion cubic feet (Bcf) to 198 Bcf. The

decline is approximately 1 percent per year, on average. The decline is due to declining use per meter—primarily driven by very aggressive energy efficiency goals and associated programs— offsetting new meter growth. [2]

SoCalGas engages in several energy efficiency and conservation programs designed to help customers identify and implement ways to benefit environmentally and financially from energy efficiency investments. Programs administered by SoCalGas include services that help customers evaluate their energy efficiency options and adopt recommended solutions, as well as simple equipment-retrofit improvements, such as rebates for new hot water heaters. Additionally, the City of Newport Beach employs programs for energy and utility conservation, outline below in **Section 3: Housing Resources, Opportunities for Energy Conservation.**

Water Supply

The City of Newport Beach Utilities Department currently serves a population of over 86,000 within a service area of approximately fifty square miles. The Department is responsible for providing a safe and reliable source of water to approximately 26,200 active connections and delivering approximately 13,500 acre-feet (AF) of water per year on average. [3] The City's distribution system consists of approximately 300 miles of distribution pipelines and is divided into five main pressure zones: Zone 1 through Zone 5 with 16 minor zones. Zones 1 and 2 are the largest and cover most of the system demands. Zones 3, 4 and 5 are smaller pumped zones. The system infrastructure consists of four wells, three storage reservoirs, five pump stations and 43 pressure reducing stations (PRS) that manage pressure across the system. [4]

The City of Newport Beach water division is separated into four sections: water maintenance and repair, water production, water quality, and water system services, each department's duties are outlined below. Together the division is responsible for providing a safe and reliable source of water.

Newport Beach Water Source

The City receives its water from several sources, local groundwater from the Lower Santa Ana River Groundwater Basin, imported water purchased from the Municipal Water District of Orange County (MWDOC), and recycled water purchased from Orange County Water District (OCWD). Most of the City's water supply is groundwater, pumped from four wells within the City of Fountain Valley. Imported water is treated at the Diemer Filtration Plant operated by the Metropolitan Water District of Southern California (Metropolitan). The City is not capable of treating water to produce reclaimed water but purchases water from OCWD through the Green Acres Project. [5]

Water Maintenance and Repair

Water Maintenance & Repair is responsible for the maintenance and operation of the City's water mains and valves that are located underground.

[2] SoCal Gas 2020 California Gas report, Prepared in Compliance with California Public Utilities Commission Decision D .95-01-039
[3] City of Newport Beach, Water rate Study, 2019
[4] City of Newport Beach, Water Master Plan, 2019
[5] City of Newport Beach, Urban Water Management Plan (2015)

Water Production

Water Production operates, maintains, and disinfects the City of Newport Beach's water supply. The division operates two well sites which produce groundwater from the Orange County Basin as well as three water reservoirs to receive, store and distribute the City's water. Other water facilities that assist in the distribution and treatment process include: five water pump stations, five Metropolitan Water District interconnections, and 42 water pressure regulating stations. Water Production also manages SCADA (Supervisory Control and Data Acquisition) which monitors and controls the pumps in the City's water wastewater and gas systems.

Big Canyon Reservoirs

Located at 3300 Pacific View Drive in Corona Del Mar. The Big Canyon Reservoir is the largest City owned reservoir with a capacity of 600 acre-feet or 195 million gallons. Built in 1958 this reservoir was the primary water supply for Newport for many years. Although the reservoir does have the ability to supply water to the entire service area the reservoir is primarily used as a storage reservoir and supply to the City's higher-pressure zones.

Spyglass Hill Reservoir

Located under the Spyglass Reservoir park at the end of Muir Beach Circle in Spyglass is the 1.5-million-gallon concrete reservoir. Built in the 1970s to supply the surrounding community this 101-foot diameter and 27-foot-deep reservoir is under the playground park. Large concrete support columns and thick concrete roof and walls support this reservoir.

16th Street Reservoir

Located at the Utilities Yard at 949 West 16th Street in Newport Beach the newest of our reservoirs is a 3-million-gallon underground concrete reservoir. Built in 1996 as part of the City's ground water project, this reservoir receives well water from our four City owned wells in Fountain Valley. This reservoir supplies water to the 16th Street pump station that can pump up to 12,000 gallons per minute into our distribution system. Excess water not used in the system is stored in the Big Canyon Reservoir in Corona Del Mar.

Water Quality

The City of Newport Beach Utilities Department is responsible for providing residents with a reliable, safe, clean, potable, and domestic water supply. Newport Beach's drinking water is safe for drinking. It meets or exceeds all Federal and California water quality standards, which are the most stringent standards of any state in the nation. The City's staff continuously monitors the City's water supply and conducts more than 1,500 tests each year on potable water drawn from different sampling points along our distribution system.

Water System Services

Water System Services assists City of Newport Beach customers with any questions regarding water quality, water pressure, consumption usage, any concern with water meters, leak detection, utilities inspections and underground utility locating. The City's Water Systems Services webpage provides tips and information for proper water systems care for property owners as well as additional resources.

Wastewater

Wastewater is responsible for the collection of residential and commercial wastewater. This Division has three sub-sections: Pump Station Operation, Cleaning Operation and Construction Operation. These three sub-sections provide service relating to pump station repair and maintenance, sewer main, lateral and manhole cleaning, sewer blockage and odor, and sewer main and lateral breaks and repairs.

The City's Wastewater department is responsible for 203 miles of sewer pipe, 120 miles of sewer laterals, approximately 5,000 manholes, 21 pump stations, and five miles of force mains. The City's 2019 Sewer System Management Plan states the department's main goals to include the following:

- Maintain uninterrupted sewage flow without health hazard, effluent leakage, or water infiltration and inflow.
- Operate a sanitary sewer system that meets all regulatory requirements.
- Avoid sanitary sewer overflows and respond to sanitary sewer overflows quickly and mitigate any impact of the overflow.
- Maintain standards and specifications for the installation of new wastewater systems.
- Verify the wastewater collection system has adequate capacity to convey sewage during peak flows.
- Provide training for Wastewater Collection staff.
- Maintain the Fats, Oil, and Grease program (FOG program) to limit fats, oils, grease, and other debris that may cause blockages in the wastewater collection system.
- Identify and prioritize structural deficiencies and implement short-term and long-term maintenance and rehabilitation actions to address each deficiency.
- Meet all applicable regulatory notification and reporting requirements.
- Provide excellent customer service through efficient system operation and effective communication strategies.

Sewer

The Orange County Sanitation District (OCSD)provides sanitation services to the City of Newport Beach. In 2013, the sanitation district began a construction program to rehabilitate the OCSD's regional sewers in the City. The program ran through 2018 and consisted of five construction projects, including:

- **Dover Drive Trunk Sewer Relief (5-63):** The Dover Drive Trunk sewer runs between Irvine Blvd. and Coast Highway and is in poor condition. The existing sewer pipeline also does not have efficient hydraulic capacity to handle the wastewater flow and must therefore be replaced with a larger pipeline. OCSD will also relocate a city waterline to reduce the level of impact for the community by eliminating the need for a secondary project in the area.
- **Balboa Trunk Sewer Rehabilitation (5-47):** This project will rehabilitate the existing Balboa Trunk sewer along Newport Blvd. and Balboa Blvd. between A Street and Finley Ave. (See map: between

A Street Pump Station and Lido Pump Station.) The project includes installation of a new protective lining in approximately 12,600 feet of sewer pipeline.

- **Newport Force Main Rehabilitation (5-60):** The Newport Force Main is a critical component of our sewer system and needs to be rehabilitated. It carries the wastewater flow from various pump stations to our treatment plant in Huntington Beach. The pipelines are located on Coast Highway stretching past Dover Dr. to the Bitter Point Pump Station, approximately 1/4 mile north of Superior Ave., which is a heavily traveled thoroughfare. There are two sewer lines, one on the north side of Coast Highway and one on the south side which make the rehabilitation more complex.
- **District 6 Trunk Sewer Relief (6-17):** The District 6 Trunk sewer runs from Pomona Ave. in the City of Costa Mesa to Newport Blvd. near Coast Highway in the City of Newport Beach. This project will increase the capacity of the existing sewer pipeline to reduce the potential for sewer spills and to properly handle flows.
- **Southwest Costa Mesa Trunk (6-19):** In an effort to improve efficiency in our service area, this project is looking into the design and construction of a new gravity trunk sewer. This project may lead to the abandonment of eight Costa Mesa and Newport Beach pump stations to provide more reliable service to the community

The infrastructure improvements initiated by OCSD from 2013 to 2018 increased overall capacity and efficiency in the Newport Beach sewer system. The City can accommodate the increase in households as projected by the City's RHNA allocation.

Water Demand

In fiscal year 2014-15, the City's total water demand was approximately 16,033 acre-feet. The City's potable demand was met through 11,200 acre-feet of groundwater and 4,338 acre-feet of imported water; the remaining non-potable demand was met through recycled water. The City is projecting over five percent increase in total potable and non-potable demand in the next 25 years accompanied by a projected 13 percent population growth.[6]

The 2015 UWMP found that Metropolitan is able to meet full service demands of its member agencies with existing supplies out to 2040 during a normal, single-dry, and multiple-dry year scenario. Additionally, the 2019 Water Master Plan found that though population continues to increase over the past ten years, total water demand has decreased. The 10-year average annual demand for 2007-2016 (15,991 AF) is 14 percent less than the 1986-1996 average annual demand (18,626 AF). The City's water infrastructure and service provider is capable of meeting the water demands of its customers under the same hydrological conditions out to 2040, this includes all household growth estimated by the City's RHNA allocation.

[6] City of Newport Beach, Urban Water Management Plan (2015)

Fire and Emergency Services

The City of Newport Beach's Fire Department aims to Protect life, property, and the environment with innovative professionalism and organizational effectiveness using highly trained professionals committed to unparalleled service excellence. The department has 144 full-time employees and over 200 part-time/seasonal employees provide 24-hour protection and response to the community's residents, businesses, and visitors.

The department's primary goals are identified as follows:

- Identify and reduce fire and environmental hazards that may threaten life and property.
- Provide a safe, effective, and expeditious response to requests for assistance.
- Develop an adequately trained workforce to effectively perform their duties.
- Participate in the community development planning process to improve fire and life safety.
- Encourage department personnel to assume leadership roles in the organization.
- Plan for response to natural and man-made disasters that affect the community.
- Educate and train employees and the community to assist them in maintaining a safe environment.

The department's different divisions and respective duties are outlined below.

Fire Operations Division

The Fire Operations Division is the largest of four divisions within the Newport Beach Fire Department. The primary responsibilities of its personnel are life safety, incident stabilization, and the preservation of property and the environment. The Newport Beach Fire Department operates as an "all risk" emergency responsible organization responding to the following:

- Fires
- Pre-hospital Medical Emergencies
- Technical Rescues
- Traffic Accidents
- Vehicle Extrications
- Major Flooding
- Beach Rescues
- High Rise Incidents
- Wildland Fires
- Disaster Operations
- Hazardous Materials Incidents

The Fire Department staffs eight fire stations 24/7. The stations are strategically located throughout the city to provide the quickest and most effective response to the area served, with an average response time of five minutes. Considering the department's expansive and well-connected nature, as well as the compactness of the City of Newport, additional housing or new developments would not pose a burden on the existing Fire Department's fire operations. Therefore, fire operations are not considered a constraint to the development of housing for all income levels.

The City requires Development Agreements for certain development types within the Airport area to ensure adequate safety services and ambulance units. Development Agreements include additional fees for safety service operations in the airport area due to current lack of ambulance units. The imposition of additional fees may pose a constraint to the development of housing, and particularly affordable housing. This may result in greater development fees which may subsequently influence the final rental cost of units or home value.

Emergency Medical Services

The goal of the Emergency Medical Services (EMS) Division is to deliver the highest quality of medical care to members of the community, regardless of their ability to pay. In total, the City has eight fire stations that are strategically located to provide the best services the community. Each day there are eight fire engines, two fire trucks and the three paramedic ambulances in service. The average response time is four minutes and 22 seconds. The system's design accounts for fewer paramedic ambulances and expects a nearby fire engine or truck company to arrive on scene first to initiate basic medical care, which at times can include lifesaving cardio-pulmonary resuscitation or delivering rapid electrical shocks using automated external defibrillators (AEDs), prior to the arrival of the paramedic team.

Lifeguard Operations Division

The City of Newport Beach's Lifeguard Division protects up to 10 million beach visitors on Newport Beach's 6.2 miles of ocean and 2.5 miles of bay beaches, with preventative actions and medical assistance. Every day of the year, lifeguards ensure safety and provide customer service to the visitors on the beach, boardwalk, piers, and in the ocean.

Police Services

The City of Newport Beach's Police Department intends to:

- Respond positively to the Community's needs, desires, and values and in so doing be recognized as an extension and reflection of those we serve.
- Strive to provide a safe and healthy environment for all, free from violence and property loss resulting from criminal acts, and injuries caused by traffic violators.
- Manage inevitable change and welcome the challenge of future problems with creative solutions, which are financially prudent and consistent with Community values.

The Department's is headed by Chief of Police Jon T. Lewis, who is the 10th Chief of Police in the department's history, assuming office on March 22, 2016. The City of Newport Beach's Police Department handles a wide array of services and permitting, all services are outlined in detail on the City's Police Department webpage.

2. Environmental Constraints

Newport Beach is bound by the Pacific Ocean to the West and contains many different natural landscapes within the City's boundaries. Newport Beach has a variety of coastal features ranging from replenished beach sands in West Newport, to steep bluffs comprised of sandstone and siltstone to the south of Corona del Mar. The community, as most of California is, sits along some major fault traces. The City is susceptible to several potential environmental constraints to the development of housing, including geologic hazards, flood hazards, and fire hazards, all are detailed below.

Coastal Hazards

A goal of the California Coastal Act and the City's adopted Local Coastal Program is to assure the priority for coastal-dependent and coastal-related development over other development in the Coastal Zone. The Coastal Act is an umbrella legislation designed to encourage local governments to create Local Coastal Programs (LCPs) to govern decisions that determine the short- and long-term conservation and use of coastal resources. The City of Newport Beach's LCP is considered the legislative equivalent of the City's General Plan for areas within the Coastal Zone. Local Coastal Programs are obligated by statute to be consistent with the policies of the Coastal Act and protect public access and coastal resources. Over 63 percent of Newport Beach is within the Coastal Zone and subject to the oversight by the California Coastal Commission.

Sea Level Rise and Storm Inundation

Newport Beach is exposed to a variety of coastal hazards including beach erosion, bluff erosion, and coastal flooding due to sea level rise (SLR) and storm inundation. The City has a significant amount of land directly adjacent to surface water that is directly affected by sea level rise and storm inundation. The effects of SLR on coastal processes, such as shoreline erosion, storm-related flooding and bluff erosion, have been evaluated using a Coastal Storm Modeling System (CoSMoS), a software tool and multi-agency effort led by the United States Geological Survey (USGS), to make detailed predictions of coastal flooding and erosion based on existing and future climate scenarios for Southern California. The mapping results from CoSMoS provide predictions of shoreline erosion (storm and non-storm), coastal flooding during extreme events, and bluff erosion for the City in community-level coastal planning and decision-making. A large portion of the City's coastal adjacent land appropriate for development is at risk of tidal flooding. Land along the coast is vulnerable to shoreline retreat, which is predicted to accelerate with Sea Level Rise. Long-term shoreline retreat coupled with storm-induced beach erosion has the potential to cause permanent damage to buildings and infrastructure in these hazard zones. As a result, the City did not utilize land within the coastal

The Coastal Commission provides direct guidance on how the City of Newport Beach addresses future land use in consideration of sea level rise. According to the California Coastal Commission Sea Level Rise Policy Guidance[7] , local jurisdictions can "Minimize Coastal Hazards through Planning and Development Standards" through the following measures applicable to Newport Beach:

[7] California Coastal Commission Sea Level Rise Policy Guidance, 2018 Science Update

- Design adaptation strategies according to local conditions and existing development patterns, in accordance with the Coastal Act.
- Avoid significant coastal hazard risks to new development where feasible.
- Minimize hazard risk to new development over the life of the authorized development.
- Minimize coastal hazard risks and resource impacts when making redevelopment decisions.
- Account for the social and economic needs of the people of the state include environmental justice, assure priority for coastal-dependent and coastal-related develop over other development

The Coastal Commission has also prepared a Draft Coastal Adaptation Planning Guidance: Residential Development (dated March 2018), which will serve as the Coastal Commission's policy guidance on sea level rise adaptation for residential development to help facilitate planning for resilient shorelines while protecting coastal resources in LCPs

Geologic Hazards

According to the Newport Beach Safety Element, the geologic diversity of Newport Beach is strongly related to tectonic movement along the San Andreas Fault and its broad zone of subsidiary faults. This, along with sea level fluctuations related to changes in climate, has resulted in a landscape that is also diverse in geologic hazards. Geologic hazards are generally defined as surficial earth processes that have the potential to cause loss or harm to the community or the environment. Specific geologic hazards that may affect the development of housing in the City are detailed below.

Slope Failures

Slope failures often occur as elements of interrelated natural hazards in which one event triggers a secondary event such as a storm-induced mudflow. Slope failure can occur on natural and man-made slopes. The City's remaining natural hillsides and coastal bluff areas are generally vulnerable to slope failures that include: San Joaquin Hills; and bluffs along Upper Newport Bay, Newport Harbor, and the Pacific Ocean. Despite the abundance of landslides and new development in the San Joaquin Hills, damage from slope failures in Newport Beach has been small which may be attributed to the development of strict hillside grading ordinances, sound project design that avoid severely hazardous areas, soil engineering practices, and effective agency review of hillside grading projects.

Seismic Hazards

The City of Newport Beach is located in the northern part of the Peninsular Ranges Province, an area that is exposed to risk from multiple earthquake fault zones. The City of Newport Beach Safety Element determines that the highest risks originate from the Newport-Inglewood fault zone, the Whittier fault zone, the San Joaquin Hills fault zone, and the Elysian Park fault zone. Each of the aforementioned zones have the potential to cause moderate to large earthquakes that would cause ground shaking in Newport Beach and nearby communities. Earthquake-triggered geologic effects also include surface fault rupture, landslides, liquefaction, subsidence, and seiches. Specific hazards associated with seismic hazards, which can potentially be determined as a constraint to development are detailed below.

Liquefaction

Strong ground shaking can result in liquefaction. Liquefaction, a geologic process that causes ground failure, typically occurs in loose, saturated sediments primarily of sandy composition. According to the Newport Beach Safety Element, the areas of Newport Beach susceptible to liquefaction and related ground failure (i.e., seismically induced settlement) include the following areas along the coastline:

- Balboa Peninsula,
- In and around the Newport Bay and Upper Newport Bay,
- in the lower reaches of major streams in Newport Beach, and
- In the floodplain of the Santa Ana River.

It is likely that residential or commercial development will never occur in many of the other liquefiable areas, such as Upper Newport Bay, the Newport Coast beaches, and the bottoms of stream channels.

Seismically Induced Slop Failure

Strong ground motions can also worsen existing unstable slope conditions, particularly if coupled with saturated ground conditions. Seismically induced landslides can overrun structures, people or property, sever utility lines, and block roads, thereby hindering rescue operations after an earthquake. Much of the area in eastern Newport Beach has been identified as vulnerable to seismically induced slope failure. Approximately 90 percent of the land from Los Trancos Canyon to State Park boundary is mapped as susceptible to land sliding by the California Geologic Survey. Additionally, the sedimentary bedrock that crops out in the San Joaquin Hills is locally highly weathered. In steep areas, strong ground shaking can cause slides or rockfalls in this material. Rupture along the Newport Inglewood Fault Zone and other faults in Southern California could reactivate existing landslides and cause new slope failures throughout the San Joaquin Hills. Slope failures can also be expected to occur along stream banks and coastal bluffs, such as Big Canyon, around San Joaquin Reservoir, Newport and Upper Newport Bays, and Corona del Mar.

Flood Hazards

The City of Newport Beach and surrounding areas are, like most of Southern California, subject to unpredictable seasonal rainfall, and every few years the region is subjected to periods of intense and sustained precipitation that result in flooding. Flooding can be a destructive natural hazard and is a recurring event. A flood is any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream. Flood hazards in Newport Beach can be classified into two general categories: flash flooding from small, natural channels; and more moderate and sustained flooding from the Santa Ana River and San Diego Creek. The City of Newport Beach's Safety Element Identifies 100-year and 500-year flood zones in the City. Federal Emergency Management Agency (FEMA) flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. Each zone reflects the severity or type of flooding in the area.[8] The 100-year flood zone are areas with a one percent annual chance of flooding, the 500-year flood zones are areas with a 0.2 percent annual chance of flooding.

[8] FEMA Flood Zone Designations, Natural resources Conservation Service – Field Office Technical Guides

The 100- and 500-year flood zones include the low-lying areas in West Newport at the base of the bluffs, the coastal areas which surround Newport Bay and all low-lying areas adjacent to Upper Newport Bay. 100- and 500- year flooding is also anticipated to occur along the lower reaches of Coyote Canyon, in the lower reaches of San Diego Creek and the Santa Ana Delhi Channel, and in a portion of Buck Gully. The City also recently worked with FEMA to revise proposed flood hazards maps, in which FEMA removed over 2,700 properties from flood zones. Most flooding along these second- and third-order streams is not expected to impact significant development. However, flooding in the coastal areas of the City will impact residential and commercial zones along West Newport, the Balboa Peninsula and Balboa Island and the seaward side of Pacific Coast Highway.[9]

With increased development, there is also an increase in impervious surfaces, such as asphalt. Water that used to be absorbed into the ground becomes runoff to downstream areas. However, various flood control measures help mitigate flood damage in the City, including reservoirs in the San Joaquin Hills and Santa Ana Mountain foothills, and channel alterations for the Santa Ana River. These structures help regulate flow in the Santa Ana River, San Diego Creek, and smaller streams and hold back some of the flow during intense rainfall period that could otherwise overwhelm the storm drain system in Newport Beach.

Fire Hazards

The Newport Beach Safety Element defines a wildland fire hazard area as any geographic area that contains the type and condition of vegetation, topography, weather, and structure density that potentially increases the possibility of wildland fires. The eastern portion of the City and portions of the Newport Beach region and surrounding areas to the north, east, and southeast include grass- and brush-covered hillsides with significant topographic relief that facilitate the rapid spread of fire, especially if fanned by coastal breezes or Santa Ana winds.

In those areas identified as susceptible to wildland fire, the Fire Department enforces locally developed regulations which reduce the amount and continuity of fuel (vegetation) available, firewood storage, debris clearing, proximity of vegetation to structures and other measures aimed at "Hazard Reduction." New construction and development are further protected by local amendments to the Uniform Building Code. These amendments, which are designed to increase the fire resistance of a building, include: protection of exposed eaves, noncombustible construction of exterior walls, protection of openings, and the requirement for Class "A" fireproof roofing throughout the City. Additionally, a "Fuel Modification" plan aimed at reducing fire encroachment into structures from adjacent vegetation must be developed and maintained.

4. At-Risk Units and Section 8 Rental Assistance

Newport Beach has a total of 487 assisted housing units with affordability covenants through HUD, Low Income Housing Tax Credits (LIHTC), USDA, CalHFA, density bonus or other federal, state and local programs. Additional covenants may be provided at the local level through additional policy and program

[9] City of Newport Beach Safety Element

requirements. The California Housing Partnership (CHP) provides data on assisted housing units and assesses the risk level of converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer.

19 assisted housing with affordability covenants are set to expire withing the next 10-year period. The City will continue to monitor all existing assisted units, maintain its status as a Qualified Preservation Entity and partner with other entities to further ensure continued affordability of assisted units throughout the City. Policy Action 2C supports preservation activities for assisted affordable housing units.

Table 3-15: Inventory of Assisted Units

Type	Type of Assistance
Newport Harbor I Apartments 1538 Placentia Avenue	Section 8 (rental assistance vouchers) Density Bonus Community Development Block Grant (CDBG)
Newport Harbor II Apartments 1530 Placentia Avenue	Density Bonus CDBG In-Lieu Fee Funds
Newport Seacrest Apartments 843 15th Street	Section 8 CDBG Fee Waivers Tax Credit Financing
Pacific Heights Apartments 881-887 W. 15th Street	Section 8 Density Bonus
Newport Seashore Apartments 849 West 15th Street	Section 8 Fee Waivers
Newport Seaside Apartment 1544 Placentia	Section 8 CDBG Fee Waivers
Seaview Lutheran Plaza (Seniors) 2800 Pacific View Drive	Section 202 (federal grant) Section 8
Villa del Este 401 Seaward Road	Density Bonus
Villa Siena 2101 15th Street	Density Bonus
Bayview Landing (Seniors) 1121 Back Bay Drive	In-lieu Fee Funds Fee Waivers Tax Credit Financing
East Bay 305 East Bay Avenue	Various
The Bays 1 Baywood Drive	Various
The Cove 6001 Newport Shore Drive	Various
Upper Newport 4311 Jamboree Road	Various
Source: City of Newport Beach	

There are 19 assisted housing units in Newport Beach at-risk of converting to market-rate between 2021 and 2031. These units are listed in **Table 3-16.**

Table 3-16: Units "At-Risk" of Conversion (2021-2031)

Project Name	Assisted Units	Total Units	Type of Assistance	Earliest Possible Conversion Date
Kirkwood (Villa Del Este(	2 2-Bedroom	18	Density Bonus	4/19/2025
Villa Siena Condominiums	3 2 Bedroom	15	Density Bonus	7/2/2022
Newport Harbor II	10 2-bedroom 4 Efficiency	14	Section 8 Density Bonus CDBD In Lieu Funds	7/16/2023
Total Units	19	47		

The City has provided policy programs in **Section 4: Housing Plan** that address the preservation of the units listed in the table above.

Cost of Preservation of Units

While there are many options to preserving units including providing financial incentives to project owners to extend lower income use restrictions, purchasing affordable housing units by a non-profit or public agency or providing local subsidies to offset the difference between the affordable and market rate units, the strategy considered below is to provide local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents.

Table 3-17: 2021 HUD Fair Market Rent

Size of Unit	Fair Market Rent
Studio/Efficiency	$1,716
1-Bedroom	$1,905
2-Bedroom	$2,324
3-Bedroom	$3,178
4-Bedroom	$3,674
Source: HUD FY 2021 Fair Market Rent Documentation System, Orange County	

Table 3-18: Estimated Monthly Subsidy to Preserve "At-Risk" Units

Unit Size	Monthly Rents		Number of Units At-Risk	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market[1]	Market Rate[2]				
Studio/Efficiency	$1,716	$2,424	4	$708	$2,831.33	$33,976.00
2-Bedroom	$2,324	$4,071	14	$1,747	$6,986.40	$83,836.80

Source:
1. HUD FY 2021 Fair Market Rent Documentation System, Orange County
2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across 6-10 properties on August 12, 2021

Cost of Replacement of Units

The City of Newport Beach can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are apartments with parking provided on-site. Square footage estimates are based on approved building plans of the units to be replaced and assuming housing units are developed on multi-family zoned properties. Land costs have been determined on a per unit basis.

Table 3-19: Replacement Cost by Unit Type

Size of Unit	Cost Per Square Foot	Average SF/Unit	Replacement Cost/Unit
Studio/Efficiency	$350	455 SF	$228.210
2-Bedroom	$350	900 SF	$385,000
Source: Kimley Horn estimate based on average County construction cost range of $250-500/SF			

Table 3-20: Replacement Cost of "At-Risk" Units

Size of Unit	Replacement Cost/Unit	Number of Units	Replacement Cost
Studio/Efficiency	$228.210	4	$912,840
2-Bedroom	$385,000	14	$5,390,000
Source: HUD FY 2021 Fair Market Rent Documentation System, Orange County			

Resources to Preserve At-Risk Units

A variety of programs exist to assist cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities

include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.

- **HOME Investment Partnership** – Local jurisdiction can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or City of Rialto 2014-2021 Housing Element Mid Cycle Update B-5 new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- **Low-Income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **Affordable Housing Fund—**The City has collected in-lieu fees from various development projects since 1997, which are deposited into the City's Affordable Housing Fund. The City is also projected to have a fund balance of $4.5 million by fiscal year 2014, from previously approved projects subject to the inclusionary ordinance. 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).

Administrative Resources:

An alternative to providing subsidies 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 developer that has constructed over 7,000 new affordable senior, family, and special needs housing units 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 developer, the Olson Company is experienced in developing multi-family, mixed-use, and affordable work-force housing units. Recent affordable projects have occurred in the cities of Pasadena, Cerritos and Fullerton.

- The Irvine Company—one of the largest land developers in 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.

Qualified Entities to Preserve

The following organizations have the experience, qualifications and capacity to potentially assist in preserving at-risk units:

- City of Newport Beach
- Century Housing
- Coalition for Economic Survival
- Community Partnership Development Corporation
- Housing Corporation of America
- Jamboree Housing Corporation
- Neighborhood Housing Services of the Inland Empire (NHSIE)
- Nexus for Affordable Housing, Inc.
- Poker Flats Investors LLC
- American Family Housing
- Southern California Housing Development Corporation
- Be.group

Preservation of Section 8 Vouchers

As of July 30, 2021, a total of 116 Newport Beach low-income residents relied on Section 8 rental assistance vouchers. Based on Section 8 program targets, it is assumed 75 percent of the voucher holders were extremely low-income (87 units). Through Policy Action 5B, the City will strive to conserve the 116 Section 8 units/assisted households with 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.

C. Affirmatively Furthering Fair Housing (AFFH)

1. Affirmatively Furthering Fair Housing

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familiar status, or disability.

The Orange County Analysis of Impediments (AI) to Fair Housing Choice for FY 2015-19 was approved by the City of Newport Beach City Council in October 2016 as one of the fifteen urban county program participants in partnership with the Fair Housing Council of Orange County. The Draft Regional Analysis of Impediments (AI) to Fair Housing Choice for FY 2020-25 was made available for public review in 2020. The Fair Housing Council of Orange County works under the direction of a volunteer board of directors and staff to fulfill a mission of protecting the quality of life in Orange County by ensuring equal access to housing opportunities, fostering diversity and preserving dignity and human rights. The agency is a HUD Approved Housing Counseling Agency and provides one-on-one education, mediation, and counseling for individuals and families throughout the Orange County region.

The AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. Newport Beach's 6th Cycle Housing Element references analysis from the FY 2020-2025 AI in order to identify potential impediments to housing that are specific to Newport Beach. The City also completed its FY 2020-24 Consolidated Plan, adopted by City Council on May 12, 2020, as an entitlement city for Community Development Block Grant (CDBG) funding, which identifies housing problems within the community, specifically among low and very-low-income households. Fair housing is identified as a priority within the Consolidated Plan.

2. Needs Assessment

The AI contains a Countywide analysis of demographic, housing, and specifically fair housing issues for all the cities in Orange County, including Newport Beach. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous Section 2: Community Profile.

Fair Housing Issues

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

Local Contributing Factors

The Regional AI lists fair housing issues within the County of Orange, the AI also explicitly includes the following fair housing issues in the City of Newport Beach:

- **Availability, Type, Frequency, and Reliability of Public Transportation** - The availability, type, frequency, and reliability of public transportation may be significant local contributing factors to fair housing issues in Newport Beach. Public transportation in Orange County primarily consists of bus service operated by the Orange County Transportation Authority (OCTA) and Metrolink light rail service. However, Metrolink does not provide service to coastal communities in the central and northern portions of Orange County, including Newport Beach which is disproportionately White in comparison to the county as a whole. The lack of public transportation may deter members of protected classes who do not have cars and are reliant on public transportation from choosing to live there, thus reinforcing patterns of segregation.
- **Impediments to Mobility** - Impediments to mobility may be a significant local contributing factor to fair housing issues in Newport Beach. Specifically, Housing Choice Voucher payment standards that make it difficult to secure housing in many, disproportionately White areas contribute to segregation and disparities in access to opportunity. The Orange County Housing Authority, which provides Section 8 resources to Newport Beach, has three tiers based on city rather than zip code, but the highest tier - $2,280 for two-bedroom units in selected cities – falls far short of Small Area Fair Market Rents and leaves some cities targeted for that payment standard out of reach. For example, in zip code 92660, located in Newport Beach, the Small Area Fair Market Rent for two-bedroom units would be $3,120. A Zillow search for that zip code revealed advertised two-bedroom units in only two complexes available for under $2,280 but many more available between $2,280 and $3,120.
- **Location of Accessible Housing -** The location of accessible housing may be a significant local contributing factor to fair housing issues in Newport Beach. With a few exceptions the location of accessible housing tends to track areas where there are concentrations of publicly supported housing. In Orange County, publicly supported housing tends to be concentrated in areas that are disproportionately Hispanic and/or Vietnamese and that have relatively limited access to educational opportunity and environmental health. Multi-unit housing tends to be concentrated in communities of color, but there are some predominantly White communities that have significant amounts of market-rate multi-unit housing that may be accessible and affordable to middle-income and high-income persons with disabilities, including Newport Beach. Overall,

permitting more multi-unit housing and assisting more publicly supported housing in predominantly White communities with proficient schools would help ensure that persons with disabilities who need accessibility features in their homes have a full range of neighborhood choices available to them.

- **Occupancy Codes and Restrictions -** Occupancy codes and restrictions may be a significant local contributing factor to fair housing issues in Newport Beach. Specifically, there is a substantial recent history of municipal ordinances targeting group homes, in general, and community residences for people in recovery from alcohol or substance abuse disorders, in particular. In 2015, the City of Newport Beach entered into a $5.25 million settlement of a challenge to its ordinance, but that settlement did not include injunctive relief calling for a repeal of that ordinance.[10] Although municipalities have an interest in protecting the health and safety of group home residents, these types of restrictions may be burdensome for ethical, high-quality group home operators. Occupancy codes and restrictions are not as high priority of a barrier as the factors that hinder the development of permanent supportive housing, as group homes are generally less integrated than independent living settings.

The City recognizes the fair housing issues that exist within the community and is committed to reduces barriers to housing affordable to all persons. The City has outline programs to address fair housing issues in Newport Beach in the **Section 4: Housing Plan**.

Fair Housing Enforcement and Outreach Capacity

Currently, the Fair Housing Foundation provides fair housing services to the City of Newport Beach. This includes providing fair housing enforcement and landlord/tenant mediation services which are available for tenants, realtors, apartment owners and managers, lending institutions and other interested parties. For FY 2020-21, the City of Newport Beach has allocated $12,000 in Community Development Block Grant (CDBG) funds for the Fair Housing Foundation to perform the following, at no cost:

- Fair housing services such as, responding to discrimination inquiries and complaints, documenting, and investigating discrimination complaints, and resolving or mediating discrimination complaints
- A comprehensive, extensive, and viable education and outreach program, including:
    - Fair Housing Workshop
    - Certificate Management Training
    - Walk-In Clinics
    - Rental Housing Counseling Workshop
    - Community presentations, staff training, and workshops
    - Community events, booths, networking, etc.

[10] 41 Hannah Fry, Newport Will Pay Group Homes $5.25 Million Settlement, L.A. TIMES (July 16, 2015), https://www.latimes.com/socal/daily-pilot/news/tn-dpt-me-0716-newport-group-home-settlement-20150716- story.html.

- Landlord and tenant counseling on responsibilities and rights
- Rental counseling

The Fair Housing Foundations offers regular walk-in counseling sessions, in addition to resources fairs, informational workshops (accessible in multiple languages), landlord and tenant workshops, and other outreach efforts. Additionally, the FHF provided virtual workshops available online to Newport Beach residents.

From 2015 to 2020, the City provided 408 residents with fair housing services using CDBG funding. As part of the FY 2020-25 Consolidated Plan for the Newport Beach, the City has set a goal of assisting 625 people with fair housing issues within the five-year period using $60,000 of CDBG funding. Newport Beach has also set a goal of retaining a Fair Housing provider to promote fair housing education and outreach within the community. The U.S. Department of Housing and Urban Development (HUD) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status, and retaliation. As reported by the 2020-2025 AI, one fair housing case is unresolved (as one 2020) in Newport Beach.

3. Analysis of Federal, State, and Local Data and Local Knowledge

Integration and Segregation Patterns and Trends

The dissimilarity index is the most used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.[11] Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

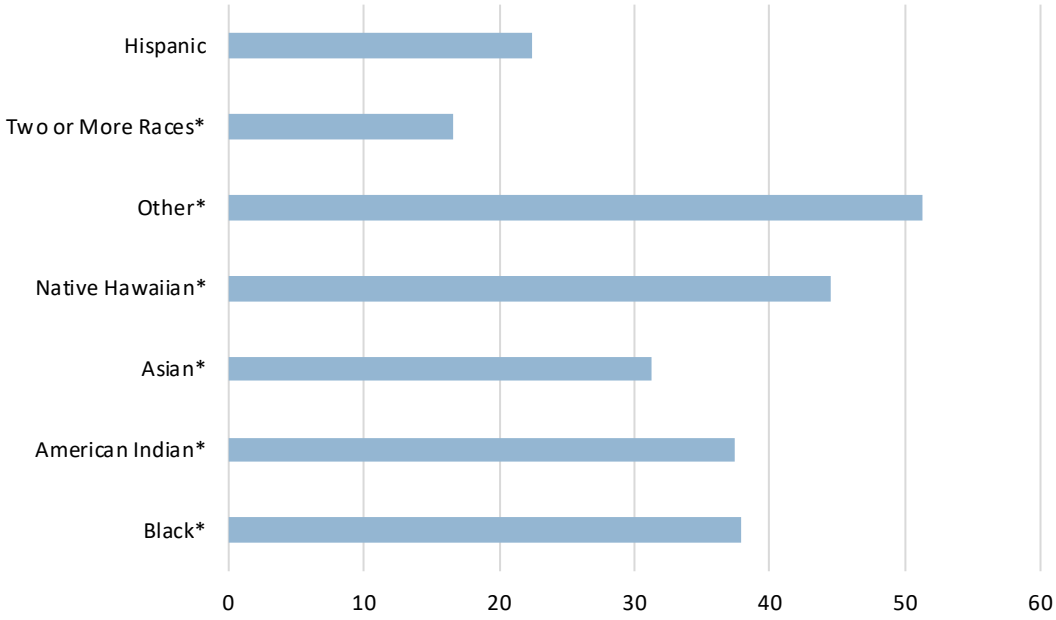
Figure 3-2 shows the dissimilarity between each of the identified race and ethnic groups and Newport Beach's White population. The higher scores indicate higher levels of segregation among those racial and ethnic group. The White (non-Hispanic or Latino) population makes up most of the City's population at approximately 79.5 percent according to the 2018 ACS estimates. According to the figure, the highest levels of segregation within Newport Beach are Other Race (51.3), Native Hawaiian (44.5), Black (37.8 and Native Indian (37.4). The scores correlate with the percentage of people within that racial or ethnic group

[11] Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).

that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 44.5 percent of the Native Hawaiian population would need to move into predominately white census tract areas to achieve "perfect" integration. As indicated above, a score of 60 or higher indicates a highly similar and segregated area.

The Department of Housing and Community Development (HCD) considers dissimilarity index scores above 30, but below 60 as moderate segregation. Scores above 60 are considered to be high segregation. According to Figure 3-2 blow, while the City of Newport Beach has no racial or ethnic populations with a dissimilarity index above 60, all populations (with the exception of the Hispanic/Latino population) have a score above 30, meaning all groups experience moderate segregation from the White population. While segregation may be a result of ethnic enclaves or persons of similar cultures living in community, there is often increased likelihood segregated populations will have fewer access to essential resources. As a part of Newport Beach's efforts to further fair housing, the City will consider increased targeted outreach to the City's minority residents.

Figure 3-2: Dissimilarity Index with Whites – Newport Beach



	Black*	American Indian*	Asian*	Native Hawaiian*	Other*	Two or More Races*	Hispanic
Dissimilarity Index with Whites*	37.8	37.4	31.2	44.5	51.3	16.6	22.4

Source: Census Scope, Social Science Data Analysis Network, *Not Hispanic or Latino

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold,

Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

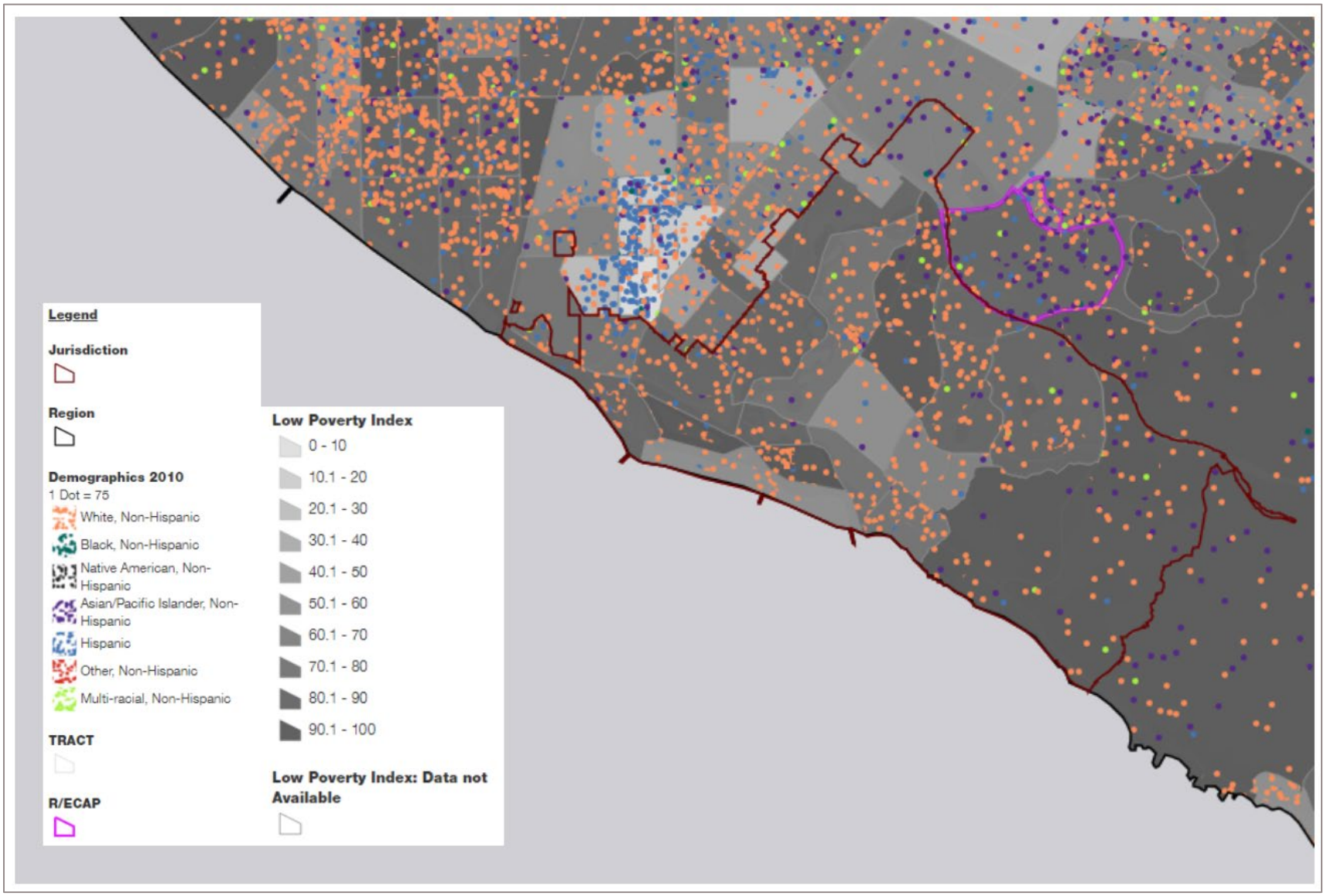
Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. [12] However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

The 2020 AI performed an analysis of R/ECAPs within Orange County and found four R/ECAPs, none of which were found in Newport Beach. However, two of the four were found in the neighboring City of Irvine, adjacent to one another and near the University of California; these both bordered the City of Newport Beach. According to the AI, it is likely that they qualify as R/ECAPs due to the high proportions of students. These R/ECAPs have a much more diverse group of residents, with some White, Asian or Pacific Islander, Hispanic and Black residents. These R/ECAPs primarily contain Asian or Pacific Islander or Hispanic residents. 23.49% of residents are White, 1.63% are Black, 48.50% are Hispanic, 23.70% are Asian or Pacific Islander, and 0.14% are Native American.

Figure 3-3 below identifies low poverty index with race/ethnicity and R/ECAPs in Newport Beach. The figure also identifies the R/ECAP areas (outlined in pink) bordering the City of Newport Beach, near the University of California, Irvine. The low poverty index captures the depth and intensity of poverty in a given neighborhood. The index uses both family poverty rates and public assistance receipt, in the form of cash-welfare, such as Temporary Assistance for Needy Families (TANF). The poverty rate and public assistance for neighborhoods are determined at the census tract level, and the higher the score, the less exposure to poverty in a neighborhood. The map identifies the R/ECAP and a few surrounding neighborhoods, to the south and southeast, as having higher rates of poverty. The map confirms the AI analysis of the City of Newport Beach, showing that majority of resident's identify as White, non hispanic.

[12] Orange County, Analysis of Impediments to Fair Housing Choice, April 2020 DRAFT.

Figure 3-3: Low Poverty Index with Race/Ethnicity and R/ECAPs, Newport Beach



Source: HUD Affirmitaevly Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 10, 2020

Racially Concentrated Areas of Affluence (RCAA)

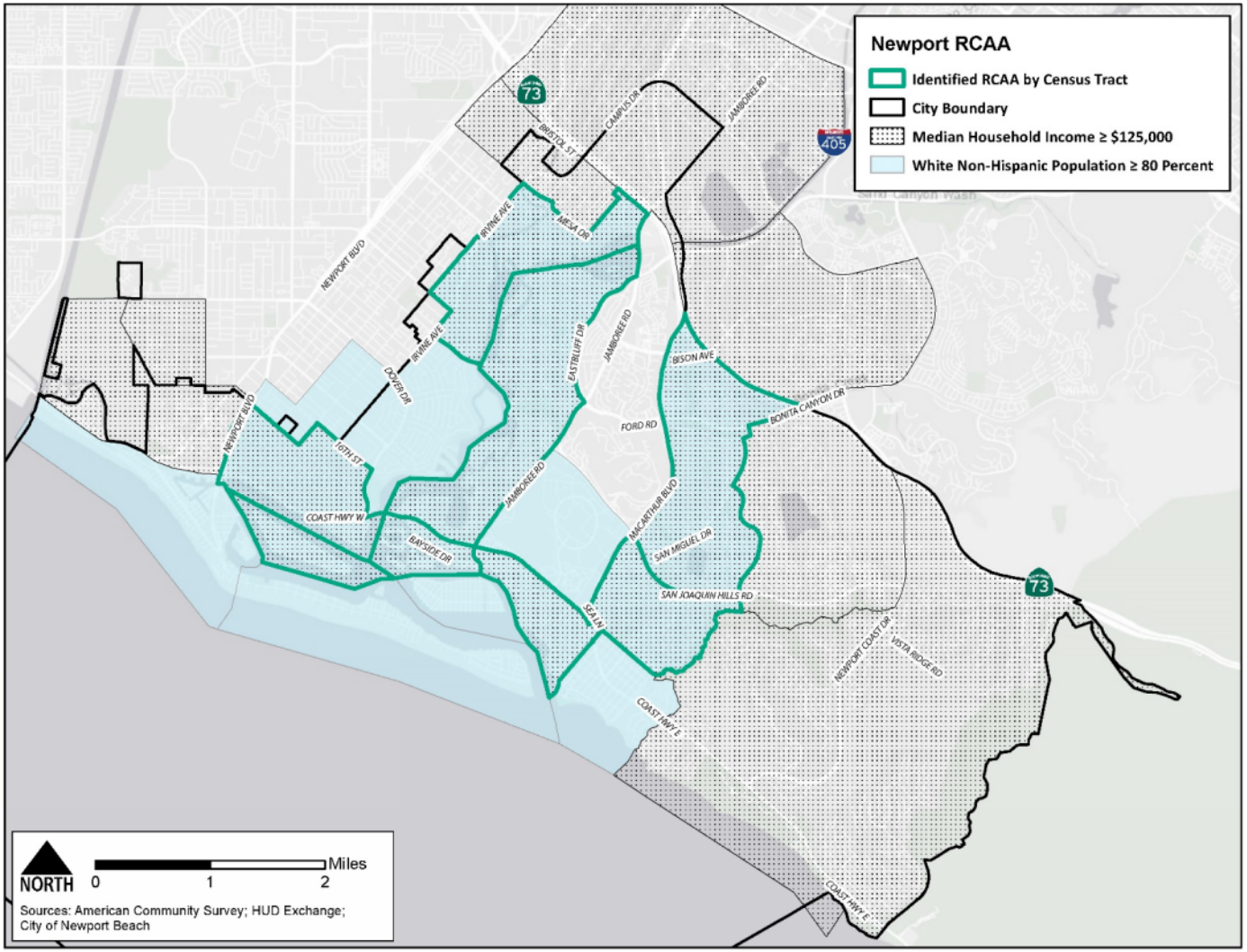
In addition to identifying and analyzing racially/ethnically concentrated areas of poverty (R/ECAPs), it is also important to analyze racially concentrated areas of affluence (RCAAs) to better evaluate patterns and address fair housing issues. Based on research performed by scholars at the University of Minnesota Humphrey School of Public Affairs, RCAAS are defined as Census tracts where 80 percent or more is white and the median household income is $125,000 or greater[13].

A standard definition for RCAAs has yet to be published by HCD or HUD and thus, this fair housing assessment uses the percent non-Hispanic White population and median household income identified by scholars at the University of Minnesota Humphrey School of Public Affairs as proxies to identify potential areas of affluence.

Figure 3-4 below identifies Census tracts where 80 percent or more of the population is non-Hispanic white and census tracts where the median household income is $125,000 or more in Newport. The figure also identifies the RCAA areas (outlined in a green border) the City of Newport Beach. Census tracts with 80 percent or more non-Hispanic white are located primarily adjacent to the coast and the northern half of Newport. Census tracts with a median household income of $125,000 or more are predominantly in the southern half of Newport with some along the coast and north of Jamboree Road. There is some overlap between Census tracts with high non-Hispanic white populations and higher median incomes, but that is not the case for all tracts.

[13] Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124.

Figure 3-4: Median Household Income, Non-Hispanic White Population, and RCAAs, Newport Beach



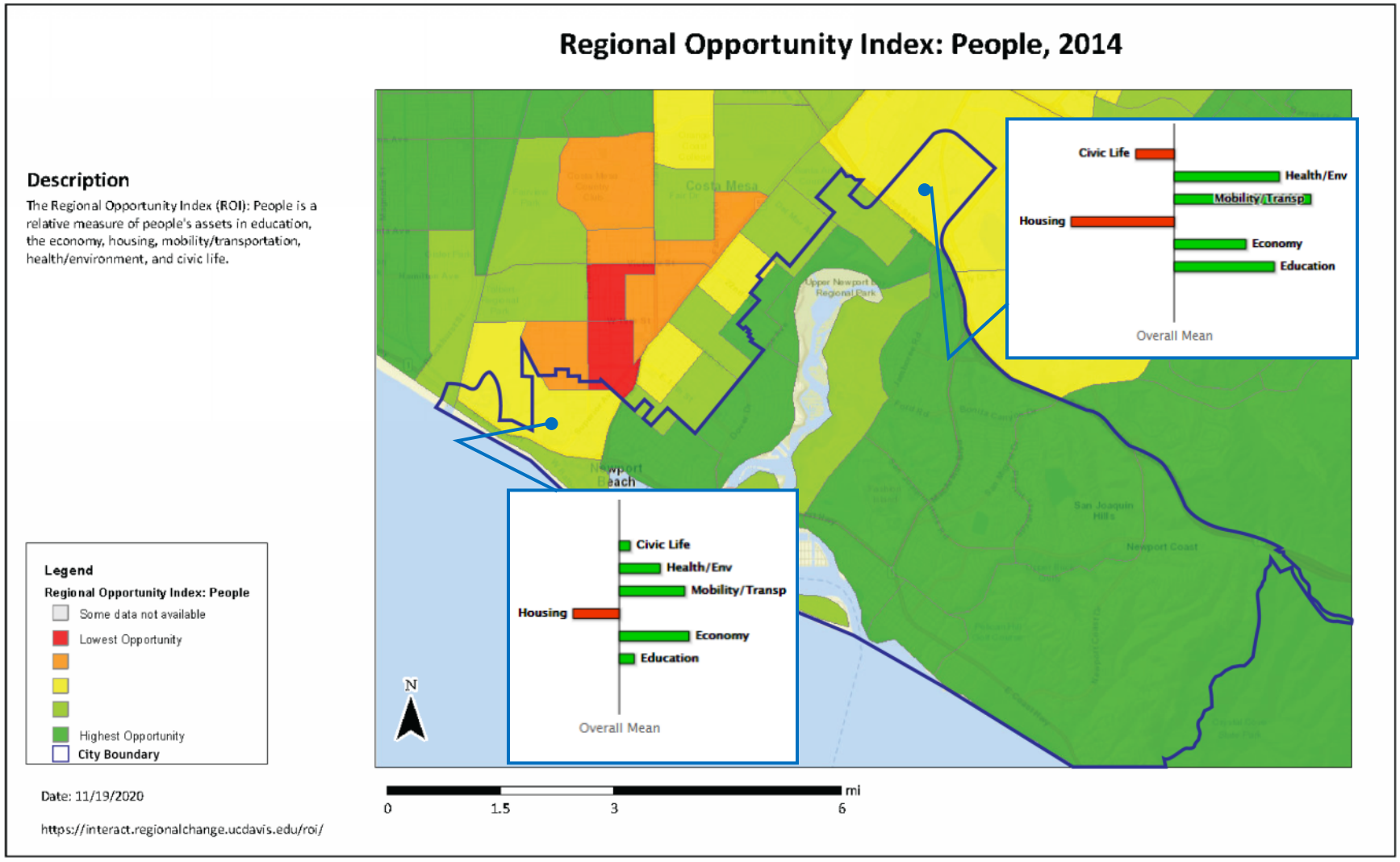
Source: American Census Survey 2018 5-Year Estimates.

Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity."

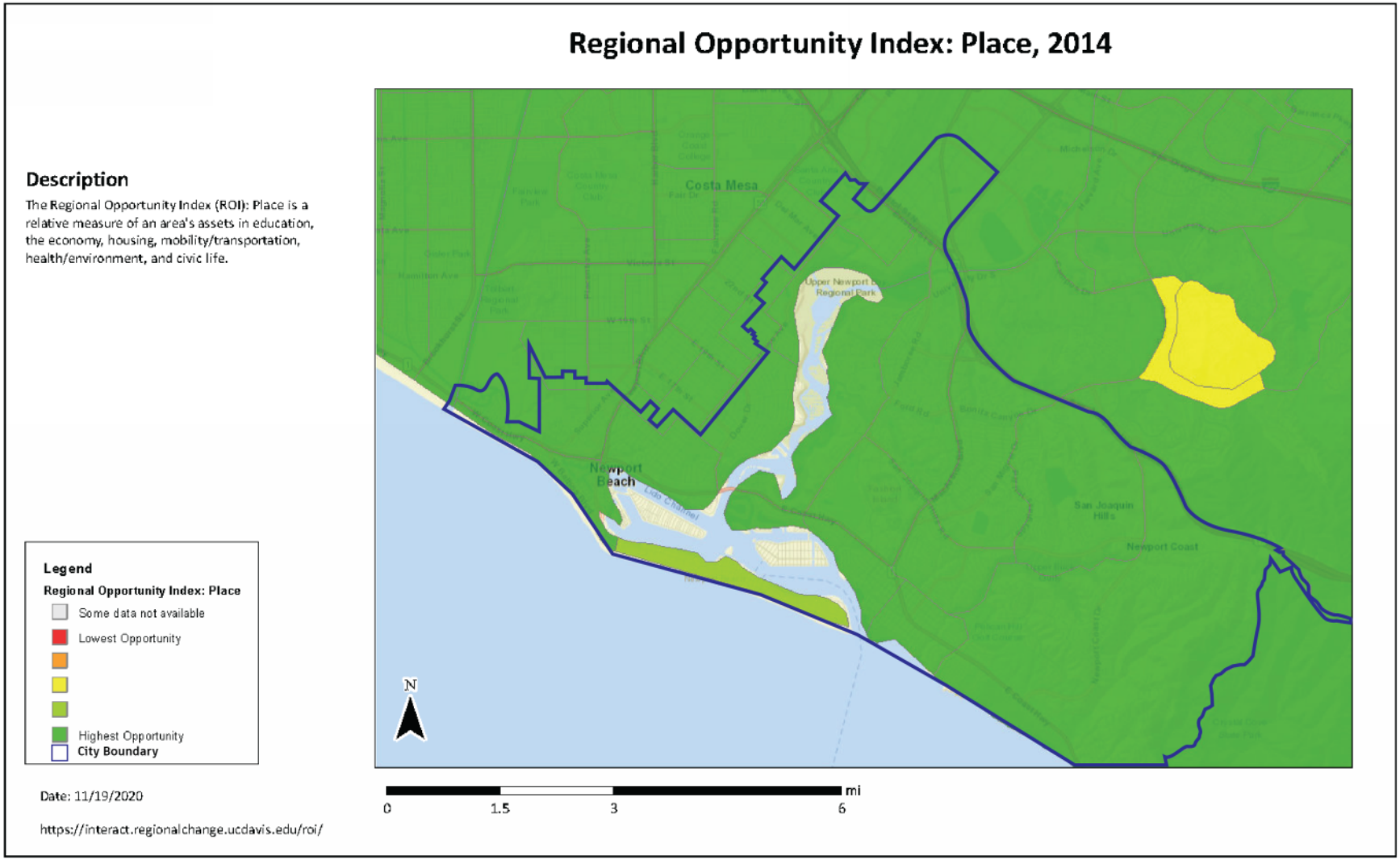
As shown in **Figures 3-5 and Figure 3-6** below, the majority of the City of Newport Beach is classified as a high opportunity zone. This indicates a high level of relative opportunities that people can achieve as well as a high level of relative opportunities that Newport Beach provides. While most of the census tracts within the City are areas of high opportunity, there are two census tracts within the ROI People Index shown as yellow, identifying a low opportunity area. Together these areas contain 86 sites which accommodate 1,941 potential units designated to meet the City's RHNA for lower-income units (shown in **Section 3: Housing Resources** and outlined in **Appendix B**). The Data for both regions with lower opportunity show high civic life, health, transportation, economic and education access, however, both show very low housing access. Therefore, the consideration and identification of these areas for housing, affordable to low and very low-income households, will provide increased housing opportunity in high opportunity and high resources areas.

Figure 3-5: Regional Opportunity Index: People, 2014



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Figure 3-6: Regional Opportunity Index: Place, 2014

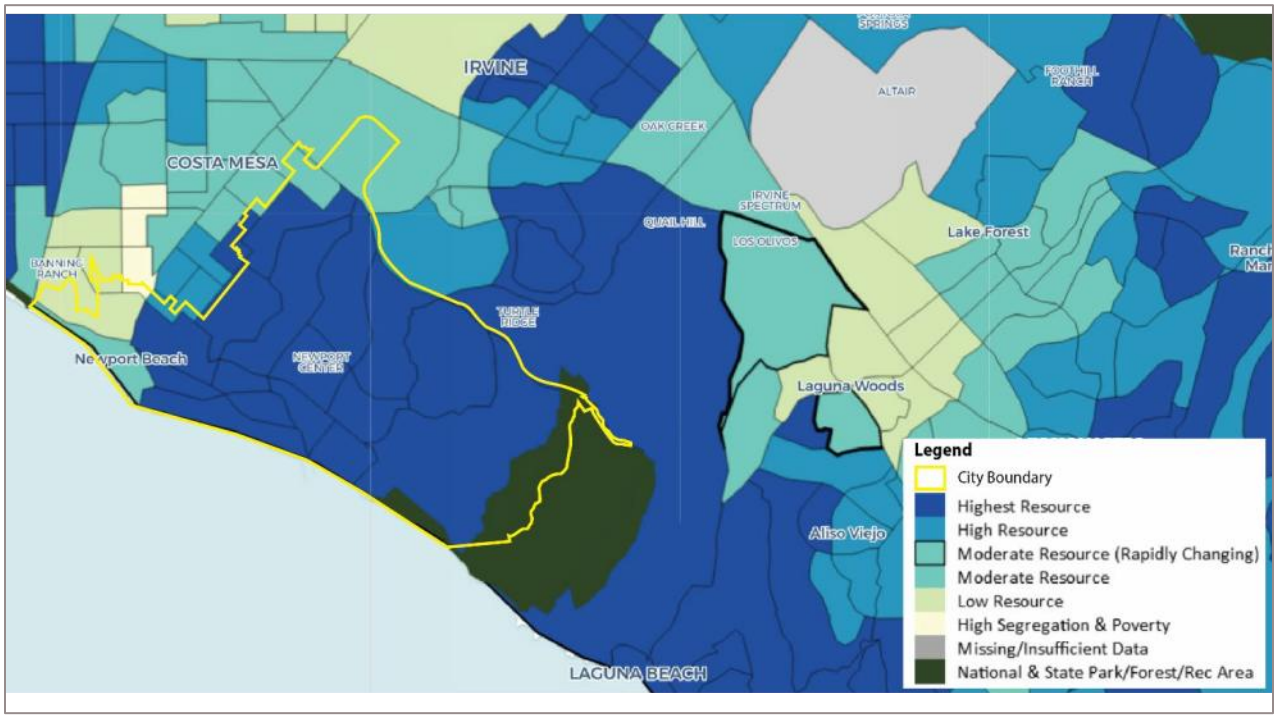


Source: UC Davis Center for Regional Change and Rabobank, 2014.

Additionally, the Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-7** below**,** nearly all of Newport Beach is classified as moderate, high, and highest resource. There is one census tract in the Northwest Portion of Newport Beach classifies as low resource, the tracts scores identify high economic resources and low educational resources.

Figure 3-7: TCAC/HCD Opportunity Area Maps, Newport Beach (2020)



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

Newport Beach Opportunity Indicators

Access to neighborhoods with higher levels of opportunity can be more difficult due to discrimination and when there may not be a sufficient range and supply of housing in such neighborhoods. In addition, the continuing legacy of discrimination and segregation can impact the availability of quality infrastructure, educational resources, environmental protections, and economic drivers, all of which can create disparities in access to opportunity.

The Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. **Table 3-15** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index**: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median-income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index**: This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median-income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index**: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins

harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 3-21 below displays the opportunity indices by race and ethnicity for persons in Newport Beach. The table displays the following results:

- According to the data, there is low poverty among the population of Newport, across all racial/ethnic groups.
- Additionally, the access to quality education system is high among all racial/ethnic groups (each group has an opportunity index score above 80).
- The data shows the City offers high labor and economic opportunity as well as sufficient access to transportation.
- While the data shows a high access to transportation, however it also shows that the transportation is less affordable, specifically to non-Hispanic Asian or Pacific Islander and Native American populations.
- The data also shows low environmental health index scores across all racial/ethnic groups, below 50.
- Households who earn below the poverty rate in Newport Beach have lower levels of opportunity access across all indicators as well as race and ethnicities.

Table 3-21: Opportunity Indicators by Race/Ethnicity, Newport Beach

(Newport Beach, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	81.31	90.17	82.88	86.59	75.16	90.40	41.36
Black, Non-Hispanic	78.86	89.72	81.85	86.92	76.61	90.54	40.65
Hispanic	79.04	88.93	81.76	86.93	76.81	89.82	40.55
Asian or Pacific Islander, Non-Hispanic	84.48	91.60	85.94	83.05	68.64	89.19	38.80
Native American, Non-Hispanic	79.22	88.29	81.86	88.35	78.06	91.17	40.73
Population below federal poverty line							
White, Non-Hispanic	78.99	89.20	83.30	87.76	78.81	90.38	43.27
Black, Non-Hispanic	78.71	86.38	78.21	89.58	85.43	87.99	48.46
Hispanic	82.46	87.75	81.41	88.28	77.88	89.87	41.76

(Newport Beach, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Asian or Pacific Islander, Non-Hispanic	84.34	88.97	82.79	88.43	76.05	92.09	39.15
Native American, Non-Hispanic	77.00	89.17	88.00	93.00	85.00	95.55	40.00
Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

Regional Opportunity Indices Analysis

Table 3-22 below displays the opportunity indices by race and ethnicity for persons in Orange County. This provides context for how the opportunity indicators identified for Newport compare to the county. Compared to Orange county, Newport residents, regardless of race or ethnicity, were:

- less likely to be exposed to poverty
- had more access to higher quality school systems
- had higher labor market participation
- utilized public transit more
- had better access to employment opportunities
- experienced better environmental quality

Table 3-22: Opportunity Indicators by Race/Ethnicity, Orange County

County of Orange, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	76.48	81.89	74.59	60.92	67.05	46.96	24.39
Black, Non-Hispanic	69.50	75.53	68.16	74.64	71.50	44.07	15.23
Hispanic	58.20	67.52	59.65	75.35	73.08	45.50	15.65
Asian or Pacific Islander, Non-Hispanic	69.64	76.68	67.46	77.05	70.10	43.85	13.93
Native American, Non-Hispanic	68.87	73.43	68.92	69.65	69.78	46.01	19.49
Population below federal poverty line							
White, Non-Hispanic	68.31	77.99	69.03	62.05	71.85	49.98	24.26
Black, Non-Hispanic	57.08	70.54	60.65	74.14	71.46	42.77	13.74
Hispanic	40.26	56.48	46.97	79.38	77.74	45.63	12.87

County of Orange, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Asian or Pacific Islander, Non-Hispanic	59.82	72.84	58.95	82.14	75.35	40.98	10.57
Native American, Non-Hispanic	59.71	78.50	58.72	80.71	75.06	48.72	12.85
Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

Access to Transportation

Access to transportation, specifically public transit provides households with affordable and environmentally friendly commuting options. It can also increase accessibility to essential retail such as grocers and markets as well as recreational activities and safe transit options for young adults and children.

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Newport scored a 3.9 AllTransit performance score, illustrating a low combination of trips per week and number of jobs accessible that enable a low number of people to take transit to work. **Figure 3-8** shows the overall transit score through different areas of Newport. Additionally, AllTransit identified the following transit related statistics for Newport Beach:

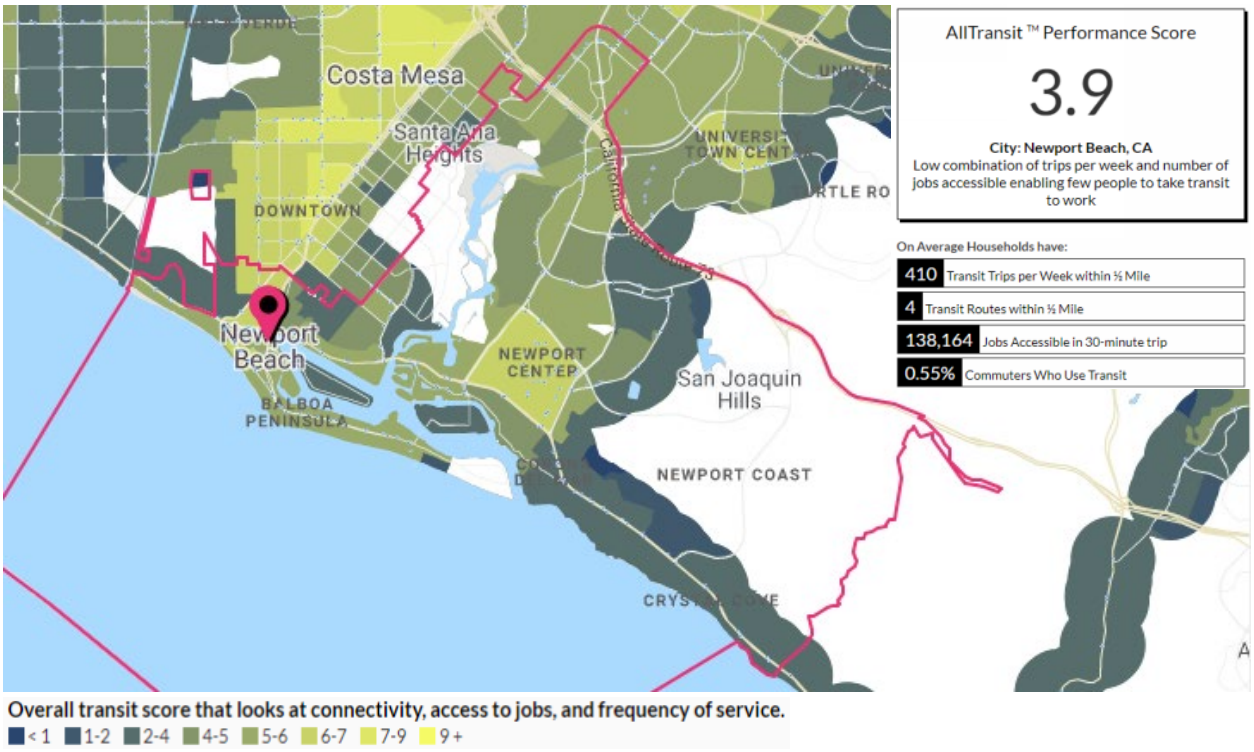
- 95.4 percent of all jobs in Newport Beach are located within ½ mile of transit
- There are 53,761 customer households within a 30-minute transit commute of local businesses
- 1.86 percent of workers in Newport Beach walk to work
- 1.02 percent of workers in Newport Beach bike to work

On average, households in Newport Beach have the following:

- 410 transit trips per week within ½ mile
- 4 transit routes within ½ mile
- 138,164 jobs accessible in a 30-minute transit trip
- 0.55 percent of all commuters use transit

By comparison, the City of Fontana scored 5.5, the City of Huntington Beach scored 4.4, the City of Irvine scored 3.6, and the City of Costa Mesa scored 5.4. Access to transportation increases both economic and environmental/health opportunities.

Figure 3-8: AllTransit Performance Score – City of Newport Beach



Source: AllTransit (Accessed August 2021).

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants.

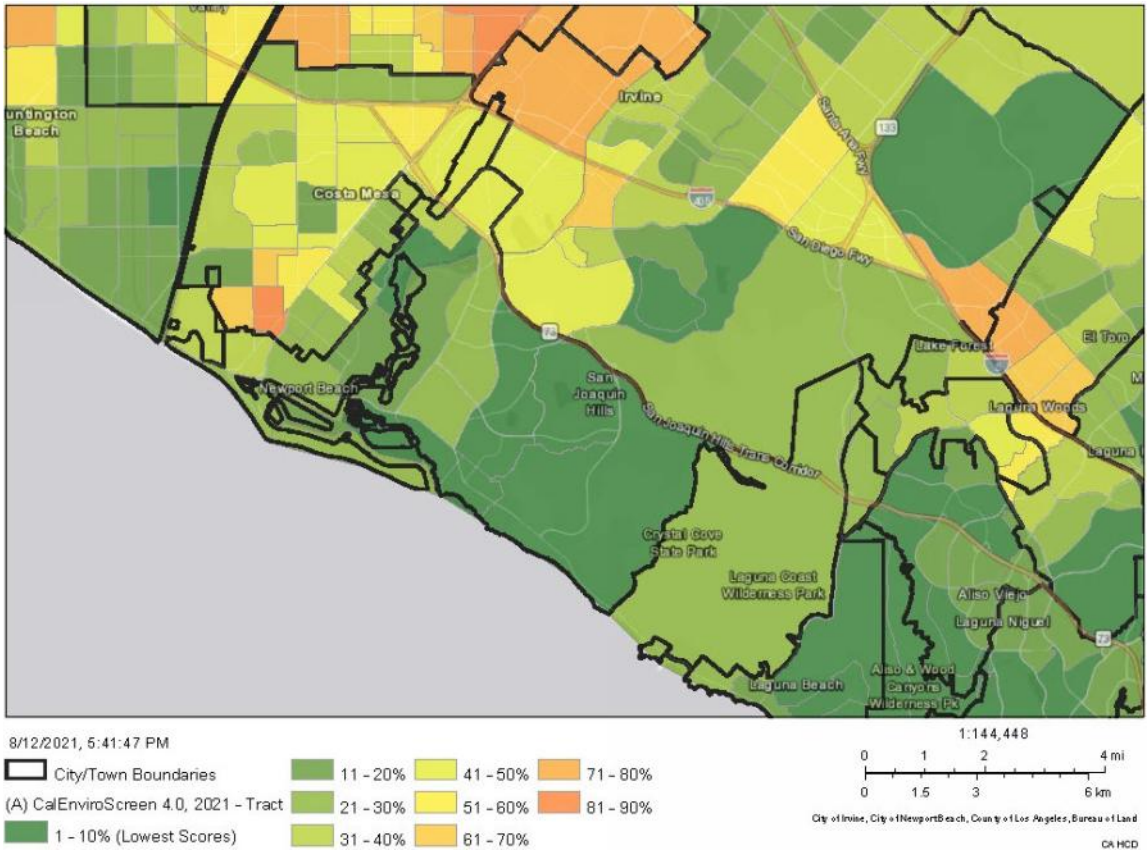
The CalEnviro Model Is made up of a suite of 20 statewide indicators of pollution burden and population characteristics associated with increased vulnerability to pollution's health effects. The model uses the follow analysis and calculation to identify areas of health risk:

- Uses a weighted scoring system to derive average pollution burden and population characteristics scores for each census tract.
- Calculates a final CalEnviroScreen score for a given census tract relative to the other tracts in the state by multiplying the pollution burden and population characteristics components together.

- The score measures the relative pollution burdens and vulnerabilities in one census tract compared to others and is not a measure of health risk.

Figure 3-9 below displays mapped results for the CalEnviro Screen in Newport Beach. The map shows that Newport is primarily low-moderate-scoring, with a low-scoring census tracts (1 – 10%) and a couple moderate-scoring census tracts (11 – 20% and 21 – 30%). The low scores signify low levels of pollutionin Newport, showing that the residents are less vulnerable to pollution's effects.

Figure 3-9: CalEnviro Screen 4.0, City of Newport Beach



Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Newport Beach evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Future Growth Need

The City's future growth need is based on the RHNA production of 1,456 very low and 930 low-income units within the 2021-2029 planning period. **Appendix B** of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Need

As described in **Section 3.F.1** of this Housing Element, the Orange County Housing Authority administers Section 8 Housing Choice vouchers within the City of Newport Beach. As of October 30, 2020, the City has

allocated 112 Section 8 vouchers to residents within the community: 30 for families, 20 for persons with disabilities, and 62 for seniors.

Additionally, a variety of affordable housing opportunities currently exist in the City. In Orange County, each category of publicly supported housing (public housing, Project Based Section 8, Other Multi-unit Housing, Housing Choice Vouchers, and Low-Income Housing Tax Credit [LIHTC] units) is represented, although that representation varies greatly depending on the individual municipality. Table 3-16 below identifies the variety of publicly supported housing, by percent, in the City of Newport Beach.

Table 3-23 below displays the demographics of all publicly supported housing in Newport Beach. The data shows that majority of persons who utilize and receive public housing support identify as White, with a small percentage Hispanic or Asian/Pacific Islander.

Table 3-23: Publicly Supported Housing Demographics, Newport Beach

Housing Type	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Project-Based Section 8	85	87.63%	0	0.00%	3	3.09%	9	9.28%
HCV Program	99	70.21%	14	9.93%	15	10.654%	13	9.22%
LIHTC	238	85.9%	8	1.99%	147	35.57%	12	2.99%
Total Households	**32,490**	**84.94%**	**135**	**0.35%**	**2,485**	**6.6%**	**2,477**	**6.45%**

Source: County of Orange, Analysis of Impediments
Notes: **HVC** = Housing Choice Voucher
LIHTC = Low-Income Housing Tax Credit

Housing Needs in Newport Beach

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households' characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. **Tables 3-17 through 3-22** displayed data for demographic characteristics of Newport Beach, as compared to the County of Orange and the State of California. Additional detailed analysis of the Newport Beach community demographics is outlined in **Chapter 2: Community Profile** of this Housing Element.

Table 3-24 displays the data for persons with disabilities in the City, County, and State. Overall, about 10 percent of the California population reported having at least one disability. In the City, about 8 percent of persons reported at least one disability. The County reported a higher percentage than the City at 8.5 percent. Of the 8 percent of Newport Beach residents who reported a disability, the majority were independent living and ambulatory difficulties, which could be tied to the City's senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

Table 3-24: Population by Disability Type, Compared by Geography, 2019

Disability	City of Newport Beach	County of Orange	California
Total with a Disability	8%	8.5%	10.6%
Hearing Difficulty	2.7%	2.5%	2.9%
Vision Difficulty	1.5%	1.5%	2%
Cognitive Difficulty	3.0%	3.4%	4.3%
Ambulatory Difficulty	3.7%	4.5%	5.8%
Self-care Difficulty	1.7%	2.2%	2.6%
Independent Living	3.6%	4.3%	5.5%
Source: American Community Survey, 5-Year Estimates, 2019.			

Table 3-25 displays household type and income data for the State, County and City. Overall, the City has a smaller percentage of family households than the County and State; this includes family households, married-couple family households, and those with children. Of the three jurisdictions, the City has the largest percentage of non-family households (42.2 percent, compared to 28.3 at approximately 2 percent more than Orange County and about 6 percent more than the City. The City has a higher percentage of households with at least one senior over the age of 60 as compared to the state (29.2 percent) but a lower percentage than the County (39.9 percent).

Table 3-25: Population by Familial Status, Compared by Geography, 2019

Familial Status	City of Newport Beach	County of Orange	California
Total Households	37,605	1,037,492	13,044,266
Family Households	57.7%	71.7%	68.7%
Married-Couple Family Households	49.6%	54.9%	49.8%
With Children	21.1%	30.9%	34%
Non-Family Households	42.2%	28.3%	31.3%
Households with one or more people 60 years+	35.5%	39.9%	29.2%
Source: American Community Survey, 5-Year Estimates. 2019			

Regarding household income, the City had a significantly higher median household income than the County and State in 2019 ($127,223 in the City compared to $90,234 in the County and $75,235 in the State). As **Table 3-26** shows, majority of the City's households are higher earning; in total 70.4 percent of households in Newport Beach earn more than the State median-income. Additionally, over 30 percent of households in Newport Beach earn $200,000 or more annually. In the state, nearly 38 percent of households earn $100,000 or more and 45.2 percent in the County of Orange. Just under 20 percent of City residents earn less than $50,000 annually, compared to 27 percent and 34 percent for the County and State, respectively.

Table 3-26: Households by Income, Compared by Geography, 2019

Households Income	City of Newport Beach	County of Orange	California
Less than $10,000	3.8%	4.2%	4.8%
$10,000-$14,999	2.5%	2.7%	4.1%
$15,000-$24,999	4.3%	5.6%	7.5%
$25,000-$34,999	3.6%	6.0%	7.5%
$35,000-$49,999	5.7%	8.8%	10.5%
$50,000-$74,999	9.8%	14.6%	15.5%
$75,000-$99,999	10.1%	12.8%	12.4%
$100,000-$149,999	16.7%	18.6%	16.6%
$150,000-$199,999	10.8%	11.1%	8.9%
$200,000 or More	32.8%	15.5%	12.2%
Median-Income	$127,223	$90,234	$75,235
Source: American Community Survey, 5-Year Estimates, 2019			

Table 3-27 displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times. Overall, the percentage of households that experience a cost burden greater than 30 percent is similar amongst the City, County, and State with all three reporting about 75 to 80 percent. The City has a slightly higher percentage of households that have a high cost burden over 50 percent (21.4percent in the City, compared to about 19 percent in the County and State). Increased opportunity for affordable housing and housing assistance funds help to prevent cost burden on households.

Table 3-27: Households by Overpayment, Compared by Geography

Overpayment/Cost Burden	City of Newport Beach	County of Orange	California
Cost Burden > 30%	76.3%	79.3%	79.2%
Cost Burden > 50%	21.4%	19.3%	19.4%
Cost Burden Not Available	2.1%	1.4%	1.4%
Source: Consolidated Planning/CHAS Data, 2013-2017.			

Table 3-28 displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability and independence. The opportunity for transition into the homebuyer's market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. **Table 3-21** shows that the City has a comparable rate of homeownership to the County and a slightly lower ownership rate that the State.

Table 3-28: Households by Tenure, Compared by Geography, 2019

Household Tenure	City of Newport Beach	County of Orange	California
Owner Households	56.7%	57.4%	66.0%
Renter Households	43.3%	42.6%	34.0%
Total Occupied Housing Units	37,605	1,037,492	13,044,266
Source: American Community Survey, 5-Year Estimates, 2019.			

Additionally, **Table 3-29** displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there is not enough size appropriate housing options for large or multigenerational families. The City experiences very low rates of overcrowding in comparison to the County and the State. According to the data, overcrowding occurs more frequently in renter households rather than owner households. In Newport Beach, owner households that are severely overcrowded represent 0 percent of all households, while severely overcrowded renter households represent 0.3 percent. In the County and state a trend similar in the County and State.

Table 3-29: Households by Overcrowding, Compared by Geography

Overcrowding and Tenure	City of Newport Beach	County of Orange	California
Owner Households			
Overcrowded	0.5%	2.6%	1.6%
Severely Overcrowded	0%	1.0%	0.6%
Renter Households			
Overcrowded	3.1%	9.8%	3.6%
Severely Overcrowded	0.3%	6.0%	2.4%
Source: American Community Survey, 5-Year Estimates, 2019.			

Table 3-30 displays data for female headed households and single parent households. About 25 percent households are female headed households in Newport. This is relatively similar to the percent of householders that are female headed in Orange County and in California. Percent of households that are female headed with children is about 2.6 percent, which is slightly smaller when compared to Orange County and California. About 45.7 percent of households in Newport are single parent households. This is a larger percentage than Orange County, but it is also smaller when compared to the state.

Table 3-30: Female Headed Households with and without Children and Single Parent Households

Household by Type	City of Newport Beach	County of Orange	California
	2019	2019	2019
Total Households	37,605	1,037,492	13,044,266
Total Female Headed Households	25.4%	24.2%	26.2%
With children	2.6%	4.0%	4.8%
Without children	22.8%	20.2%	21.4%
Single Parent Households	45.7%	39.6%	52.4%

Source: American Community Survey, 5-Year Estimates, 2019.

Housing Stock in Newport Beach

Table 3-31 displays comparative housing stock data for the State, County and City. Table 3-27 below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and households types. The majority of housing stock in Newport Beach is classified as one-unit-detached housing, or single-family housing. Just under 18 percent of Newport Beach homes include 20 or more units, referred to as multi-family housing. In comparison to the County Orange has a greater amount of single-family homes, and an overall smaller number multi-family housing (2 or more units).

Table 3-31: Occupied Housing Units by Type, Compared by Geography

Housing Unit Type	City of Newport Beach	County of Orange	California
1, detached	48.4%	50.6%	57.7%
1, attached	15.1%	12.3%	7.0%
2 units	4.8%	1.6%	2.4%
3 or 4 units	4.5%	6.9%	5.5%
5 to 9 units	4.4%	6.7%	6.0%
10 to 19 units	3.5%	5.4%	5.2%
20 or more units	17.9%	13.7%	12.3%
Mobile home or other type of housing	1.3%	2.7%	3.7%

Source: American Community Survey, 5-Year Estimates, 2019.

Table **3-32** below displays housing stock by year built or the City, County, and State. Older housing generally requires more upkeep, regular maintenance and can cause a cost burden on both renters and homeowners. Majority of Newport Beach's housing stock was built between 1960 and 1999. Development shows to have slowed significantly in the City after 2010, which could be indicative of the Great Recession. Majority of the County's and State's housing units were built between 1980 and 2009 whereas the distribution of development was more dispersed from 1950 to 1990 in the State. Overall, increased numbers of older housing which is not maintained can lead to cost burden and substandard living conditions.

Table 3-32: Housing Unit by Type, Compared by Geography

Year Built	City of Newport Beach	County of Orange	California
Built 2014 or later	1.6%	2.7%	1.7%
Built 2010 to 2013	1.7%	2.0%	1.7%
Built 2000 to 2009	10.4%	8.3%	11.2%
Built 1990 to 1999	14.3%	11.7%	10.9%
Built 1980 to 1989	10.9%	14.9%	15.0%
Built 1970 to 1979	22.7%	23.3%	17.6%
Built 1960 to 1969	19.8%	19.5%	13.4%
Built 1950 to 1959	10.9%	13.0%	13.4%
Built 1940 to 1949	3.6%	2.1%	5.9%

Year Built	City of Newport Beach	County of Orange	California
Built 1939 or earlier	4.1%	2.5%	9.1%
Source: American Community Survey, 5-Year Estimates, 2019.			

Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Cost of Replacement Analysis

In general, the cost for new land in the City cost about $115/square foot, per market research (noted in Section 3.A.1). The actual construction cost for residential development ranges from $118/square foot up to $131/square foot. The total replacement cost for the at-risk units identified in Table 3-17 are summarized below

To address the risk of affordable units converting to market rate housing, the City has identified **Programs 5A and 5C** to monitor these units. The City will actively work to create programs and seek additional funding in which the focus is to preserve these units beyond the expiration of the covenant so that the owners are able to have affordable housing options.

SB 330

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and policies that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a "housing development project," from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

None of the housing strategy sites contain significant existing housing with low-income tenants who will be displaced if the sites redevelop. To the extent that there is existing housing, all housing must be replaced (Government Code Section 66300).

The City of Newport Beach has developed an informative webpage on SB 330 available for the public. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement. The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement.

Assessment of Contributing Factors to Fair Housing Issues in Newport Beach

The AI identifies the following regional goals for mitigating impediments to fair housing within jurisdictions in Orange County:

- **Goal 1**: Increase the supply of affordable housing in high opportunity areas.1
- **Goal 2**: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, other seniors, and people with disabilities
- **Goal 3**: Increase community integration for persons with disabilities.
- **Goal 4**: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.
- **Goal 5**: Expand access to opportunity for protected classes

The Housing Element programs incorporate these recommended goals as they relate to Newport Beach. The analysis above regarding other fair housing issues within Newport Beach yields the following results:

- The City does not have any racial or ethnic groups that score higher than 60 on the dissimilarity index. However, those who identify as Native Hawaiian, Asian, American Indian, Black and Some Other Race experience moderate levels of segregation (a dissimilarity index of greater than 30). While there are no groups experience high segregation, the City should focus on the needs and targeted outreach to the populations experiencing moderate segregation.
- The City does not have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Newport Beach with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area. However, one R/ECAP was identified in the neighboring city of Irvine, near the University of California Irvine. This will be considered in the housing plan as students within the R/ECAP may look for housing in Newport Beach.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Newport Beach have a high level of access to opportunity throughout the majority of the City, with only two census tracts showing a moderate level of access to opportunity. No census tracts were shown as having the lowest level of access to opportunity. The City should focus on increasing resources, housing opportunity and encourage economic development in these areas.
- The analysis of the TCAC/HCD opportunity Area Maps show that most census tracts in Newport Beach are classified with the "Moderate Resource" "High Resource" or "Highest Resource" designation. This indicates that these census tracts are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there. All but two census tracts within Newport Beach register within the top 20 percent in the index. One census tract registered as a "Low Resource" area, citing high economic opportunity and low educational opportunity.

- The Opportunity Indices identify overall high access to quality resources including economic and job proximity, educational access, and transportation access. However, there is a low health index, indicating increased pollution and low environmental quality across all racial/ethnic groups in the City. Additionally, the opportunity indices identify low affordable transportation options to both the Asian or Pacific Islander (Non-Hispanic) and Native American (Non-Hispanic).

4. Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix B), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figures 3-10 through 3-12 below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using the 2018 American Community Survey 5-year Estimates.

- **Figure 3-10** – Newport Beach Proposed RHNA Sites, Hispanic/Latino, 2019
- **Figure 3-11** – Newport Beach Proposed RHNA Sites, Non-White Population 2019
- **Figure 3-12** – Newport Beach Proposed RHNA Sites, Low and Moderate-Income, 2019

Figure 3-10 shows the proposed candidate sites to meet the RHNA for Newport Beach in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community. **Figure 3-10** shows the following findings:

- 291 proposed sites to accommodate the RHNA allocation (totaling 20,999 potential units, or 94 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic below 20 percent.
- 3 proposed sites to accommodate the RHNA allocation (totaling 153 potential units, or 1 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent.
- 17 proposed sites to accommodate the RHNA allocation (totaling 920 potential units, or 4 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent.
- 2 proposed sites to accommodate the RHNA allocation (totaling 188 potential units, or 1 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 60 and 80 percent.

The data shows that the proposed candidate sites to meet the very low and low-income RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of the Hispanic population.

Figure 3-10: Newport Beach Proposed RHNA Sites, Hispanic/Latino, 2018

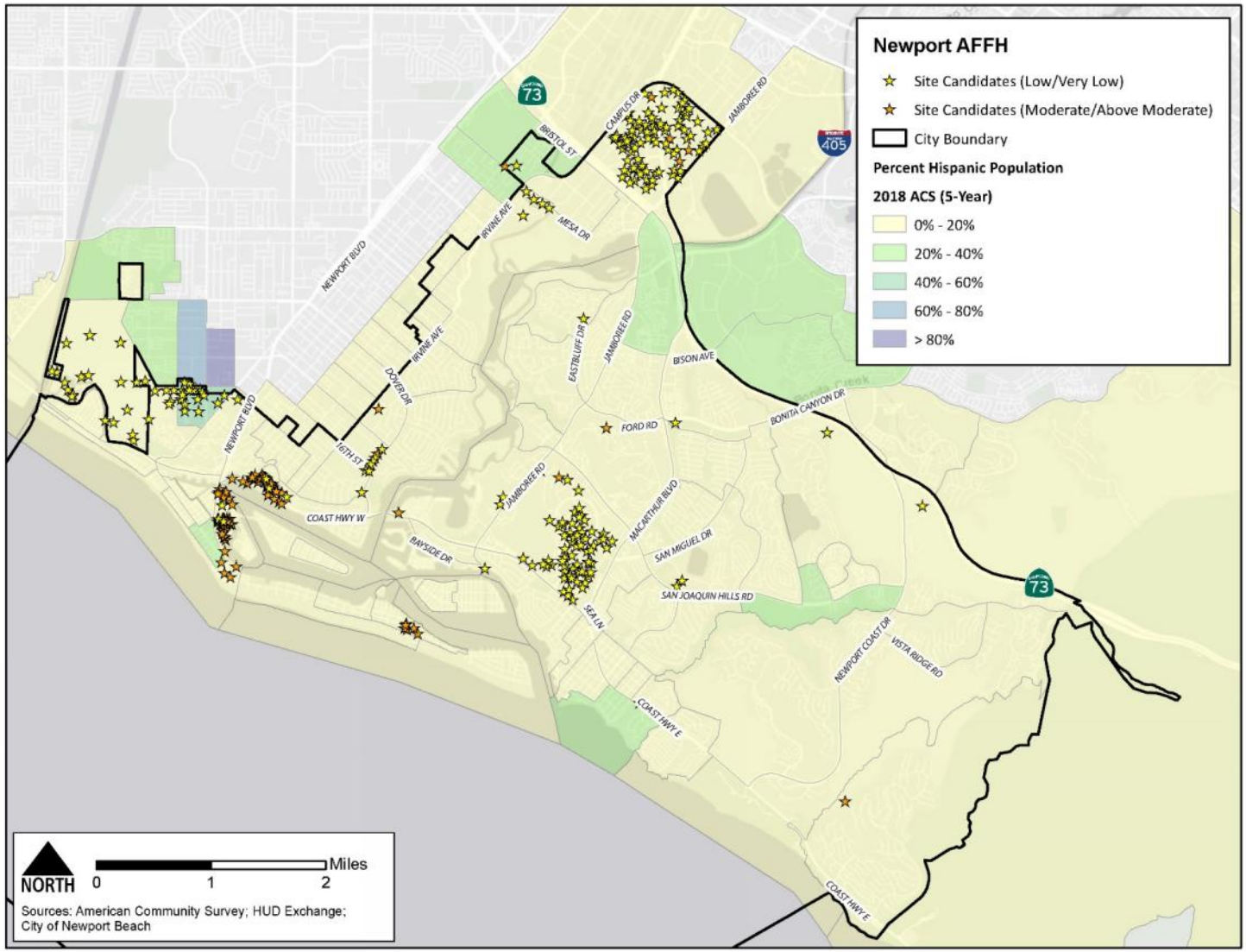


Figure 3-11 shows the proposed candidate sites to meet the RHNA for Newport Beach in relation with census data showing the percentage of the population within each block group that is Non-white. **Figure 3-11** shows the following findings:

- 156 proposed sites to accommodate the RHNA allocation (totaling 9,867 potential units, or 44 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White less than 20 percent.
- 46 proposed sites to accommodate the RHNA allocation (totaling 3,166 potential units, or 14 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 20 and 40 percent.
- 109 proposed sites to accommodate the RHNA allocation (totaling 9,039 potential units, or 41 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 40 and 60 percent.
- 2 proposed sites to accommodate the RHNA allocation (totaling 188 potential units, or 1 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent.

The data shows that the proposed candidate sites to meet the very low and low-income RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units does not disproportionately impact areas with larger concentrations of Non-white populations.

Figure 3-11: Candidate Sites – Non-White Analysis

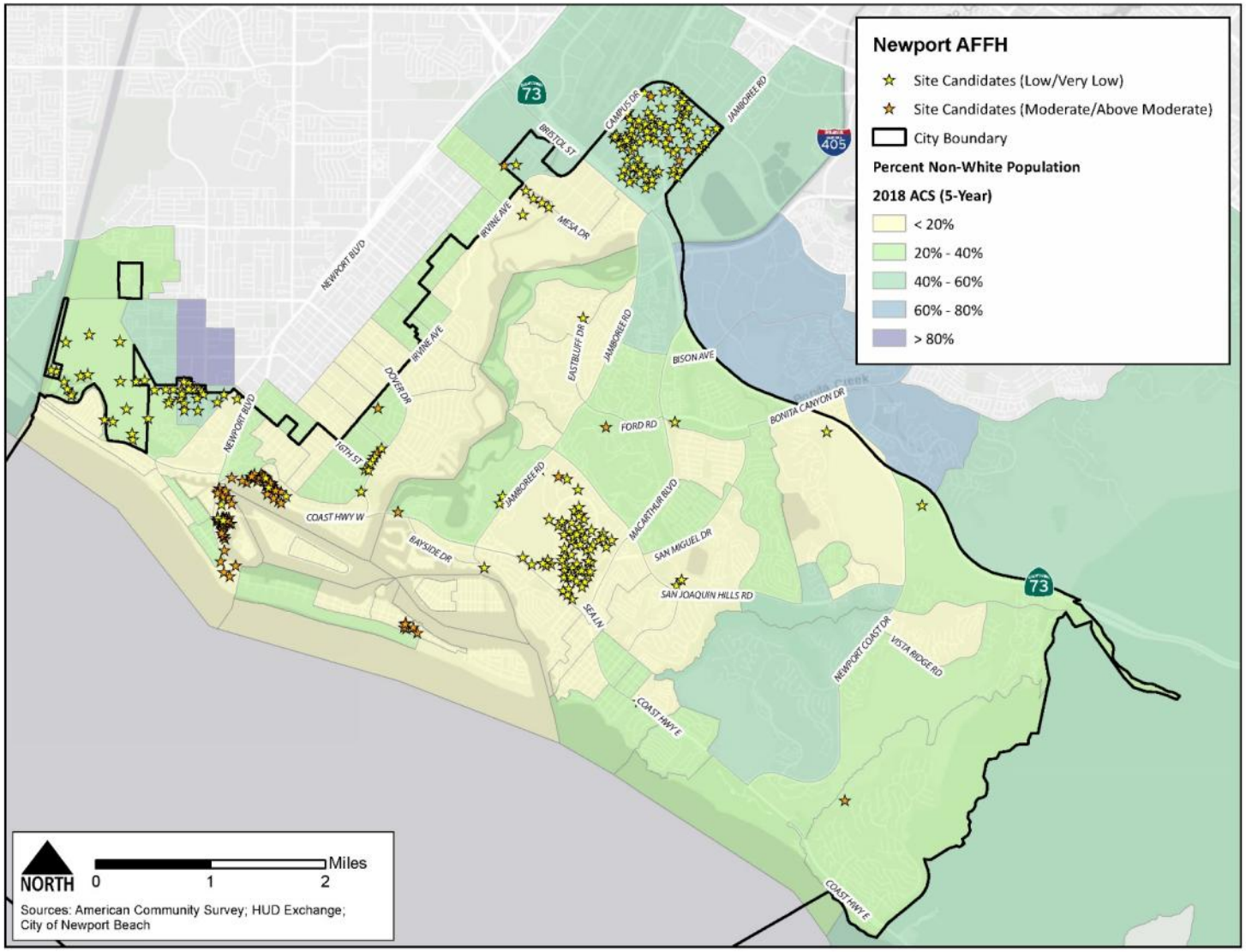
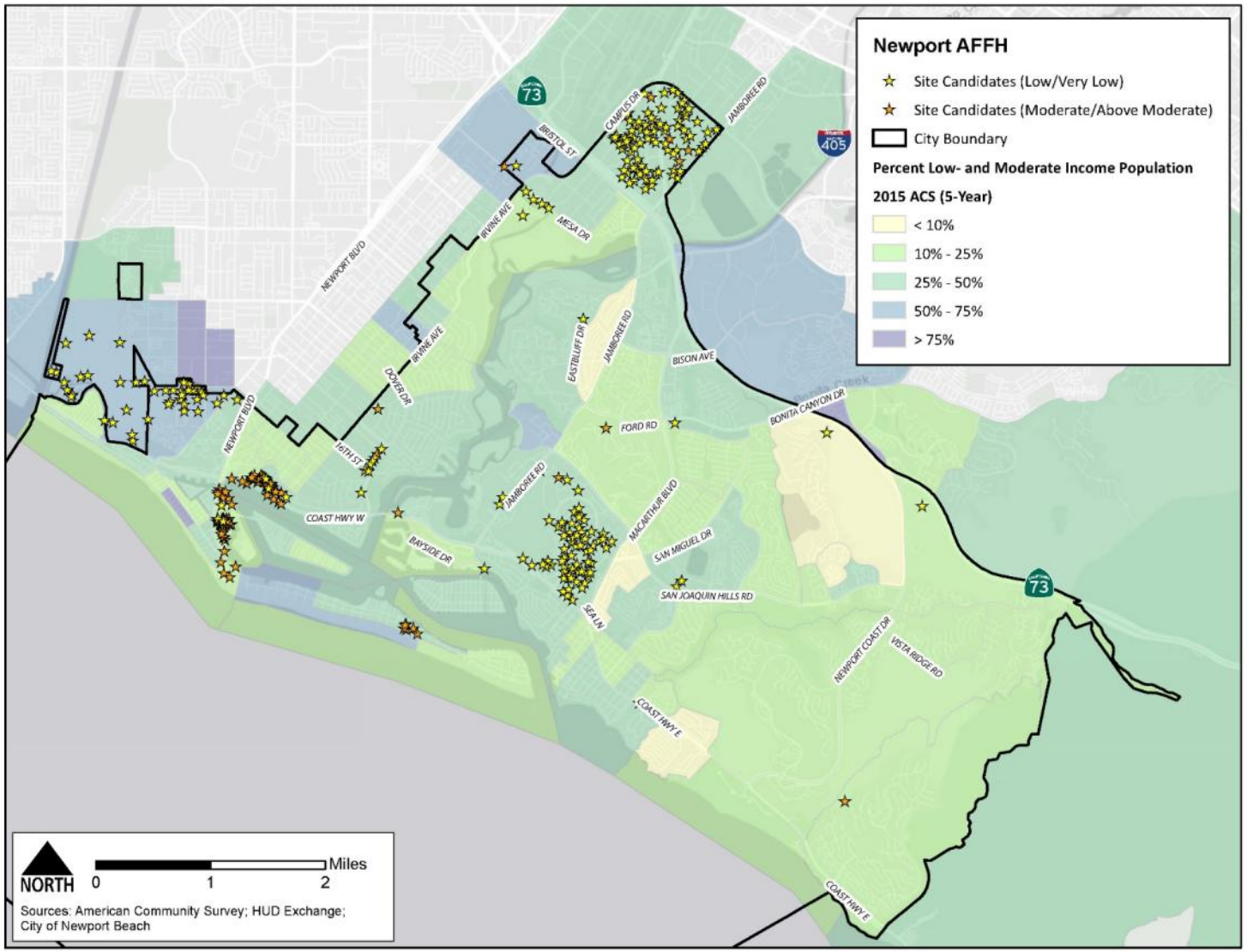


Figure 3-12 shows location of proposed candidate sites to meet the RHNA for Newport Beach in comparison with census data showing the percentage of the population within each block group who is categorized as low-income or moderate by the American Community Survey. **Figure 3-12** shows the following findings:

- 1 proposed site to accommodate the RHNA allocation (totaling 1,046 potential units, or 5% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and-moderate-income less than 10.
- 54 proposed sites to accommodate the RHNA allocation (totaling 922 potential units, or 4% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 10 and 25 percent.
- 212 proposed sites to accommodate the RHNA allocation (totaling 16,784 potential units, or 76% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 25 and 50 percent.
- 44 proposed sites to accommodate the RHNA allocation (totaling 3,320 potential units, or 15% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income between 50 and 75 percent.
- 2 proposed sites to accommodate the RHNA allocation (totaling 188 potential units, or 1% of the total potential units) are located within block groups that have a percentage of the population that identifies as low-and moderate-income greater than 75 percent.

The data shows that the proposed candidate sites to meet the very low and low-income RHNA allocation are evenly dispersed throughout the community with an emphasis on locating units where there is a high level of access to important public services and transit. The distribution of potential units provides increased opportunities for low-income housing in areas with higher rates of low-income persons.

Figure 3-12: Candidate Sites – Low/Moderate-Income Block Group Analysis



5. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas, as demonstrated by the analysis of the housing resource sites contained in this section. Other programs that affirmatively further fair housing include:

- **Policy Action 4A:** Affirmatively Furthering Fair Housing
- **Policy Action 7A:** Supportive Housing / Low Barrier Navigation Centers
- **Policy Action 7B:** Transitional and Supportive Housing
- **Policy Action 7C:** Housing for Persons with Developmental Disabilities
- **Policy Action 7D:** Fair Housing Services

6. Consistency with General Plan

Pursuant to state law, the City's General Plan must be internally consistent. Therefore, any land use changes described in the Housing Element will provided consistency with other Elements in the General Plan, such as land use. As required by law, the City will ensure any subsequent actions amending the General Plan will also include necessary consistency amendments to other General Plan Elements to maintain internal consistency of the General Plan

D. Housing Resources

1. Regional Housing Needs Allocation

This section of the Housing Element provides an overview of the resources available to the City to meet their Regional Housing Needs Allocation (RHNA).

Residential Sites Inventory

Appendix B of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and rezone plan.

Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City's RHNA allocation is 1,050 for moderate-income sites and 1,409 for above moderate-income sites. The City anticipates current planned growth, projects already in the approval process, to entirely meet the above moderate-income need within the planning period. The City will meet the moderate-income need through a combination of existing capacity on residentially zoned land, through the redevelopment of parcels rezoned within the focus areas, and through the development of accessory dwelling units (ADUs).

A total of 287 moderate-income and 40 above moderate-income units can be accommodated through existing zoning capacity on parcels. By subtracting existing units from maximum potential unit yield per

parcel, the City projected additional capacity on several parcels. Each parcel included in the inventory was then vetted for likelihood of redevelopment and to ensure all HCD criteria were met. The required descriptive information for these sites can be found within **Appendix B**.

An additional 320 moderate and above moderate-income units can be accommodated through the development of ADUs throughout the community. This is based on the methodology described within **Appendix D: Accessory Dwelling Units** and incorporates guidance from HCD's Housing Element Site Inventory Guidebook.

A supplemental 4,304 moderate and above moderate-income units can be accommodated through the rezone strategies proposed for six focus areas throughout the City. Originally identified by the Housing Element Update Advisory Committee (HEAUC), the focus areas guided the development of area-specific rezone policies and City actions to ensure that Newport Beach has sufficient capacity to meet the RHNA Allocation for the 6th Cycle.

Analysis of The City's Existing Capacity and Zoning

Table 3-33: Residential Capacity for Moderate and Above Moderate-Income Sites

Significant Zone	Max Density	Reasonable Density*	Number of Parcels	Acreage	Potential Units
Moderate-Income Sites					
MU-MM	26 du/ac	26 du/ac	24	9 acres	180 units
MU-W2	26 du/ac	23 du/ac	13	4 acres	51 units
MU-V	25 du/ac	20 du/ac	6	1 acre	13 units
MU-CV/15th Street	18 du/ac	15 du/ac	24	3 acres	43 units
		Subtotal	**67**	**17 acres**	**287 units**
Above Moderate-Income Sites					
MU-W1	5 du/ac	5 du/ac	7	9 acres	40 units
		Subtotal	**7**	**9 acres**	**40 units**
		TOTAL CAPACITY	**74**	**26 acres**	**327 units**

*Note – Specific densities vary within these zoning designations and potential unit projections are based on the parcel-specific requirements and existing conditions on parcels.

Reasonable Capacity Assumptions

This section describes the methodology developed to determine the site capacity for the moderate and above moderate-income sites. The City assumes that above moderate-income units will develop at a maximum up eight dwelling units per acre, and that moderate-income units will develop at a maximum of 26 dwelling units per acre. Reasonable capacity for sites identified to meet the City's moderate and above moderate need was calculated based on a number of factors, including site size, existing zoning requirements, vacancy and total number of units entitled, and the maximum density achievable for projects within the following zones:

- **MU-MM – Mixed-Use Mariners' Mile:** The MU-MM Zoning District is intended to provide areas for the development of mixed-use structures that vertically integrate residential dwelling units

above the ground floor with retail uses including office, restaurant, and retail. The zone permits a density range of 20.1 – 26.7 dwelling units per acre.

- **MU-W1 – Mixed-Use Water:** This zoning district applies to waterfront properties along the Mariners' Mile Corridor in which nonresidential uses and residential dwelling units may be intermixed. A minimum of fifty (50) percent of the allowed square footage in a mixed-use development shall be used for nonresidential uses in which marine-related and visitor-serving land uses are mixed. This zone permits a density range of up to 15 dwelling units per acre.
- **MU-W2 – Mixed-Use Water:** This zoning district applies to waterfront properties in which marine-related uses may be intermixed with general commercial, visitor-serving commercial and residential dwelling units on the upper floors. This zone permits a density range of up to 15 dwelling units per acre.
- **MU-V – Mixed-Use Vertical:** This zoning district is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate residential dwelling units above the ground floor with retail uses including office, restaurant, retail, and similar nonresidential uses located on the ground floor or above.
- **MU-CV/15th Street – Mixed-Use Cannery Village and 15th Street:** This zoning district applies to areas where it is the intent to establish a cohesively developed district or neighborhood containing multi-unit residential dwelling units with clusters of mixed-use and/or commercial structures on interior lots of Cannery Village and 15th Street on Balboa Peninsula. Allowed uses may include multi-unit dwelling units; nonresidential uses; and/or mixed-use structures, where the ground floor is restricted to nonresidential uses along the street frontage. Residential uses and overnight accommodations are allowed above the ground floor and to the rear of uses along the street frontage. Mixed-use or nonresidential structures are required on lots at street intersections and are allowed, but not required, on other lots. This zone permits a density range of 20.1 – 26.7 dwelling units per acre.

Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions made where those factors decreased the net buildable area of a parcel. Additionally, existing units' non-vacant parcels were analyzed to determine the number of existing units currently on the parcel. Replacement of existing units was included as a factor to prevent no net loss of existing housing stock.

Rezones to Accommodate the Moderate and Above Moderate RHNA

In additional to residential use on specific plans and ADUs, the City of Newport Beach has identified 217 sites to be rezoned from commercial use to residential use or to be rezoned to a higher residential density. The sites for rezone are further detailed in **Appendix B** and a rezone program is identified in **Section 4: Housing Plan. Figure 3-13** displays the focus areas for rezone, accompanied by a corresponding table of strategy information shown below as **Table 3-27.** The specific development assumptions (both on affordability and overall development potential) that produce the Potential Units are described, area-by-area, in the **Sites Inventory** of **Appendix B.**

Table 3-34: Moderate/Above Moderate-Income Rezone Strategy by Focus Area

Focus Area	Feasible Acreage	Rezone Density	Potential Moderate-Income Units	Potential Above Moderate-Income Units
Airport Area Environs	162 acres	50 du/ac	131 units	872 units
West Newport Mesa Area	49 acres	50 du/ac	29 units	350 units
Dover-Westcliff Area	19 acres	50 du/ac	23 units	136 units
Newport Center Area	151 acres	50 du/ac	122 units	817 units
Coyote Canyon Area	22 acres	60 du/ac	106 units	686 units
Banning Ranch Area	30 acres	50 du/ac	148 units	884 units
TOTAL	**432 acres**	**--**	**558 units**	**3,746 units**

Development of Non-Vacant Sites and Converting to Residential Uses

To analyze the potential for redevelopment of non-vacant sites, the City sent out more than 500 letters to property owners. Responses to the letters were recorded and are included within the inventory of sites within **Appendix B.** Although a positive response to the redevelopment interest letters does not guaranty the redevelopment of a parcel to residential as a primary use within the planning period, it is a strong indicator of likelihood of redevelopment and is used as sufficient evidence for inclusion within the Adequate Sites Inventory.

Accessory Dwelling Unit Production

The City of Newport Beach believes that ADUs present a viable option as part of the overall strategy to develop housing at all income levels during the 2021-2029 6th Cycle Housing Element planning period. **Appendix D** describes:

- Recent ADU legislation and regional actions,
- Local factors that may increase ADU development over the next eight years, and
- Actions Newport Beach will take through housing programs to incentivizing ADU development

The City assumes a total development of 1,000 ADUs from 2021-2029. Utilizing the Southern California Association of Governments (SCAG) approved ADU affordability assumptions, 680 ADUs will be allocated to the low and very low-income RHNA, 300 will be allocated to the City's moderate-income RHNA and 20 will be allocated to the above moderate. This is based on the methodology described within **Appendix D: Accessory Dwelling Units** and incorporates guidance from HCD's Housing Element Site Inventory Guidebook.

Sites Suitable for Lower-Income Housing

This section contains a description and listing of the candidate sites identified to meet the Newport Beach's very low and low-income RHNA need. A full list of these sites is presented in **Appendix B.**

Projects in the Pipeline and Accessory Dwelling Units

The City has identified a number of projects currently in the entitlements process which are likely to be developed during the planning period and count as credit towards the 2021-2029 RHNA allocation.

Projects with planned affordable components include:

- Newport Airport Village
- Residences at 4400 Von Karman
- Newport Village Mixed-Use
- West Coast Highway Mixed-Use
- Newport Crossings

The total anticipated development of Projects in the Pipeline and Accessory Dwelling Units is summarized in **Table 3-35** below to calculate the Remaining Need.

Table 3-35: Low and Very Low-Income Remaining Need

	Very Low-Income	Low-Income
RHNA Allocation	**1,456**	**930**
Pipeline Projects	42	78
5th Cycle Sites	0	0
Accessory Dwelling Units	250	430
Remaining Low/Very Low-Income Need	**1,164**	**422**

Sites Identified for Rezone to Accommodate Low and Very low

After the identification of projects in the pipeline and ADUs to accommodate the City's low and very low RHNA, a remaining 1,586 units must be accommodated to meet the City's RHNA. To account for this remaining need, the City conducted a community-driven process to identify several parcels for inclusion in the Adequate Sites Inventory. This process was led by the Housing Element Update Advisory Committee (HEUAC). To guide the identification of adequate sites, the committee created focus areas Sites identified by the committee and the public to meet the City's very low and low-income RHNA were selected based on the AB 1397 size requirements of at least 0.5 acres but not greater than 10 acres.

The 221 parcels are currently zoned as the following:

- 157 parcels are zoned non-residential
- 64 parcels are zoned residentially at a lower density.

All parcels are non-vacant and will be rezoned to higher densities (densities are specific to each focus area) able to accommodate the development of lower-income housing. **Figure 3-14** below displays the sites identified to accommodate the City's low and very low-income RHNA allocation. The **Housing Plan** section outlines actions the City will take to promote the development of affordable units within the following focus areas:

- Airport Area Environs
- West Newport Mesa Area
- Dover-Westcliff Area
- Newport Center Area
- Coyote Canyon Area
- Banning Ranch Area

The key assumptions and unit projections related to each focus area are shown below in **Table 3-36** and the focus areas are shown geographically below in **Figure 3-.** The specific development assumptions (both on affordability and overall development potential) that produce the Potential Units are described, area-by-area, in the **Sites Inventory** of **Appendix B.**

Table 3-36: Low/Very Low-Income Rezone Strategy by Focus Area

Focus Area	Feasible Acreage (AC)	Rezone Density	Potential Low/Very Low-Income Units
Airport Area Environs	162 acres	50 du/ac	451 units
West Newport Mesa Area	49 acres	50 du/ac	204 units
Dover-Westcliff Area	19 acres	50 du/ac	68 units
Newport Center Area	151 acres	50 du/ac	422 units
Coyote Canyon Area	22 acres	60 du/ac	264 units
Banning Ranch Area	30 acres	50 du/ac	443 units
TOTAL	**432 acres**	--	**1,852 units**

Figure 3-13: Focus Areas for Rezones



Development of Nonvacant Sites to Accommodate Low and Very Low-Income

74 non-vacant sites were also identified in the 5th cycle. In accordance with AB 1397 the City will establish a program that permits By-Right development for projects that propose 20 percent of all units to be affordable to low and very low-income units. The program is detailed in **Section 4: Housing Plan**.

Regional Housing Needs Allocation

Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) supplies a regional housing goal number to the Southern California Association of Governments (SCAG). SCAG is then mandated to allocate the housing goal to city and county jurisdictions in the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing.
- Employment opportunities.
- Availability of suitable sites and public facilities.
- Commuting patterns.
- Type and tenure of housing.
- Loss of units in assisted housing developments.
- Over-concentration of lower-income households.
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its final Regional Housing Needs Allocation (RHNA Plan) in February 2021. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the Southern California region, so that every community provides an opportunity for a mix of housing for all economic segments.

Newport Beach's share of the SCAG regional growth allocation is 4,845 new units for the current planning period (2021-2029). **Table 3-37, Housing Needs for 2021-2029,** indicates the City's RHNA need for the stated planning period.

Table 3-37: Housing Needs for 2021-2029

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	728 units	15%
Very Low (31 to 50%)[1]	728 units	15%
Low (51 to 80%)	930 units	19%
Moderate (81% to 120%)	1,050 units	22%
Above Moderate (Over 120%)	1,409 units	29%
Total	**4,845 units**	**100%**

Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

Adequacy of Sites For RHNA

The City of Newport Beach has a total 2021-2029 RHNA allocation of 4,845 units. The City is able to take credit for 1,591 units currently within the planning process (Projects in the Pipeline), 327 units of 5th Cycle Sites being projected at existing buildout capacity, and 1,000 units of ADU's (addressed in **Appendix B** and in **Appendix D**). These three categories of existing capacity lower the total RHNA planning need to a "Remaining Need" of 2,049 units as shown in **Table 3-38**. The Housing Element update lists sites that would be able to accommodate an additional 6,156 units, well in excess of the remaining 2,049-unit RHNA need.

Newport Beach has identified sites with a capacity to accommodate 2,652 lower-income dwelling units, which is in excess of its 2,386-unit lower-income housing need. The identified sites for lower-income dwelling units are on parcels that will permit residential development as a primary use at a base density of between 30 and 60 dwelling units per acre and at an assumed density of between 50 and 60 dwelling units per acre.

As described in **Appendix B**, the City believes that due to recent State legislation and local efforts to promote accessory dwelling unit (ADU) production, the City can realistically anticipate the development of 1,000 ADUs within the 8-year planning period. As outlined in the **Sites Inventory** within **Appendix B**, the City has compiled an inventory of sites for rezone that, combined, have development potential to wholly exceed and maintain the capacity to accommodate the RHNA Allocation throughout the 8-year planning period. Overall, the City has adequate capacity to accommodate its 2021-2029 RHNA.

Table 3-38: Summary of RHNA Status and Sites Inventory

	Extremely Low/ Very Low-Income	Low-Income	Moderate-Income	Above Moderate Income	Total
2021-2029 RHNA	1,456	930	1,050	1,409	4,845
Total RHNA Obligations	**1,456**	**930**	**1,050**	**1,409**	**4,845**
Sites Available					
Projects in the Pipeline	120		0	1,471	1,591
Accessory Dwelling Units	680		300	20	1,000
Existing Zoning Capacity On 5th Cycle Sites	0		287	40	327
Net Remaining RHNA	**1,586**		**463**	**--**	**2,049**
Rezone Capacity					
Airport Area Environs Rezone	451		131	872	1,454
West Newport Mesa Rezone	204		29	350	584
Dover-Westcliff Rezone	68		23	136	227
Newport Center Rezone	422		122	817	1,361
Coyote Canyon Rezone	264		106	686	1,056
Banning Ranch Rezone	443		148	884	1,475
Total Potential Capacity of Rezones	1,852		558	3,746	6,156

	Extremely Low/ Very Low-Income	Low-Income	Moderate-Income	Above Moderate Income	Total
TOTAL POTENTIAL DEVELOPMENT CAPACITY	**2,652**		**1,146**	**5,276**	**9,075**
Sites Surplus/Shortfall (+/-)	+266		+96	+3,867	+4,230
Percentage Buffer	11%		9%	275%	87%

Figure 3-14: Sites Inventory and RHNA Obligations



Summary of Sites Inventory and RHNA Obligations

The data and map detailed in **Figure 3-14** above shows the City of Newport Beach's ability to meet the 4,845 RHNA allocation in full capacity with a 4,229-unit buffer. Along with the identifying appropriate sites to meet the current and future housing needs, the City has established a Housing Plan to support its efforts in providing housing opportunities for all income levels in Newport Beach.

2. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following finding sources.

Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants can choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Orange County Housing Authority administers Section 8 Housing Choice vouchers within the City of Newport Beach. As of October 30, 2020, the City has allocated 112 Section 8 vouchers to residents within the community: 30 for families, 20 for persons with disabilities, and 62 for seniors.

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI).

CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation.
- Lead-based paint screening and abatement.
- Acquisition of buildings and land.
- Construction or rehabilitation of public facilities and infrastructure, and:
- Public services for low-income households and those with special needs.

According to the Federal regulations, the City of Newport Beach is allowed to spend no more than of 20% of CDBG funding on program administration, and 15% on community services such as senior meal delivery or homeless prevention programs. The remaining amount must be used other eligible projects that meet national objectives that principally benefit low- and moderate-income households or the disabled.

HUD requires Newport Beach to complete a Five-Year Consolidated Plan (Con Plan) to receive HUD's formula grant programs. The Con Plan identifies the City's 5-year strategies related to priority needs in housing, homelessness, community development, and economic development. It also identifies short- and long-term goals and objectives, strategies, and timetables for achieving its goals. Developed with the input of citizens and community groups, the Con Plan serves four basic functions:

- It is a planning document for the community built upon public participation and input.
- It is the application for funds under the CDBG Program.
- It articulates local priorities.
- It is a five-year strategy the City will follow in implementing HUD programs.

Additionally, HUD requires the City to prepare a One-Year Action Plan for each of the five years covered by the Con Plan. The City of Newport Beach reports a total of $372,831 CDBG funds from HUD in the

2020-2021 Action Plan. In same report, the City reports an anticipated $2.07 million of CDBG resources during the five-year period from July 1, 2020, through June 30, 2025.

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median-income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households. The City of Newport Beach does not currently receive HOME funds.

3. Opportunities for Energy Conservation

Energy Use and Providers

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Southern California Gas Company (SCG) provides natural gas service for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCG. SCG has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCG will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City. Southern California Edison Company (SCE) is the distribution provider for electricity in Newport Beach. Currently, SCE has no immediate plans for expansion of infrastructure, as most of the City is built out. However, every year SCE expands and improves existing facilities according to demand

Energy Conservation

The City's energy goals, stated in the Natural Resources Element of the General Plan, make every effort to conserve energy in the City thus reducing dependence on fossil fuels. The City's policies relating to energy include increasing energy efficiency in City facilities and operations and in private developments and reducing the City's reliance on fossil fuels. In order to reach the City's goals, objectives include the following:

- Develop incentives that encourage the use of energy conservation strategies by private and public developments,
- Promote energy-efficient design features,
- Promote or provide incentives for "Green Building" programs that go beyond the requirements of Title 24 of the California Administrative Code and encourage energy efficient design elements as appropriate to achieve "green building" status; and,

- Provide incentives for implementing Leadership in Environmental and Energy Design (LEED) certified building such as fee waivers, bonus densities, and/or awards recognition programs.[14]

The City of Newport Beach's Energy Action Plan (EAP) is identified as a roadmap for the City of Newport Beach to reduce GHG through reductions in energy used in facility buildings and operations. According to the City's EAP, the City's long-term vision for energy efficiency focuses on the following objectives:

- Reduce the City's carbon footprint and its adverse effect on the environment
- Conserve energy at the local government facilities
- Raise energy conservation awareness in local community and improve the quality of life

Currently, the City of Newport Beach has developed the "Building Green" construction manual, created by the City's Task Force on Green Development. The City has also enacted a City-wide streetlight LED replacement program, replacing 400 units to date, and is continuing marketing. Education, and outreach to the community regarding every efficiency and conservation.

4. Replacement Housing Needs

Pursuant to State Law, non-vacant sites that include residential development, either existing or demolished that are/were occupied by or subject to affordability agreements for lower income households with the five years preceeding the beginning of the 2021-2029 Planning Period are subject to a housing replacement program consistent with the requirements of Government Code GC 65915(c)(3) and GC 65583.2(g)(3). The City has no units subject to these requirements during five years prior October 15, 2021.

[14] City of Newport Beach Natural Resource Element, 2006.

,



Section 4:

HOUSING PLAN

The Housing Plan describes the City of Newport Beach 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist City decision makers to achieve the long-term housing objectives set forth in the Newport Beach Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City's overall housing policy goal to encourage a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Newport Beach.

A. Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the Orange County region. The RHNA quantifies Newport Beach's local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Orange County. The current 2021 MFI (for an assumed family of 4 persons) for Orange County is $106,700. The MFI may change periodically, as it is updated on an annual basis. The City's 2021-2029 RHNA growth need of 4,845 housing units is allocated into the following income categories:

- 1,456 units - Very low-income (0-50% County MFI)
- 930 units - Low-income (51-80% of County MFI)
- 1,050 units - Moderate-income (81-120% of County MFI)
- 1,409 units - Above moderate-income (120% or more of County MFI)

A. Housing Goals

The City of Newport Beach has identified the following housing goals as part of this Housing Element Update:

Housing Goal #1: Provision of adequate sites to accommodate projected housing unit growth needs identified by the 2021-2029 RHNA.

Housing Goal #2: Quality residential development and the preservation, conservation, and appropriate redevelopment of housing stock.

Housing Goal #3: A variety of housing types, designs, and opportunities for all social and economic segments.

Housing Goal #4: Housing opportunities for as many renter- and owner-occupied households as possible in response to the market demand and RHNA obligations for housing in the City.

Housing Goal #5: Preservation of the City's housing stock for extremely low-, very low-, low-, and moderate-income households.

Housing Goal #6: Housing opportunities for special needs populations.

Housing Goal #7: Equal housing opportunities in the City for all people.

Housing Goal #8: Effective and responsive housing programs and policies.

The goals listed above are described below and on the following pages with accompanying policies and programs to achieve them.

B. Housing Policies and Program Actions

This Housing Element expresses the Newport Beach community's overall housing goals and supporting policies and program actions to achieve them. The stated Housing Program Actions are based on a review of past performance of the 5th Cycle Housing Element, analysis of current constraints and resources, and input from Newport Beach residents and stakeholders. The policies and program actions contained herein were developed with ample community input through Workshops, Study Sessions and input received on the Draft document made available to the public. These policies and program actions include and reflect this input receive through the course of developing the Housing Element document.

Housing Goal #1

Provision of adequate sites to accommodate projected housing unit growth needs.

Housing Policy 1.1: identify a variety of sites to accommodate housing growth need by income categories to serve the needs of the entire community.

Implementation Actions

Adequate Sites to Accommodate 2021-2029 RHNA

The City of Newport Beach has a total Regional Housing Needs Assessment (RHNA) allocation of 4,845 units. State law requires the City of Newport Beach to identify adequate sites to accommodate its fair share allocation for the 6th Cycle Housing Element. This City has identified a variety of candidate sites through extensive analysis in collaboration with the community and stakeholder through Newport, Together's "Listen and Learn" process, multiple meetings of the City's Housing Element Update Advisory Committee (Committee), participation by interested residents at a variety of public meetings, workshops, and consultation with property owners. The City of Newport Beach has identified an adequate amount of land that was determined by the Committee as "Feasible" or "Potentially Feasible" for future development. Only a portion of these candidate sites will be necessary to accommodate the City's RHNA planning obligation. These sites have undergone a rigorous process to evaluate site features, development potential, developer/owner interest and other factors to deem them appropriate for housing during the 2021-2029 Planning Period.

As part of the analysis of adequate sites, the City has comprehensively reviewed opportunity sites citywide and have identify eight primary areas of opportunity:

- Airport Area Environs
- West Newport Mesa
- Dover/Westcliff
- Newport Center

- Banning Ranch
- Coyote Canyon
- 5th Cycle Housing Element Sites
- Accessory Dwelling Units

Since the City has identified several opportunity sites in the 5th Cycle that will be utilized in the 6th Cycle Housing Element, additional policy considerations are stated in this Policy Program.

These opportunities sites are described in map and tabular format in Appendix B of this Housing Element. Each of the opportunity areas described in this Housing Element have been assigned a targeted acreage, and a targeted number of new housing units (see following implementing Policy Action statements). Collectively, these targets must meet the unmet RHNA need as required by State law. It is expected there may be deviations from the targets with future implementing zoning actions. New opportunity sites may be identified, and other sites may be deemed unsuitable or densities may be modified, all based on new information received over time. The City may adopt future zoning strategies that are more or less than the identified targets in this Housing Element provided the total unmet RHNA need by income category is accommodated within state-defined deadlines. If future zoning strategies deviate from the targets expressed in this Housing Element but still meet the requirement to identify adequate sites to accommodate unmet RHNA need, no amendment to the Housing Element would be required and deviations of any magnitude may be considered subject to the City Council's review and approval in consultation with the Community.

Policy Action 1A: Airport Environs Sub Area

The City will establish a housing opportunity overlay district, or similar rezoning strategy, in the Airport Environs area for 162 acres of land to provide for the accommodation of at least 1,454 housing units in the Very Low, Low, Moderate and Above Moderate-income categories. A Map and Table Summary of these sites are provided in Appendix B of this Housing Element. The overlay, or similar rezone strategy, will allow development of a variety of residential product types at a permitted average density of 50 dwelling units per acre.

Implementation of this program will also include but not limited to development standards, overlay text and entitlement procedures to, among other things, encourage the development of housing for persons of Very Low and Low incomes. In developing the overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Timeframe: Complete Code Amendments within 36 months of Housing Element Adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 1B: West Newport Mesa

The City will establish a housing opportunity overlay, or similar rezoning strategy, in the West Newport Mesa area for 49 acres of land to provide for the accommodation of at least 584 housing units in the Very Low, Low, Moderate and Above Moderate-income categories. A Map and Table Summary of these sites are provided in Appendix B of this Housing Element. The overlay, or similar rezone strategy, will allow

development of a variety of residential product types at a permitted average density of 50 dwelling units per acre.

Implementation of this program will also include but not limited to development standards, overlay text and entitlement procedures to, among other things, encourage the development of housing for persons of Very Low and Low incomes. In developing the overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Timeframe: Complete Code Amendments within 36 months of Housing Element Adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 1C: Dover / Westcliff

The City will establish an overlay, or similar rezoning strategy, in the Dover / Westcliff area for 19 acres of land to provide for the accommodation of at least 227 housing units in the Very Low, Low, Moderate and Above Moderate-income categories. A Map and Table Summary of these sites are provided in Appendix B of this Housing Element. The overlay, or similar rezone strategy, will permit development of a variety of residential product types at a permitted average density of 50 dwelling units per acre.

Implementation of this program will also include but not limited to development standards, overlay text and entitlement procedures to, among other things, encourage the development of housing for persons of Very Low and Low incomes. In developing the overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Timeframe: Complete Code Amendments within 36 months of Housing Element Adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 1D: Newport Center

The City will establish a housing opportunity overlay, or similar rezoning strategy, in the Newport Center area for 151 acres of land to provide for the accommodation of at least 1,361 housing units in the Very Low, Low, Moderate and Above Moderate-income categories. A Map and Table Summary of these sites are provided in Appendix B of this Housing Element. The overlay, or similar rezone strategy, will allow development of a variety of residential product types at a permitted average density of 50 dwelling units per acre.

Implementation of this program will also include but not be limited to development standards, overlay text and entitlement procedures to, among other things, encourage the development of housing for persons of Very Low and Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Timeframe: Complete Code Amendments within 36 months of Housing Element Adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 1E: Coyote Canyon

The Coyote Canyon property is a closed landfill that is owned and managed by the County or Orange but leased to a private developer. The area is of substantial acreage but has limited development potential due to various environmental considerations. The developer has evaluated the entire landfill area and has concluded that 22 acres of the property is not subject to environmental constraints. Additionally, the City has been advised that the County has expressed interest in participating in a transfer of a portion of the property to accommodate residential opportunity.

The City will rezone at least 22 acres of land on the Coyote Canyon site, as shown in Appendix B, to accommodate at least 1,056 housing units at an average density of 60 dwelling units per acre.

Implementation of this program will also include development standards and entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes.

Timeframe: Complete Code Amendments within 36 months of Housing Element Adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 1F: Banning Ranch

The City has identified the Banning Ranch area as a potential site to accommodate future housing needs. The City has previously approved housing development on this site, but the approved project was subsequently denied by the California Coastal Commission. The City believes there are approximately 30 acres of viable opportunity to provide housing for a variety of income levels and will continue to support development potential in the Banning Ranch Area.

The site is currently within the City's Sphere of Influence. The City will work collaboratively with the County of Orange for annexation of the property and pursue entitlement of the area to provide opportunities for at least 1,475 units at an average density of 50 dwelling units per acre.

Implementation of this program will also include development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes.

Timeframe: Complete necessary Code, General Plan and LCP Amendments within 36 months of Housing Element Adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 1G: 5th Cycle Housing Element Sites

The City has identified a number of sites in the sites inventory contained in Appendix B contain infill sites that were identified in the 5th Cycle Housing Element to accommodate the Very Low and Low-income categories. To comply with State law, the City will amend Title 20 of the Newport Beach Municipal Code (NBMC) to permit residential uses by-right for housing development projects in which at least 20-percent

of the units are affordable to lower-income households. For the purpose of implementation of this program, by-right shall mean the City will not require a discretionary permit application, such as a Conditional Use Permit or Planned Unit Development Permit, that would constitute a "project" as described in Section 21100 of the Public Resources Code. For sites in the coastal zone, the City will continue to require coastal development permits to determine compliance with the City's certified Local Coastal Program.

Timeframe: Complete Code Amendments within 36 months of Housing Element Adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 1H: Accessory Dwelling Unit Construction

Accessory Dwelling Units (ADUs) are an accepted method of providing affordable housing in the City. Due to recent legislation, the ability to entitle and construct ADUs has increased significantly. The City recognizes the significance of this legislation as evidenced by a marked increase in ADU permit applications. Due to this legislation, the City believes aggressive support for ADU construction will result in increased opportunities for housing including affordable units.

The City will aggressively support and accommodate the construction of at least 1,000 ADUs by a variety of methods, including but not limited to:

- Developing and implementing a public awareness campaign for construction of ADUs with a systematic approach utilizing all forms of media and outreach distribution
- Preparing and maintaining a user-friendly website committed to information related to codes, processes, and incentives pertaining to the development of ADUs and JADUs in the City.
- Evaluating and assessing the appropriateness of additional incentives to encourage ADU development.
- Approve permit-ready standard plans to permit new ADU construction to minimize design costs, expedite permit processing, and provide development certainty for property owners.

Timeframe: Analyze methods within 12 months of Housing Element adoption; Establish programs within 24 months of Housing Element adoption.
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 1I: Accessory Dwelling Units Monitoring Program

The City will establish an ADU Monitoring Program during the 2021-2029 Housing Element Planning Period to formally track ADU development. The analysis will track applications for ADUs, location, and other important features. The intent of the Monitoring Program is to track progress in meeting 2021-2029 ADU construction goals and to evaluate the need to adjust programs and policies if the pace of construction is less than anticipated.

Timeframe: Ongoing, Annual
Responsible Agency: City of Newport Beach Community Development

Funding Source: General Fund

Policy Action 1J: Accessory Dwelling Units Amnesty Program

The City will establish a program to allow owners with existing unpermitted ADUs to obtain permits to legalize the ADUs during the 2021-2029 planning period. The intent of the Amnesty Program's is permit, inspect, legalize, and make safe for habitation existing unpermitted ADUs of any size to the extent feasible.

Timeframe: Develop Amnesty Program within 24 months of Housing Element adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 1K: Inclusionary Housing Policy

The City has a substantial RHNA obligation of affordable housing that will be a challenge to accommodate due to prevailing project development costs include high land values. Therefore, the City must evaluate a variety of policy prescriptions that will encourage and facilitate the construction of below market-rate housing. The City will investigate inclusionary housing policy options as an additional means to provide a variety of housing types and opportunities for very low, low- and moderate-income households in Newport Beach. The City will assess and analyze a variety of inclusionary housing policy options, standards, requirements and regulations to determine the best course of action. Based upon this initial assessment, the City will determine the appropriateness and application of inclusionary policies, and adopt policies, programs or regulations that will produce housing opportunities affordable to very low, low and moderate-income households.

The City has determined that a base inclusionary requirement of 15 percent for new residential development to be affordable to very low-, low-, and moderate-income households is appropriate as an interim measure prior to the adoption of a final inclusionary ordinance or policy. The final inclusionary policy shall address development of rental and for-sale housing affordable to very low, low- and moderate-income households, as well as the applicability of this requirement and its alternatives.

Timeframe: Adopt interim inclusionary policy within 6 months of Housing Element adoption. Evaluate Inclusionary options and adopt an Ordinance within 36 months of Housing Element adoption.
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Housing Goal #2

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

Housing Policy 2.1: 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.

Implementation Actions

Policy Action 2A: Neighborhood Preservation

The City will continue to improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing applicable Building Code, Fire Code, and Zoning Code regulations and abating Code violations and nuisances. The City of Newport Beach will continue to prepare a quarterly report on code enforcement activities in the 6th Cycle.

Timeframe: Ongoing, Semi-Annual
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 2B: Residential Building Record Program

The City will maintain and continue to implement the Residential Building Records (RBR) program to reduce and prevent violations of building and zoning ordinances by providing a report to 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 applicable zoning and building requirements.

The City will continue to implement this program as RBR applications are submitted to the City. The City will continue to promote the availability of program to the public and local real estate professionals by maintaining information on its website and developing brochures and other promotional materials.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 2C: Preservation of At-Risk Units

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. The City will consult with the property owners and potential preservation organizations regarding the potential use of Community Development Block Grant (CDBG) funds and/or Affordable Housing Fund monies to maintain affordable housing opportunities in those developments listed in Table 3-17 of Chapter 3 of this Housing Element. The City may assist in the non-profit acquisition of the units to ensure long-term affordability, 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 will maintain registration as a Qualified Preservation entity with HCD and continuously implement such policy as notices are received from property owners in the 6th Cycle.

Timeframe: Ongoing, Annual
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Housing Goal #3

A variety of housing types, designs, and opportunities for all social and economic segments.

Housing Policy 3.1: Encourage preservation of existing and provision of new housing affordable to extremely low-, very low-, low-, and moderate-income households.

Housing Policy 3.2: Encourage housing developments to offer a wide spectrum of housing choices, designs, and configurations.

Implementation Actions

Policy Action 3A: Objective Design Standards

State Housing law includes various exemptions for projects with an affordable housing component, which limits the City's ability to apply discretionary design review requirements to certain residential projects. State Housing law specifies having objective design standards available to apply to housing projects where the City's discretion over design review is otherwise preempted per State law. The City of Newport Beach will review existing entitlement processes for housing development and will eliminate discretionary review for all housing development proposals that include a minimum affordable housing component. The City will also review the appropriateness of its current development standards to ensure that it reasonably accommodates the type and density of housing it is intended to support. The City will also amend existing development standards to replace or remove all subjective standards for projects with a minimum affordable housing component with objective standards that do not impede the type and density of housing it is intended to allow.

Timeframe: Adopt standards within 24 months of Housing Element adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 3B: SB 35 Streamlining

The City will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35, Chapter 366 Statues 2017. These requirements apply at any point in time when the City does not meet the State mandated requirements, based upon the SB 35 Statewide Determination Summary Report for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA)., the City will process development projects with at least 50 percent affordable units through a streamlined permit process (i.e., 90 days for projects with up to 150 units). All projects covered by SB 35 are still subject to the objective development standards of the Newport Beach Municipal Code that includes the Building and Fire Codes. However, qualifying projects cannot be subject to discretionary review or public hearings; and in many cases the City cannot require parking. Reduced parking requirements would be established consistent with the requirements of SB 35 for qualified streamlining projects.

The City currently has consistently exceeded RHNA performance goals during the 5th Cycle. The City's status regarding SB 35 could change during the 6th Cycle dependent upon RHNA progress throughout the 2021-2029 Planning Period.

Timeframe: Adopt procedures within 24 months of Housing Element adoption
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 3C: Preservation of Rental Opportunities

The City will continue to maintain rental housing opportunities by restricting conversions of rental units to condominiums in a development containing 15 or more units unless the rental housing vacancy rate in Newport Beach is 5 percent or higher, and unless the property owner complies with condominium conversion regulations contained in Newport Beach Municipal Code Chapter 19.64. The City's intent is to ensure no net loss in rental opportunities in existing sites that contain 15 or more units and that the conversion of rentals do not create an imbalance of opportunity in the community. The City will conduct an annual vacancy rate survey to support the implementation of this policy.

To protect lower and moderate-income rental housing, the City shall amend the Municipal Code to restrict the demolition of lower and moderate-income rental housing on sites that provide more than 15 units unless the units maintain the same income categories after demolition.

Timeframe: Ongoing. Update Municipal Code within 24 months of Housing Element adoption.
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 3D: Priority of Affordable Housing

The City will continue to 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. The City will continue to implement this program as affordable housing projects are submitted to the City.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 3E: Mortgage Revenue Bonds

The City will continue to 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. The City will continue to implement program per project submittal as the developer applies for these bonds. The City will adjust this policy to include the promotion of available bonds to the public and developers in the 6th Cycle.

Timeframe: Ongoing, Annual
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 3F: Annual Reporting Program

The City will conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households. The City of Newport will complete review by the last

quarter of each year and report within the annual General Plan Status Report including the Housing Element Report provided to OPR and HCD by April 1st each year.

Timeframe: Ongoing. Annual
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 3G: Entitlement Assistance

The City will 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 55 years. The affordable units provided shall be granted a waiver of park in-lieu fees (if applicable) and City traffic fair share fees.

The City will continue to implement this program as affordable housing projects are submitted to the City in the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 3H: Prioritization of Affordable Housing Funds

The City will give highest priority for use of Affordable Housing Fund monies to affordable housing developments providing units affordable to extremely-low-income households and senior households. The City will continue to implement this program as affordable housing projects are submitted to the City.

The City shall establish objective priorities to allow for the ranking/scoring of future affordable housing projects so that expenditures that most meet the City's objectives are prioritized for funding.

Timeframe: Ongoing. Establish objective priorities with project ranking/scoring within 16 months of Housing Element adoption.
Responsible Agency: City of Newport Beach Community Development
Funding Sources: Affordable Housing Fund, based upon available funds

Policy Action 3I: Public Information About Affordable Housing

The City will continue to maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, density bonuses, and other incentives. A copy of this brochure shall be located at the Planning Counter, on the City's website and shall also be provided to potential developers.

The City will update the 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.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 3J: Priority in Kind Assistance for Affordability

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 (CDBG) funds or the City's Affordable Housing Fund. The City will continue to implement the program as housing projects are submitted to the City in the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 3K: Coastal Zone Development Affordability

The City shall follow Government Code Section 65590 and implement Municipal Code Titles 20.34 and 2134 "Conversion or Demolition of Affordable Housing" for new developments proposed in the Coastal Zone areas of the City. All required affordable units shall have restrictions to maintain their affordability for a minimum of 55 years.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 3L: Proactive Education and Outreach to Prospective Developers

The City will continue to advise and educate existing landowners and prospective developers of affordable housing development opportunities available within Banning Ranch, the Airport Area, West Newport Mesa, Dover-Westcliff, Newport Center, Mariners' Mile, and Balboa Peninsula areas. The City of Newport Beach will continue to implement its program as prospective developers contact the City seeking development information. The City will maintain designated staff persons that can be contacted to provide housing opportunity information and incentives for development of affordable housing during the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 3M: Regional Coordination of Housing Issues

The City will continue to participate in other programs that assist production of housing. The City will 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 in the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 3N: Housing Impact Studies

The City will continue to study housing impacts of proposed larger-scale, significant 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 any restrictions on development due to the City "Charter Section 423". The City will continue to implement such program as major commercial/industrial projects are submitted to the City in the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Housing Goal #4

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

Housing Policy 4.1: Mitigate potential governmental constraints to housing production and affordability by increasing the City's role in facilitating construction of market-rate housing and affordable housing for all income groups.

Housing Policy 4.2: Enable construction of new housing units sufficient to meet City quantified goals by identifying adequate sites for their construction.

Implementation Actions

Policy Action 4A: Affirmatively Furthering Fair Housing

Pursuant to AB 686, Chapter 958, Statutes 2018, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

To accomplish this, the City or designated contracted organization will collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.

Section 3 of this Housing Element contains an analysis of fair housing activities in Newport Beach and the Orange County region.

The analysis found that:

- The City does not have any racial or ethnic groups that score higher than 60 on the dissimilarity index, indicating that while there are racial and ethnic groups with higher levels of segregation than others within Newport Beach, none meet the standard score to identify segregated groups.
- The City does not have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Newport Beach with a non-white

population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/ micropolitan area. However, one R/ECAP was identified in the neighboring City of Irvine, near the University of California Irvine. This will be considered in the housing plan as students within the R/ECAP may look for housing in Newport Beach.

- The UC Davis Regional Opportunity Index shows that most residents within Newport Beach have a high level of access to opportunity throughout the majority of the City, with only two census tracts showing a moderate level of access to opportunity. No census tracts were shown as having the lowest level of access to opportunity.
- The analysis of the TCAC/HCD opportunity Area Maps shows that most census tracts in Newport Beach are classified with the "Moderate Resource" "High Resource" or "Highest Resource" designation. This indicates that these census tracts are within the top 40 percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there. All but two census tracts within Newport Beach register within the top 20 percent in the index. One census tract registered as a "Low Resource" area, citing high economic opportunity and low educational opportunity.
- The Opportunity Indices identify overall high access to quality resources including economic and job proximity, educational access, and transportation access. However, there is a low health index, indicating increased pollution and low environmental quality across all racial/ethnic groups in the City. Additionally, the opportunity indices identify low affordable transportation options to both the Asian or Pacific Islander (Non-Hispanic) and Native American (Non-Hispanic).

The City will continue to collaborate with the community, stakeholders, and appropriate organizations to address potential constraints to fair housing. This may include, but not limited to:

- Analysis and identification of barriers to entry into homeownership or rental opportunities,
- Review of historic policies or restrictions that may have prevented and/or may still prevent disadvantaged groups from locating in Newport Beach,
- Specific actions that contribute to Newport Beach's ability to foster a more inclusive community to all racial, social, and economic groups.

Timeframe: Ongoing 2021-2029
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 4B: Streamlined Project Review

The City will provide a streamlined "fast-track" development review process for proposed affordable housing developments. The City of Newport will continue to implement this program as affordable housing projects are submitted to the City in the 6th Cycle.

Timeframe: Evaluate program features within 24 months, Adopt updated procedures within 36 months of Housing Element adoption

Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 4C: Density Bonus and Incentives for Affordable Housing

The City will update its Density Bonus Ordinance (Newport Beach Municipal Code Chapter 20.32) to be consistent with State Law, as amended. Additionally, the City shall either grant a density bonus as required by state law if requested, or provide other incentives of equivalent financial value when a residential developer agrees to construct housing for persons and families of very low, low, and moderate-income above mandated requirements. The City will continue to implement provisions of Chapter 20.32, as amended (Density Bonus) of the Zoning Code as housing projects are submitted to the City during the 6th Cycle. The City will further encourage affordable housing and the potential use of density bonus statutes to accommodate additional affordable units.

Timeframe: Update to Newport Beach Municipal Code Chapter 20.32 within 12 months of the adoption of this Housing Element and implement future updates to maintain consistency with applicable State law on an ongoing basis.
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 4D: List of Pre-Approved Development Incentives

The City will develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing. Such incentives could include the waiver of application and development fees or modification to development standards (e.g., setbacks, lot coverage, etc.). The City will continue to work with the Affordable Housing Task Force to develop the list within the 6th Cycle.

Timeframe: Evaluate program features within 24 months, Adopt procedures within 36 months of Housing Element adoption
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 4E: Airport Area Policy Exceptions for Affordable Housing

The City recognizes that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area, and as a result, the City shall maintain an exception to the minimum 10-acre village 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 includes 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. The City of Newport Beach will maintain the exception and continue to implement this program as projects are submitted to the City in the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development

Funding Sources: General Fund

Policy Action 4F: Encourage Development of Opportunity Sites

The City will continue to encourage and facilitate residential and/or mixed-use development on sites listed in Appendix B by providing technical assistance to interested developers with site identification and entitlement processing. The City will continue to support developers funding applications from other agencies and programs.

The City shall post the Sites Inventory, as showing in Appendix B on the City's webpage and produce marketing materials for residential and mixed-use opportunity sites, and it will equally encourage and market the sites for both for-sale development and rental development. 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 to encourage the development of affordable housing within residential and mixed-use developments. The City will continuously implement this program as housing projects are submitted to the City. Review and update as necessary the Site Inventory and provide information to interested developers.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 4G: Annual RHNA Sites Inventory Monitoring

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. The City of Newport will respond to market conditions and will revise or add additional sites where appropriate or add additional incentives, if identified strategies are not successful in generating development interest. The City will include the report in its annual General Plan Status Report including Housing Element Report to OPR and HCD by April 1st each year.

Timeframe: Ongoing, Annual
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 4H: Review Mixed-Use Zones

As part of the 2006 Comprehensive General Plan Update and 2010 Zoning Code Update, new mixed-use housing opportunity zones were created throughout the City as a strategy to enhance and revitalize underperforming and underutilized properties. These areas included the Airport Area, Dover/Westcliff, Newport Center, Mariners Mile, and portions of the Balboa Peninsula. The Airport Area and Newport Center have proven the most successful with several approved and constructed mixed-use developments, such as Uptown Newport and Villas Fashion Island. The Balboa Peninsula has had some limited success while Dover/Westcliff and Mariners' Mile have not proven successful to-date.

Despite the housing opportunity that was created in these areas, a majority of these sites remain underutilized with a single, non-residential use, such as retail or office. It is evident the City's existing

development standards (e.g., setbacks, height, density, parking, dedications, etc.) related to mixed-use development may create constraints to the redevelopment of these properties.

Therefore, to ensure that mixed-use opportunities are maximized, the City will review established mixed-use land use categories and corresponding zoning regulations in the City and recommend policy or code changes to the City Council that reduce regulatory barriers and incentivize mixed-use residential development.

Timeframe: Complete the review and provide recommendations to the City Council within 12 months of Housing Element Adoption, and then complete a review annually thereafter.
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Policy Action 4I: Establish Mixed-Use Resort Opportunities

Mixed-use resorts are an established trend in the hospitality industry that incorporate hotel-branded residential units as an accessory use located within a resort hotel complex where residents enjoy access to the full range of services, facilities, and amenities provided by the hotel operator or brand. The residential use cannot exist without the hotel's services, facilities, and amenities.

The hotel industry has been one of the hardest hit industries due to the COVID-19 pandemic and a full recovery of the industry is not anticipated for many years. Mixed-use resorts provide an opportunity to revitalize older or underperforming hotels and maintain their competitive standing by creating multiple revenue streams.

Economies of scale created by shared facilities, amenities, and services add additional benefit to mixed-use resort developments. This cross pollination of business benefits both the hotel and the resident. It may also increase occupancy rates at the resort by creating increased synergy between uses and social gathering opportunities, boosting transient occupancy taxes while providing in-fill housing opportunities to partially assist the City in meeting its RHNA obligation in highly desirable and built-out areas. Incorporating residences also helps to off-set cyclical variations in hotel occupancy rates that can, for instance, result in seasonal decreases in revenue for the hotel's food and beverage offerings.

Therefore, to further encourage and incentivize the development of mixed-use hotels, the City will consider policies, regulations and/or interpretations to: 1) clarify ambiguities in General Plan, Zoning Code, and/or Local Coastal Plan Program provisions to allow hotels and motels, located outside of the Coastal Commission Appeal Areas, to convert up to thirty percent (30%) of their permitted hotel and motel rooms into residential units on a one-for-one basis; 2) establish parking programs (e.g., shared parking) and/or reduced residential parking requirements that mitigate the need for any additional parking due to the conversion to residential use; 3) require a fiscal impact analysis to disclose and mitigate any reduction in transient occupancy tax due to a potential conversion; 4) increase the flexibility in use of transfer of development rights to allow for transfer of unbuilt residential units to hotel sites; 5) require property owners converting permitted hotel and motel rooms into residential units to mitigate impacts to on affordable housing production by either constructing affordable housing units within the development or through a contribution of in-lieu fees; 6) require mitigation of impacts to public access for potential

conversions located within the Coastal Zone; and 7) require property owners converting permitted hotel and motel rooms into residential units to enter into a development agreement to ensure implementation of this policy at the project level.

Timeframe: Establish policies, regulations and/or interpretations within 24 months of Housing Element Adoption.
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Housing Goal #5

Preservation of the City's housing stock for extremely low-, very low-, low-, and moderate-income households.

Housing Policy 5.1: 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.

Housing Policy 5.2: Improve energy efficiency of all housing unit types (including mobile homes).

Implementation Actions

Policy Action 5A: Preservation of Affordability Covenants

The City will contact owners of affordable units approaching the expiration of affordability covenants to obtain information regarding their plans for continuing affordability on their properties, inform them of financial resources available, and to encourage the extension of the affordability agreements for the developments listed beyond the years noted.

The City will conduct an annual compliance monitoring program and a contact list shall be maintained on City website and updated annually during the 6th Cycle.

Timeframe: Ongoing, as necessary
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 5B: Section 8 Participation

The City shall 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.

The City will 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.

Timeframe: Ongoing, Annual
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 5C: Incentivize for Preserving of Affordability Covenants

The City will investigate the potential for providing additional incentives or modify its current policy to incentivize property owners to maintain the affordability of units on their property during the 6th Cycle.

Timeframe: Investigate and adopt incentives, as appropriate, within 24 months of Housing Element Adoption
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 5D: Mobile Home Park Conversions

The City will continue to employ the provisions of NBMC Title 20 provision of the Mobile Home Park Overlay to maintain and protect mobile home parks in a stable environment with a desirable residential character. The City will review the existing provisions of the Mobile Home Park Overlay for consistency with State law in accordance with Government Code Section 65863.7. The City will continue to implement program as projects are submitted to the City.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 5E: Orange County Housing Authority Advisory Committee

The City of Newport Beach will continue to participate as a member of the Orange County Housing Authority (OCHA) Advisory Committee and work in cooperation with the OCHA to provide Section 8 Rental Housing Assistance to residents of the community. The City will continue to 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.

The City will, in cooperation with the Housing Authority, recommend and request use of modified fair-market rent limits to increase the 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.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 5F: Water Efficiency for Residential Projects

The City will continue to implement and enforce the Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards in compliance with AB 1881 (Chapter 559 Statutes 2006). The ordinance establishes standards for planning, designing, installing, and maintaining and managing water-efficient landscapes in new construction and rehabilitated projects. The City will continue to implement such

program as housing projects are submitted to the City. The City will also encourage the retrofit of existing residential developments to install water efficient appliances and fixtures.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 5G: Energy Efficiency in Residential Projects

The City of Newport Beach will continue to require that any affordable housing developments that receive City assistance from Community Development Block Grant (CDBG) funds or from the City's Affordable Housing Fund shall be required, to the extent feasible, to include installation of energy efficient appliances and devices that will contribute to reduced housing costs for future occupants of the units. The City will continue to implement program as housing projects are awarded funds from the City in the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund & Community Development Block Grant (CDBG) funds

Housing Goal #6

Housing opportunities for special needs populations.

Housing Policy 6.1: Encourage approval of housing opportunities for senior citizens and other special needs populations.

Implementation Actions

Policy Action 6A: Homeless Program Assistance

In the 5th Cycle, the City was successful in providing funding to local organizations for providing shelter and services to the individuals experiencing homelessness.

The City will continue to apply annually for United States Department of Urban Development 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 as well as submit Annual Action Plan to HUD in May of each year.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 6B: Repair Loans and Grant Programs for Seniors, Persons with Physical and Developmental Disabilities and Lower-Income Households

The City, in partnership with OASIS Senior Center and Habitat for Humanity Orange County, has developed a Senior Home Repair Assistance Program (SHARP) that is aimed at assisting low-income seniors in need of critical home repair or modifications due to accessibility needs, safety concerns, health and well-being. The program is available to homeowners aged 60 and older who fall within the 50th percentile of the Orange County median-income.

Additionally, the City will continue to 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.

The City will continue to 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.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 6C: Leverage CDGB and other Federal Formula Grant Funding

The City receives annual allocation of CDBG and other Federal formula grant funds for use in a variety of housing-related activities. The City shall make every effort to leverage these annual funds from various agencies to further the City's housing goals. These may include, but are not limited to, the following State, Regional and private resources:

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Regional Resources

- Orange County Housing & Finance Agency (OCHFA) Funding
- Southern California Home Financing Authority (SCHFA) Funding
- Orange County Continuum of Care Program
- Orange County Housing Authority (OCHA) Programs

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions
- Public-Private Partnerships

In addition, the City of Newport Beach will continue to maintain a list of "Public and Private Resources Available for Housing and Community Development Activities" and maintain a list of resources on City website and update as necessary in the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 6D: Child Daycare Facilities

The City will continue to encourage the development of daycare centers as a component of new affordable housing developments and grant additional incentives in conjunction with the review and approval of density bonus projects pursuant to NBMC Chapter 20.32 (Density Bonus).

Timeframe: Modify
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 6E: Housing Assistance for Seniors

The City of Newport Beach was successful in assisting the funding of senior housing services through the 5th Cycle. The City shall continue to encourage senior citizen independence through the promotion of housing and 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.

The City will encourage and approve senior housing developments if there is a market demand provided the projects include appropriate support services including transportation. Projects that provide housing and services for low- and moderate-income seniors shall take precedence over market-rate senior housing.

The City will continue to provide social services, support groups, health screenings, fitness classes, and educational services at the City's OASIS Senior Center or other facilities and 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 during the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 6F: Emergency Shelters, Transitional and Supportive Housing

To comply with State law, the City of Newport Beach will amend certain sections of its Municipal Code to address the following requirements:

- Supportive Housing Streamlined Approvals (AB 2162) - To comply with AB 2162 (Chapter 753, Statues 2018), the City of Newport Beach will amend its Municipal Code to permit supportive housing as a use permitted by right in all zones where multiple family and mixed-use development is permitted.
- Emergency and Transitional Housing Act of 2019 (AB 139) – The City will update its Municipal Code to comply with the requirements of Gov Code 65583 to address permit requirements, objective standards, analysis of annual and season needs, and parking and other applicable standards and provisions.

- Amend the City of Newport Beach Municipal Code to comply with the definitions for "Supportive Housing," Supportive Services," "Target Population" consistent with applicable sections of the California Government Code.
- Amend the Newport Beach Municipal Code to ensure Emergency Shelters, Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law.

Timeframe: Adopt Code Amendments within 12 months of Housing Element adoption
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 6G: Senior Housing Priority Program

The City has an aging population that will require affordable housing options for its existing and future retirement age population. The City seeks to develop explore the feasibility and appropriateness of proactive policies and programs to address and prioritize the needs of its senior population.

The City will strategically collaborate with the local senior community and organizations providing senior services to evaluate existing programs, policies, procedures and funding priorities. Upon completion of this initial assessment and determination if there are feasible and practical approaches, the City will develop a comprehensive prioritization program for Senior Housing. The prioritization program will establish the specific methodologies for priority ranking, criteria, scoring and related new policies, programs, regulations and incentives as appropriate.

Timeframe: Study and evaluate existing policies within 24 months of Housing Element adoption. Establish formal policies, programs and regulations within 36 months of Housing Element adoption If deemed practical and feasible during initial study.
Responsible Agency: City of Newport Beach Community Development
Funding Source: General Fund

Housing Goal #7

Equal housing opportunities in the City for all people.

Housing Policy 7.1: Support fair and equal housing opportunities, and environmental justice considerations for all housing opportunities in the City.

Implementation Actions

Policy Action 7A: Supportive Housing / Low Barrier Navigation Centers

State law has been updated to require approval 'by right' of certain supportive housing and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing.

Low barrier navigation centers provide temporary living facilities will persons experiencing homelessness to income, public benefits, health services, shelter, and housing. To comply with State law, The City of Newport Beach will adopt policies, procedures, and regulations for processing this type of use to establish a non-discretionary local permit approval process that must be provided to accommodate supportive

housing and lower barrier navigation centers per State law. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will provide for annual monitoring of the effectiveness and appropriateness of existing adopted policies. Should any amendments be warranted to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 7B: Transitional and Supportive Housing

In compliance with Senate Bill 2 (Chapter 364, Statutes 2017) and SB 745 Chapter 185, Statutes 2013)the City will ensure the Zoning Code is amended to encourage and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. This Program would permit transitional and supportive housing by-right in all zones allowing residential uses, subject only to those regulations that apply to other residential uses of the same type in the same zone. In addition, the Zoning Code will be amended to define "supportive housing," "target population" and "transitional housing" pursuant to state law. The City will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City if committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible.

Timeframe: Adopt Code Amendments within 12 months of Housing Element adoption
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 7C: Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not fully addressed by local zoning regulations. Persons with disabilities may require, in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will review and prioritize housing construction and rehabilitation including supportive services targeted for persons with developmental disabilities.

Newport Beach will also explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City will encourage development of projects targeted for special needs groups. As housing is developed or identified, Newport Beach will collaborate with the Regional Center of Orange County (RCOC) to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. The City will provide information at City Hall and on the City's website.

Timeframe: Adopt Code Amendments within 24 months of Housing Element adoption
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 7D: Fair Housing Services

The City was successful in reaching out to the community about fair housing services during the 5th Cycle. The City of Newport Beach will continue to 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 a minimum of two public outreach and educational workshops a year, and distribute pamphlets containing information related to fair housing in the 6th Cycle.

Timeframe: Ongoing
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 7E: Agricultural Employee and Farmworker Housing

The City will amend the Newport Beach Municipal Code to be in compliance with Health and Safety Code, 17021.5, 17021.6 and 17021.8. and define employee housing in a manner consistent with applicable Health and Safety Code sections. The Municipal Code will be revised to state that employee housing for six or fewer employees will be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Additionally, the Municipal Code will be updated to state that employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

The City will also amend the Municipal Code to explicitly define Farmworker Housing and establish it as permitted use in residential or nonresidential zones, consistency with State law.

Timeframe: Within 36 months of adoption of the Housing Element
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Housing Goal #8

Effective and responsive housing programs and policies.

Housing Policy 8.1: Review the Housing Element on a regular basis to determine appropriateness of goals, policies, programs, and progress of Housing Element implementation.

Implementation Actions

Policy Action 8A: Annual Reporting Program

The City of Newport Beach shall report on the status of all housing programs as part of its annual General Plan Review and Annual Progress Report (APR). The Annual Progress Report discusses Housing Programs and is submitted to the California Department of Housing and Community Development in accordance with California state law. The City will continue to annually report its efforts within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.

Timeframe: Ongoing, Annual
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 8B: Water and Sewer Service Providers

Pursuant to SB 1087, Chapter 727, Statues of 2005, the City of Newport Beach is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element.

Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. The City will submit the adopted 6th Cycle Housing Element to local water and sewer providers for their review and input.

Timeframe: Transmit document immediately upon adoption of future amendment
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Policy Action 8C: Availability of Zoning, Development Standards, Fees and Inclusionary Requirements Online

The City of Newport Beach shall provide all zoning and development standards, fees and inclusionary requirements for each parcel with its jurisdictional boundaries on the City's website pursuant to government transparency laws contained in Government Code GC 65940.19(a)(1)(B).

Timeframe: Ongoing, updates as needed.
Responsible Agency: City of Newport Beach Community Development
Funding Sources: General Fund

Summary of Quantified Objectives

The 2021-2029 Regional Housing Needs Assessment (RHNA) determined the City of Newport Beach had a construction need for 4,845 residential units between October 15, 2021 and October 15, 2029. The forecasted need by income group includes:

- Very Low-Income (0-50% County MFI);
- Low-Income (51-80% County MFI);
- Moderate-Income (81-120% County MFI); and,
- Above Moderate-Income (>120% County MFI)

Additionally, the City has goals to rehabilitate and preserve its existing inventory of housing units. As required by State housing law, quantified objectives by income group for the 2021-2029 planning period are summarized in this section. The quantified objectives represent the target number of housing units that the City anticipates will be constructed, rehabilitated, or preserved over the 2021-2029 planning period.

Table 4-1: Quantified Objective Summary

Quantified Objective	Extremely Low	Very Low	Low	Moderate	Above Moderate
Housing Production					
Accessory Dwelling Units	680			300	20
RHNA Sites	1,456		930	1,050	1,409
Rehabilitation(1)	1	1	3	--	145
Preservation/Conservation (2)	116		--	--	--

(1) Includes estimate of addressing projected code enforcement violations and substantial rehabilitation needs based upon analysis conducted in Chapter 2 and 3 or this Housing Element.

(2) Includes Section 8 vouchers and At-risk units

Source: City of Newport Beach 2021



Appendix A:

REVIEW OF PAST PERFORMANCE

A. Review of Past Performance

The following chart is a review of the City's housing project and program performance in the 2014-2021 Planning cycle. It is an evaluation of the 5th cycle's Policy Program and considers all current and existing programs and projects as well as the most current accomplishments and effectiveness and appropriateness.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
Policy 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.			
1.1.1 Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing Building Code regulations and abating Code violations and nuisances.	Prepare quarterly report on code enforcement activities	The building inspectors and code enforcement officers continually enforce code regulations, abatement violations, and nuisances. The City conducts quarterly reports on code enforcement activities and keeps them on file at City Hall. • In 2020, the City Council awarded funding for the Senior Home Assistance Repair Program.	**Ongoing** In accordance with State Law, the City will continue to enforce Building Code regulations and address violations and nuisances.
1.1.2 Investigate the use of federal funds and local funds, including Community Development Block Grants (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.	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	On April 29, 2015, the City published Request for Proposal (RFP) No. 15-55 for use of the City's Affordable Housing Fund toward affordable housing development or programming. Three projects received approval of the funding from City Council on November 24, 2015: 1. **Senior Home Assistance Repair Program (SHARP)** - An agreement with Habitat for Humanity Orange County (Habitat OC) granted up to $600,000 for critical home repair for low-income seniors. The total the City has used in the program to date is $243,466 for a total of 11 projects. ○ In **2020**, the program worked on 2 projects and expended a total of $9,222.11. Projects	**Ongoing** During the 5th Cycle Planning Period, the City was successful in providing additional funding to 3 projects that resulted in new affordable housing units for low-income seniors and veterans and in the rehabilitation of residences belonging to lower income seniors. The City will continue to seek funding opportunities from federal and local funds for lower- and moderate-income households. This will continue assisting seniors and lower income households in

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
	of federal funds in February of each year, when new funding opportunities are typically announced.	included home weatherization, roof repair and accessibility modifications. The total we have used in the program to date is $228,023 for a total of 11 projects. ○ In **2019**, the City worked on 2 projects and expended a total of $30,682. Projects included home weatherization, roof repair and accessibility modifications. ○ In **2018**, there was $194,000 spent with 8 projects completed and 1 in the process at the end of the year. These projects include repairing and weatherizing roofing, bringing landscaping up to code, repairing stairs and railings, and replacing furnaces and windows. ○ In **2017**, the first project was completed in West Newport in March 2017. The second project was completed in Corona del Mar in October 2017. The third and fourth projects were close to completion in Bayview and Santa Ana Heights in December 2017. Additionally, there were 3 projects in the application process in 2017 in West Newport Mesa, Bayside Village, and Peninsula Point. ○ In **2016**, the first project was funded and underway in West Newport in December 2016 to repair the following: siding, roof, paint, chimney, faucets, outlets, smoke and carbon monoxide detectors. Anticipated completion is early 2017. The second project was in the initial inspection phases at a Santa Ana Heights residence for exterior clean-up items to address code	maintaining their homes and incentivizes developers to create affordable housing for the community.



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		enforcement issues such as landscape, garage door, paint and a broken window 2. An agreement with **Community Development Partners** granting $1,975,000 to assist with the acquisition, rehabilitation and conversion of an existing 12-unit apartment building located at 6001 Coast Boulevard for affordable housing – 6 for low-income veterans and 6 with a priority for low-income seniors and veterans (The Cove, formally known as the Newport Veterans Project). In June 2017, the project closed on construction financing. Building permits were issued and construction began in July 2017. The lease-up of the units were completed in 2018. 3. **Seaview Lutheran Plaza Project** – Seaview Lutheran Plaza was awarded $1.6 million to assist with the rehabilitation of an existing 100-unit apartment building that is affordable to low-income seniors located at 2800 Pacific View Drive. On July 26, 2016, the City and Seaview Lutheran entered into an affordable housing grant agreement for $800,000 of the award for upgrades to existing bathrooms. The design and permits were approved late 2016 and construction was underway throughout 2017. By spring 2018 all 100 units were complete. The grant agreement extended the affordability requirement through 2069. Subsequent to the grant, Seaview Lutheran decided to not pursue the remaining $800,000 for a loan 3 PROGRAM STATUS agreement. Therefore, this money remains in the City's affordable housing account.	

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
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.	Use Chapter 20.34 "Conversion or Demolition of Affordable Housing" to implement Program continuously as projects are submitted.	On October 29, 2019, the Community Development Director determined that Newport Beach Municipal Code (NBMC) Chapters 20.34 and 21.34 (Conversion of Demolition of Affordable Housing) are no longer required. These chapters of the NBMC implement the Mello Act (Government Code Sections 65590 - 65590.1 Low- and Moderate-Income Housing Within the Coastal Zone). The regulations require the replacement of housing units lost within the coastal zone that are occupied by low- and moderate-income households under certain circumstances when feasible. Both the NBMC and the Mello Act provide when there is less than 50 acres in aggregate, of privately owned, vacant land available for residential use within the City's coastal zone, and 3 miles therefrom, the replacement requirement is not required. The Planning Division completed a land use inventory in October 2019 to determine if 50 aggregate acres of privately owned, vacant land is available for residential use within the City's coastal zone and within 3 miles inland of the coastal zone. The inventory conducted found less than 50 qualifying acres.	**Removed** This policy action is no longer being considered at this time. The City is continuing to look for ways to protect and create affordable housing through the 6th Cycle Policy Actions and Sites Inventory.
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.	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.	This City report allows the City to verify that its residential buildings meet zoning and building code requirements, life safety requirements as set forth by the City's Municipal Code, and fulfill the State's requirement that all homes have both smoke detectors and seismic strapping of water heaters (California Health and Safety Code, Section 19211). • In 2020, there were 1,629 RBRs processed. • In 2019, there were 1,405 RBRs processed. • In 2018, there were 1,059 RBRs processed. • In 2017, there were 1,547 RBRs processed.	**Ongoing** The City will continue implementing the RBR program through the 6th Planning Cycle. This allows the City to track the sale of properties, ensure the home meets Code regulations for life and safety purposes, and provide new homeowners with detailed information on the permitting history of their property.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
The report provides information as to permitted and illegal uses/construction, and verification that buildings meet zoning and building requirements, including life safety requirements.		• In 2016, there were 1,447 RBRs processed. • In 2015, there were 1,432 RBRs processed. • In 2014, there were 1,392 RBRs processed.	
Policy 2.1 Encourage preservation of existing and provision of new housing affordable to extremely low-, very low-, low-, and moderate-income households.			
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 of 5 percent or higher for 4 consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 19.64 of the Newport Beach Municipal Code.	Complete a vacancy rate survey upon submittal of condominium conversion application of 15 or more units.	A vacancy rate survey is completed upon receiving an application for the conversion of 15 or more rental units to condominiums. Between 2014 and 2020 no project of 15 or more units were submitted.	**Modified.** This program was ongoing during the 5th cycle; however, no projects of this nature were submitted. The program is important in retaining the City's existing rental housing and will be continued in the 6th cycle with appropriate modifications.
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.	Continuously implement program as affordable housing projects are submitted to the City.	Pending applications that include affordable housing will be expedited. • **2020:** Newport Airport Village • **2020:** Residences at 4040 Von Karmen **2019**: 4 very low-income applications submitted (1 ADU and 3 multi-unit). • **2018**: 3 very low-income applications submitted (3 ADUs).	**Ongoing** The City will continue to promote the development of affordable housing by expediting the development process. The Regional Housing Needs Allocation (RHNA) requires the City to add 2,381 lower income homes and 1,048 moderate income homes; this policy action incentivizes the development of such housing.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
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.	Continuously implement program per project submittal as the developer applies for these bonds.	The issuance of tax-exempt mortgage revenue bonds is project driven, and the developer typically applies for the bonds. No applications were received, 2020-2014.	**Modify** The City will continue to incentivize the development of affordable housing units; however, the policy will be adjusted to include the promotion of available bonds to the public and developers.
2.1.4 Conduct an annual compliance-monitoring program for units required to be occupied by very low, low-, and moderate-income households.	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.	Annual compliance monitoring has been conducted for 2014-2020 and the report for the City's income- and rent-restricted units by Priscila Davila & Associates, Inc. (consultant) found all units in compliance.	**Ongoing** The City will continue to maintain the availability of affordable housing units for lower income and moderate-income households.
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.	Continuously implement program as affordable housing projects are submitted to the City.	In 2018 the building permit fees were waived for the Seaview Lutheran Plaza Project. Planning staff assisted as a liaison between the applicant and the Building Division to assist in resolving Building Code issues during the plan check process for the Seaview Lutheran Plaza Project and assisted with coordinating plan check and expediting permitting for the Newport Beach Veterans project.	**Ongoing** The City, in accordance with recent updates to State Law, will continue to promote the development of affordable housing by committing to taking actions within the 2021-2029 Housing Element to expedite the entitlement process.
2.1.6 Affordable housing developments providing units affordable to extremely low-income households shall be given the highest priority for	Continuously implement program as affordable housing projects are submitted to the City.	In 2020, the City released an RFQ for Permeant Supportive Housing consultant to assist the City in developing a PSH. See status of Program 1.1.2.	**Ongoing** The City will continue to prioritize the creation or conversion of housing units for extremely low-income households.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
use of Affordable Housing Fund monies.			
Policy 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.			
2.2.1 Maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, 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.	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.	A brochure is maintained and provided on the City website and in the public lobby.	**Ongoing** The City will continue to promote affordable housing to the community. The City will continue in the 6th Cycle planning period to pursue methods of outreaching to the local development community, including non-profit developers, to explore partnerships.
2.2.2 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 (CDBG) funds or the City's Affordable Housing Fund.	Continuously implement program as housing projects are submitted to the City.	The City provides financial assistance based on a project by project analysis, depending on need and overall project merits. This program was considered in evaluating the proposals for the RFP and choosing the projects described in Program 1.1.2.	**Ongoing** The City will continue to provide assistance, through CDBG funds or the City's Affordable Housing Fund, for projects that provide a higher number of affordable housing units.
2.2.3 For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20. All required affordable units shall have restrictions to maintain their	Use Zoning Code Chapter 20.34 "Conversion or Demolition of Affordable Housing" to implement this program continuously as projects are submitted.	See status of Program 1.1.3. The City uses NBMC Chapter 20.34 Conversion or Demolition of Affordable Housing by monitoring demolition requests and permits. One applicable project (PA2018-051) was submitted in 2018, requesting the demolition of 4 units; none of the 4 units were found to be occupied by low- or moderate-income households.	**Ongoing** The City will continue to ensure the number of affordable housing options within the City is not decreased. The 6th Cycle RHNA calculations add to the number of needed affordable housing units, therefore maintaining the affordability of units does not add



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
affordability for a minimum of 30 years.		Resulting from Mello Act Compliance for the Echo Beach project approved in 2014, 6 existing studio units at 305 E. Bay Avenue were remodeled and converted to very low and low-income rental units in 2016. The units were available to rent in 2017.	to the amount the City must develop between 2021 and 2029.
2.2.4 All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years.	Continuously implement program as housing projects are submitted to the City.	Staff continues to include this affordability restriction as a standard condition on all affordable housing projects, unless an otherwise longer affordability covenant is agreed upon. On February 21, 2019, the 350-unit Newport Crossings Mixed-Use Project was approved, which includes 78 units affordable to low-income households. 52 units were restricted for a term of 55 years in compliance with density bonus law and the remaining 26 non-density bonus units were restricted for a term of 30 years. The Newport Veterans project has an affordability requirement of 50 years and the Seaview Lutheran project will add 30 additional years to their existing requirement, resulting in a new expiration date of 2069.	**Ongoing** The City will continue to maintain a 30-year minimum restriction for affordable housing units to protect residents currently residing in such units and, in conjunction with other policy actions, incentivize the development of affordable housing in the City.
2.2.5 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.	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.	A brochure has been created and distributed that outlines development incentives and entitlement assistance available in the City. The brochure is maintained at the public counter in Bay C at the Civic Center and on the City website.	**Ongoing** The City will continue to promote affordable housing sites to prospective developers. The 6th Cycle Housing Element will identify opportunity sites for housing that should be actively presented to developers through this policy action.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
2.2.6 Participate in other programs that assist production of housing.	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.	City staff attends Orange County Housing Authority (OCHA) Cities Advisory Committee meetings to keep up to date with programs that assist in the production of housing.	**Ongoing** The City will continue to participate in OCHA meetings and programs that assist in the production of housing. This policy action is necessary in order to achieve other actions (2.2.1) that inform the public of funding opportunities and programs to further develop the City's housing stock.
2.2.7 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.	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 households which is implemented continuously as these projects are submitted.	In 2017, the Newport Crossings Mixed-Use project, a 350-dwelling unit mixed-use development, was submitted within the Airport Area under the Residential Overlay of the Newport Place Planned Community. The proposed project includes 78 dwelling units affordable to low-income households. The Environmental Impact Report (EIR) was certified and the project was approved by the Planning Commission on February 21, 2019. The EIR concluded that adequate water and sewer capacity exist to support the development. The plan check for construction drawing review was submitted on November 17, 2020, with building permit issuance expected in Summer 2021.	**Ongoing** The City will continue to incentivize the production of affordable housing units by prioritize the allocation of resources towards new development that provide housing for lower income households.
2.2.8 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	Continuously implement program as housing projects are submitted to the City.	Implemented as projects are submitted. Density bonus information and incentives are included in an informational brochure available to the public. In 2017, the Newport Crossings Mixed-Use project, a 350-dwelling unit mixed-use development, was submitted within the Airport Area under the Residential Overlay of the Newport Place Planned	**Ongoing** In accordance with State Law, the City will continue to provide density bonuses to developments that provide housing to lower-income households. This action proved successful during the 5th

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
affordable to very low-, low-, and moderate-income households and senior citizens.		Community. In exchange for providing 78 units affordable to low-income households, the developer has requested a density bonus of 91 units (35 percent bonus), an incentive to allow for flexibility with unit mix, and a development waiver of building height. The Environmental Impact Report (EIR) was certified and the project was approved by the Planning Commission on February 21, 2019. In December 2019, an application was submitted for a new mixed-use development located at 2510 West Coast Highway that includes the development of 36 dwelling units, 3 of which would be restricted for very low-income households. In exchange for providing the very low-income units, the developer has requested a density bonus of 9 units (35 percent bonus) and development waiver of building height. The project was approved by the Planning Commission in February of 2021 and is pending review by the City Council. In 2020 an application was submitted for Residences at 4400 Von Karman, which included 312 apartments of which 13 very-low income housing units. The project was approved by the City Council in February 2021. Newport Airport Village - A General Plan Amendment, Planned Community Development Plan (PCDP), and a Development Agreement that would allow for the future redevelopment of the 16.46-acre property with up to 444 dwelling units (329 base units and 115 density bonus units) and 297,572 square feet of retail, office, and other airport supporting uses. The project was approved by City Council on September 22, 2020. Residences at 4400 Von Karman - In 2020, the former Koll Center Residences project was actively reviewed under a new project submittal called The Residences	Planning Cycle as 3 projects applied for density bonuses that resulted in the creation of 94 affordable housing units for lower-income households.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		at 4400 Von Karman. The request consists of 637rezoning nonresidential property to mixed-use land uses, including up to 260 residential units plus an allowance for density bonus units up to a total of 312 units (13 Very-Low Income units). On November 5, 2020, the Planning Commission considered the project and recommended approval to the City Council. The City Council approved the project on February 9, 2021, outside the reporting period.	
Policy 2.3 Approve, wherever feasible and appropriate, mixed residential and commercial use developments that improve the balance between housing and jobs.			
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.	Continuously implement program as major commercial/industrial projects are submitted to the City.	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 development trends have consisted of redevelopment of commercial and industrial sites for residential development or mixed-use, which has created new housing opportunities in the City. No major commercial/industrial projects were submitted in 2020-2014.	**Ongoing** The City will continue to analyze the impacts of proposed commercial and industrial projects on housing the City. While no projects were proposed between 2014 and 2019 that triggered the requirement for an impact assessment, the analysis in coordination with CEQA identifies potential effects on housing and the City's ability to reach RHNA allocations.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
Policy 3 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.			
3.1.1 Provide a streamlined "fast-track" development review process for proposed affordable housing developments.	Continuously implement program as housing projects are submitted to the City.	The City prioritizes the development review process for all affordable housing projects. The renovation for the Cove project, the Seaview Lutheran rehabilitation and any Senior Home Repair Program rehabilitation projects were provided "fast-track" plan check.	**Ongoing** The City has been successful in streamlining projects that add to the affordable housing stock of Newport Beach. The City will continue to streamline and "fast-track" the development review process of affordable housing to incentivize developers to create affordable housing.
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.	Continuously implement provisions of Chapter 20.32 Density Bonus in the Zoning Code as housing projects are submitted to the City.	The City considers density bonuses and other incentives on a project-by project basis. Chapter 20.32 (Density Bonus) is included in the Zoning Code and is implemented as projects are submitted. As mentioned in Program 2.2.8, the approved Newport Crossings Mixed Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35 percent bonus), an incentive to allow for flexibility with unit mix, and a development waiver of building height. Additionally, a 2020 development, Residences at 4400 Von Karman Project includes 312 apartment units (2510 West Coast Highway). Of which, 13 were designated very-low income.	**Ongoing** In accordance with State Law, the City will continue to provide density bonuses to developments that provide housing to lower income households.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
3.1.3 Develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing. Such incentives include the waiver of application and development fees or modification to development standards (e.g., setbacks, lot coverage, etc.).	Work with the Affordable Housing Task Force to develop the list and obtain City Council approval by Fall 2014.	Waivers and incentives are considered by the Planning Commission and City Council on a project-by-project basis. Staff received information from the Department of Housing and Community Development (HCD) on examples of pre-approved incentive programs from the City of Los Angeles and the City of Anaheim. Staff will continue research with HCD to develop pre-approved incentives. As mentioned in Program 2.2.8, the Newport Crossings Mixed-Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35 percent), an incentive to allow for flexibility with unit mix, and a development waiver of building height. As mentioned in Program 2.2.8, the Newport Crossings Mixed-Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35 percent bonus), an incentive to allow for flexibility with unit mix, and a development waiver of building height. The plan check for construction drawing review was submitted on November 17, 2020, with building permit issuance expected in Summer 2021.	**Ongoing** The City will continue coordinating with HCD to develop pre-approved incentives for developing affordable housing and review the eligibility of projects for fee waivers and incentives.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
Policy 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.			
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.	Continuously implement program as property owners bring their requests to the City.	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. Residences at 4400 Von Karman - In 2020, the former Koll Center Residences project was actively reviewed under a new project submittal called The Residences at 4400 Von Karman. The request consists of rezoning nonresidential property to mixed-use land uses, including up to 260 residential units plus an allowance for density bonus units up to a total of 312 units (13 Very-Low Income units). On November 5, 2020, the Planning Commission considered the project and recommended approval to the City Council. The City Council approved the project on February 9, 2021, outside the reporting period. Newport Airport Village - A General Plan Amendment, Planned Community Development Plan (PCDP), and a Development Agreement that would allow for the future redevelopment of the 16.46-acre property with up to 444 dwelling units (329 base units and 115 density bonus units) and 297,572 square feet of retail, office, and other airport supporting uses. The project was approved by City Council on September 22, 2020. Residences at Newport Center - Redevelopment of an underutilized commercial site in Newport Center to develop 28 condominiums. The project was submitted to the City in February 2020 and the	**Ongoing** The City has been successful in rezoning properties from nonresidential to residential uses. The 6th Cycle Housing Element identifies potential sites that could be rezoned to permit housing developments. The City will continue to review rezoning applications when appropriate for housing development.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		application was deemed complete in December 2020. The City is currently preparing the draft environmental impact report for public distribution in the spring 2021. 2510 West Coast Highway - In December 2019, an application was submitted for a new mixed-use development located at 2510 West Coast Highway that includes the development of 35 dwelling units, 3 of which would be restricted for Very Low-Income households. In exchange for providing the Very Low-Income units, the developer has requested a density bonus of 9 units (35 percent bonus), a development waiver for building height and a waiver regarding the unit mix. The project was approved by the Planning Commission in February 2021, and the decision will be reviewed by the City Council. In 2012, the City adopted an amendment to the North Newport Center Planned Community and approved an additional 79 residential units for construction within North Newport Center. The amendment now allows for the total construction of up to 524 residential units within the San Joaquin Plaza sub-area. On December 12, 2013, plans were submitted for the construction of a 524-unit apartment complex and building permits and demolition permits were issued in November 2014. Construction commenced in late 2014 and was completed in Summer 2017.	
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	Continuously implement program as projects are submitted to the City.	The Residential Overlay of the Newport Place Planned Community implements this program by providing an exception to the 10-acre site requirement for residential development projects in the Airport Area that include a minimum of 30 percent of the units affordable to lower income households.	**Ongoing** Through this policy, the City has successfully added 734 new units, of which 193 are reserved for lower incomes. To overcome constraints to the development of housing, and

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
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 includes 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.		In 2017, the Newport Crossings Mixed-Use project, a 350 dwelling unit mixed-use development was approved within the Airport Area under the Residential Overlay. In exchange for providing 78 units affordable to low-income households, the project is eligible for the 10-acre site requirement, a 91-unit density bonus, and development incentives and waivers. The application included a Site Development Review to ensure that the sufficient amenities and neighborhood integration improvements are provided. The project provides extensive on-site recreational amenities, including separate pool, entertainment, and lounge courtyards with eating, seating, and barbeque space; a rooftop terrace; a fifth-level view deck; a club room for entertainment and gatherings; and a fitness facility. In addition, a 0.5-acre public park is proposed to be constructed and dedicated to the City, and a public plaza is located in front of the retail shops facing the main corner of the project at Corinthian Way and Martingale Way. The plan check for construction drawing review was submitted on November 17, 2020, with building permit issuance expected in Summer 2021. In 2019, the Newport Crossings Mixed-Use project, a 350 dwelling unit mixed-use development was approved within the Airport Area under the Residential Overlay. In exchange for providing 78 units affordable to low-income households, the project is eligible for the 10-acre site requirement, a 91-unit density bonus, and development incentives and waivers. The application included a Site Development Review to ensure that the sufficient amenities and neighborhood integration improvements are provided. The project provides extensive on-site recreational amenities, including	specifically affordable housing, the City will continue to provide exceptions to the minimum 10-acre site requirement when 30 percent or more of the units are proposed to be affordable.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		separate pool, entertainment, and lounge courtyards with eating, seating, and barbeque space; a rooftop terrace; a fifth-level view deck; a club room for entertainment and gatherings; and a fitness facility. In addition, a 0.5-acre public park is proposed to be constructed and dedicated to the City, and a public plaza is located in front of the retail shops facing the main corner of the project at Corinthian Way and Martingale Way.	
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 it 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	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.	Appendix H3 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 H3 can be found in the Housing Element available at the Planning Division or online at: http://www.newportbeachca.gov/index.aspx?page=2087 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 website 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 have 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. 1. The City will encourage density bonus and offer incentives to interested developers.	**Ongoing** AB 1486 requires that the City identify and provide a list of sites designated in the sites inventory if they are owner by the City. Through the 6th Housing Element Planning Cycle, the City will review the opportunity sites identified and continue marketing opportunity sites.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
expedited entitlement processing, and offer fee waivers and/or deferrals.		Effective January 1, 2020, State law (Assembly Bill 1486, Statutes of 2019) requires a listing of sites owned by the City, that are included in the sites inventory, and that have been sold, leased, or otherwise disposed of in the prior year. The list shall include the entity to whom each site was transferred and their intended use. The City does not own any of the sites listed in the current housing opportunity sites; therefore, no listing of sites is provided.	
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.	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.	The City has significant projects on sites identified as underutilized: • In 2019, construction began the development of the **Plaza Corona del Mar** project, 6 detached residential condominiums units on an identified vacant site in Corona del Mar. Building permits were issued in 2017. • **Uptown Newport** was approved in February 2013, for the construction of up to 1,244 residential units, 11,500 square feet of retail commercial, and 2.05 acres of park space. The Uptown Newport Planned Community 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. Construction of the first phase of the project (462 apartment units, including 91 affordable units) began in 2014 and 227 of these units were completed and finalized in 2019. • The **Newport Crossings Mixed-Use** project is located on a site identified as underutilized. The project was submitted in 2017 and was under review in 2018. The project includes the development of 350 residential apartment units, including 78 units affordable to low-income	**Ongoing** The City has been successful in identifying underutilized sites and aiding/facilitating the development of housing on said properties. The City will continue to seek out underutilized sites at the time of the annual General Plan Status Report or OPR and HCD.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		households. The Environmental Impact Report (EIR) was certified and the project was approved by the Planning Commission on February 21, 2019. • **Residences at 4400 Von Karman** - In 2020, the former Koll Center Residences project was actively reviewed under a new project submittal called The Residences at 4400 Von Karman. The request consists of rezoning nonresidential property to mixed-use land uses, including up to 260 residential units plus an allowance for density bonus units up to a total of 312 units (13 Very-Low Income units). On November 5, 2020, the Planning Commission considered the project and recommended approval to the City Council. The City Council approved the project on February 9, 2021, outside the reporting period. • **Newport Airport Village** - A General Plan Amendment, Planned Community Development Plan (PCDP), and a Development Agreement that would allow for the future redevelopment of the 16.46-acre property with up to 444 dwelling units (329 base units and 115 density bonus units) and 297,572 square feet of retail, office, and other airport supporting uses. The project was approved by City Council on September 22, 2020. • **Residences at Newport Center** - Redevelopment of an underutilized commercial site in Newport Center to develop 28 condominiums. The project was submitted to the City in February 2020 and the application was deemed complete in December of 2020. The City is currently	

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		preparing the draft environmental impact report for public distribution in the spring of 2021. • **Newport Village Mixed Use** - Redevelopment of underutilized commercial sites for a new mix-use development including 14 residential condominiums and 108 Apartments on the North and South sides of West Coast Highway. The project was submitted in 2017 and has undergone several design revisions. In 2020, the City reviewed revised plans and continued preparation of the draft environmental impact report. The applicant and consultant prepared multiple technical studies for review. The City anticipates public release of the draft EIR in mid to late 2021. • In December 2019, an application was submitted for a new mixed-use development located at **2510 West Coast Highway** that includes the development of 36 dwelling units, 3 of which would be restricted for very low-income households. In exchange for providing the very low-income units, the developer has requested a density bonus of 9 units (35 percent bonus) and development waiver of building height. The project was approved by the in February 2021 and is currently pending City Council review. • The **VUE Newport** (formally known as Newport Bay Marina) project was identified as an underutilized site. The project was approved by the City in 2007 and the Coastal Commission in 2009 and permitted the development of 27 residential condominium units and 36,000 square feet of commercial floor area. The units were completed and for sale in 2017.	

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		• In 2020 an application was submitted for Residences at 4400 Von Karman, which included 312 apartments of which 13 very-low-income housing units. The project was approved by the City Council in February of 2021.	
Policy 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.			
4.1.1 Annually contact owners of affordable units for those developments listed as part of the City's annual monitoring of affordable housing agreements to obtain information regarding their plans for continuing affordability on their properties, inform them of financial resources available, and to encourage the extension of the affordability agreements for the developments listed beyond the years noted.	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.	Staff maintains an updated contact list for affordable units in conjunction with the 2014-2021 Housing Element. LDM Associates (consultant) included this information that was sent to the owners as a part of the annual monitoring. During the RFP process for the expenditure of the affordable housing funds, the City and LDM Associates reached out to the owners of the existing affordable housing units within the City and there was no interest to extend the existing affordable housing covenants except from Seaview Lutheran (see Program 1.1.2 for details).	**Ongoing** The City will continue to annually update its monitoring list of affordable housing units and contact the property owners for details on whether they will continue offering affordable units on their property. This promotes relations between the public, developers, and the City, as well as forecast the availability of affordable housing through the City.
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	Maintain registration as a Qualified Preservation entity with HCD. Continuously implement program as notices are received from property owners.	The City of Newport Beach is registered as a Qualified Preservation Entity with HCD as of 2012. When notification is received, City staff will evaluate the potential use of monies to preserve the affordable units.	**Ongoing** The City has not received notification between 214 and 2019 of developments seeking to convert affordable housing into market-rate housing. The City will maintain its registration as a registered Qualified Preservation Entity to provide additional funding to developers who seek to make this

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
property owners and potential preservation organizations regarding the potential use of Community Development Block Grant (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.			change during the 6th planning cycle.
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.	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.	Pamphlets informing prospective tenants and landlords about the Orange County Housing Authority (OCHA) Section 8 program have been made available in the public lobby and information is posted on the City website.	**Ongoing** The City will continue to provide residents and developers with information in the OCHA Section 8 program and attend Cities Advisory Committee meetings to remain up to date on opportunities relevant to the City.
4.1.4 Investigate availability of federal, state, and local programs and pursue these programs, if found feasible, for the preservation of existing lower-income housing, especially for preservation of lower-income housing that may convert to market rates during the next 10 years. In addition, continually	Investigate availability of programs in February of each year when new funding opportunities are typically announced.	The City attends OCHA meetings and has continued to investigate available programs and evaluate the feasibility of participating in such programs. The Cove project worked directly with OCHA to obtain project-based Veterans Affairs Supportive Housing (VASH) vouchers. Orange County is provided VASH vouchers which are distributed to the Cities via OCHA. The project was awarded the project based VASH vouchers in 2016. Renovations of the units	**Ongoing** The City will continue to seek availability of programs for funding of affordable housing and make this information available to the public.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
promote the availability of monies from the Affordable Housing Fund as a funding source for the preservation and rehabilitation of lower-income housing. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis.		began in 2017 and lease-up of the project-based voucher units was complete in spring 2018. Additionally, the project received Veterans Housing and Homelessness Prevention (VHHP) funding through the Department of Housing and Community Development.	
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	Conduct as part of the annual compliance monitoring program required by Program 2.1.4.	Staff and consultant LDM Associates ("LDM") were able to coordinate meetings and phone calls with property owners of existing units subject to affordable housing covenants or agreements. The owners were not interested in extending the existing affordable housing covenants. Staff worked with LDM to provide a notice to potentially affected property owners. • **2019 -** Newport Harbor I at 1538 Placentia Avenue is in the process of terminating. Their six-month notice was flagged by HCD. The City's new Housing Consultant. Priscila Davila & Associates, Inc. and City staff worked to resolve the issue with HCD, without requiring the notices to be resent. The final termination document was under review by City Attorney and is anticipated to be complete by March 2021. • **2018** - LDM discovered that 1 of the expiring affordable housing covenants did not provide the state law required noticing to their tenants. In May 2017, LDM notified the owner and management of 1544 Placentia Avenue and as a result, the expiration date of the affordability covenant was extended into 2018 to meet state law noticing requirements. In 2018 the following covenants for affordable housing expired and	**Modify** The policy action was unsuccessful at encouraging property owner to maintain the affordable housing on their property during the 5th Cycle planning period. Consequently, the policy should be modified to incentivize property owner maintain the affordability of the units on their property.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
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.		staff was unable to reach an agreement to extend the affordability agreements: ○ 849 West 15th Street - 15 units ○ 1544 Placentia – 25 units ○ 843 West 15th Street – 65 units	
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.	Continuously implement program as projects are submitted to the City.	Zoning Code Section 20.28.020 ensures compliance with the Government Code Section. One relocation impact report was submitted in September 2014 for the closure of the Ebb Tide Mobile Home Park and City Council found it sufficient pursuant to Government Code Section 65863.7 in January 2015.	**Ongoing** The City will continue to require a relocation impact report as a prerequisite when an existing mobile home park seeks to close or convert.
4.1.7 Participate as a member of the Orange County Housing Authority (OCHA) Advisory Committee and work in cooperation with the OCHA 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 the 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	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.	Staff attends the quarterly meetings of the OCHA Cities Advisory Committee. Staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents. 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 worked closely with OCHA staff to facilitate the award of the Veterans Affairs Supportive Housing (VASH) Vouchers to the Cove project (see Program 4.1.4).	**Ongoing** The City will continue to work with the OCHA to provide Section 8 rental housing assistance to residents and impose fair-market rent limits to increase the number of units eligible to participate in the program. The City will also continue to promote the availability of Section 8 housing to lower-income households who may benefit from the aid. This allows the City to expand its income distribution and retain affordable housing units.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
Section 8 Certificate holders, and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program.			
Policy 4.2 Improve energy efficiency of all housing unit types (including mobile homes).			
4.2.1 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.	Continuously implement program as housing projects are submitted to the City.	The City continued to investigate available programs and evaluate the feasibility of participating in such programs. All new development projects are reviewed for compliance with the City's Water Efficient Landscape Ordinance. • The annual report on the City's Water Efficient Landscape Ordinance for 2019 was submitted to California Department of Water Resources on January 31, 2020. • In 2019, all new development projects were reviewed for compliance with the City's Water Efficient Landscape Ordinance. • The **Cove** project incorporates water-efficient landscaping.	**Ongoing** The City will continue to implement and enforce the Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards for new construction and rehabilitation projects. Such landscaping limits the additional cost (such as the cost of water and maintenance) for both residents and property owners.
4.2.2 Affordable housing developments that receive City assistance from Community Development Block Grant (CDBG) 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.	Continuously implement program as housing projects are awarded funds from the City.	Implement as projects are submitted. • **2019-2020** - As part of the SHARP program, energy efficiency is a priority with upgraded sinks, water heaters, weather-proof windows and new water efficient toilets. • **2018-2015** - The Cove project and the Seaview Lutheran project incorporated the use of energy efficient appliances and lighting.	**Ongoing** The City will continue to require energy efficient appliances and devices to lower housing costs for affordable housing developments that receive CDBG funds.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
4.2.3 Investigate the feasibility and benefits of using a portion of its CDBG or other local funds for the establishment and implementation of an energy conserving home improvements program for lower-income homeowners.	Complete investigation by Fall of 2014.	Continuously monitor requests for assistance and Code Enforcement quarterly reports to determine need.	**Completed** The City completed the investigation by fall 2014.
4.2.4 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.	Continually implement program as projects are submitted to the City.	In 2020-2014, the City staff included 1 Leadership in Energy and Environmental Design (LEED) accredited staff member who was available to provide technical assistance when requested.	**Ongoing** The City will continue to provide technical assistance on LEED certification.
4.2.5 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.	Enhance City website to provide recognition of exceptional developments and to promote the sustainable construction by Spring of 2014.	Staff will work on construction of a new webpage that will provide recognition to LEED certified buildings by displaying their project with pictures and their name or other information they would want advertised. An informational flyer is also being drafted to encourage green building that will advertise the new webpage and will be provided in the public lobby.	**Modified** The City was not able to complete the website and information flyer on LEED Certification during the 5th Housing Cycle, therefore the program remains ongoing in order to provide the public and developers information on the benefits of creating LEED Certified buildings and housing developments.
Policy 5.1 Encourage approval of housing opportunities for senior citizens and other special needs populations.			
5.1.1 Apply for United States Department of Urban Development Community Development Block Grant (CDBG)	Continue to annually apply for CDBG funds and submit Annual Action Plan to HUD in May of each year.	Through the approved Action Plans for Fiscal Years 2014-20, the City allocated funding to the following organizations to preserve the supply of emergency and transitional housing: Human Options, Families	**Ongoing** The City has been successful in providing funding to local organizations for providing shelter

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
funds and allocate a portion of such funds to subrecipients who provide shelter and other services for the homeless.		Forward, StandUp for Kids Orange County, Serving People in Need (SPIN), Second Chance Orange County, and Fair Housing Foundation. A new program - Newport Beach: City Motel Voucher Program, was funded in 2020 through the Newport Beach Police Department (PD). The room key program allows PD to provide short-term (1 – 3 nights on average) motel rooms to individuals experiencing homelessness in Newport Beach. Additional CDBG monies have been allocated to the City from Federal funds under the CARES Act, approximately $741,000, and will likely have a portion allocated to homeless transitional housing projects. An amendment to the Action Plan, to program these additional funds is anticipated to go to Council for consideration in early 2021. On November 24, 2020, the City Council approved the Memorandum of Understanding between the Cities of Costa Mesa and Newport Beach for the funding, development and Shared Use of a Temporary Homeless Shelter Facility. A shared shelter would enable both agencies to provide services to their respective homeless populations without duplicating efforts and thus better leveraging their respective resources. The Human Options organization has been funded to assist homeless battered women and children.	and services the individuals experiencing homelessness. Considering the increased importance of such help during the 5th Planning Cycle, the City will continue to apply for CDBG funds with the purpose of funding homeless services.
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.	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	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. The City Council awarded Affordable Housing Funds for an agreement with Habitat for Humanity Orange	**Ongoing** The City will continue to assist seniors in funding home repairs and property rehabilitation. The City has an aging population who is more susceptible to limited income, as well as a large housing stock of structures over 30 years

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
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.	rental property owners within the City of opportunities and to encourage preservation of existing housing stock	County (Habitat OC) granting up to $600,000 to establish a critical home repair program for low-income seniors (Senior Home Assistance Repair Program). It is estimated that approximately 30 repair projects will be completed at various locations throughout the City. To date, there have been 11 projects, including 9 already completed. There is money remaining in this program and applications are currently being accepted (see Program 1.1.2).	old that may be in need of renovations to maintain adequate quality of life and safety standards.
5.1.3 Permit, where appropriate, development of senior accessory dwelling "granny" units in single-unit 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, online, and other appropriate locations detailing the benefits and the process for obtaining approval.	Continuously implement program as housing projects are submitted to the City. Promotional materials will be available to the public by Spring 2014.	In 2017 and 2018, the City amended its regulations to permit the development of Accessory Dwelling Units (ADUs) in single-unit residential zoning districts to conform with changes in State Law. • In **2020** additional amendments were made to update the City's regulations on ADUs to be consistent with new State Law. There were 19 ADUs submitted, 8 ADUs permitted, and 2 ADUs finalized. • In **2019**, there were 2 ADUs submitted, 3 ADUs permitted, 2 ADUs under construction, and 1 ADU finalized. • In **2018**, there were 6 approved ADUs and 3 additional ADUs were in the permit process. • In **2017**, there were 5 ADUs (1 new construction and 4 conversions) in the plan check process under the new regulations. • No permits issued in **between 2014 and 2016**. ○ In 2015, staff provided a flyer that promotes senior accessory dwelling units and is provided in the public lobby and on City's website.	**Modify** New 2020 State Law permitted and facilitated the creation of ADUs in single unit zones with a shot clock for the permitting timeline and restrictions on development fees. The City will continue to promote and facilitate ADUs for senior households as well as provide information on the permitting process to the community.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
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.	Attend annual HOPWA strategy meetings for the County.	The management of the HOPWA funds transferred from Santa Ana to Anaheim in 2016. As a result, City staff will stay up to date on services provided with HOPWA funds and Ryan White Program funds through the HIV Planning Council meeting agendas. If needed, City staff will attend the related budget allocation meetings which are usually held in August or September of each year.	**Modified.**
5.1.5 Maintain a list of "Public and Private Resources Available for Housing and Community Development Activities."	Continuously maintain a list of resources on City website and update as necessary.	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.	**Ongoing** The City will continue to maintain a list of resources for housing and community development activities to promote housing development throughout the City.
5.1.6 Encourage the development of day care centers as a component of new affordable housing developments, and grant additional incentives in conjunction with a density bonus per the Chapter 20.32.	Continuously implement program as housing projects are submitted to the City.	No projects were submitted that included the establishment of a day care center (2020-2014).	**Modify**
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.	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.	The City provided $30,000 ($25,000 in 2018/2019, $26,900 in 2017 & $16,000 in 2014) in CDBG funds to Age Well Senior Services home delivered meals program. The mobile meals program provides home-delivered meals to individuals who are homebound due to age, illness, or disability. The City also operates the OASIS Senior Center. Services include: • A multi-purpose center owned and operated by the City of Newport Beach in partnership with the Friends of OASIS nonprofit dedicated to meeting needs of senior citizens and their families.	**Ongoing** The City was successful in assisting the funding of senior housing services through the 5th Planning Cycle and will continue to provide the same services and support through the 6th Cycle. The City has an aging population that can be affected by limited income, so such projects can limit additional costs.



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		• Classes in art, health & fitness, music & dance, foreign languages, technology, enrichment, and much more. • A state-of-the-art fitness center for those ages 50 and older which provides a safe, comfortable, senior-friendly exercise environment for the active older adult including access to hire a personal trainer for individualized programs. Separate membership required to join. • Regularly scheduled low-cost special events and socials such as luncheons, concerts, barbecues, a talent show and volunteer recognition. • Travel department coordination of day and overnight trips. • Curb-to-curb transportation program for residents of Newport Beach ages 60 and older who are no longer driving to use for medical appointments, grocery shopping, banking, and to attend OASIS classes (fee required). • Social services information and referral for seniors and their families dealing with a need for caregiver services, housing, transportation, work resources, legal matters, and more. Informational and supportive counseling is available to seniors and their family members on an individual basis. • Various health resources and screenings for seniors, including flu shots, blood pressure, memory screenings, hearing screenings, and health insurance counseling services. • Regularly scheduled support group meetings at the Center to help senior citizens and their	

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		families cope with stress, illness, life transitions, and crises. • 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 Age Well Senior Services.	
5.1.8 The City shall work with the Regional Center of Orange County (RCOC) to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website. The City shall also offer expedited permit processing and fee waivers and/or deferrals to developers of projects designed for persons with physical and developmental disabilities.	Summer 2014	Information was added to the City website under Housing Assistance regarding resources through the RCOC which began implementation of an outreach program. The City remains in contact with RCOC on implementing outreach programs as they are developed. The City works with the housing consultant at the RCOC. When projects are submitted, they will be offered expedited permit processing and the possibility of fee waivers.	**Ongoing** The City will continue to work with the RCOC to provide families with information on services and housing available for persons with developmental disabilities. The City will also continue expediting future projects that offer housing to persons with disabilities.
Policy 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.			
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	Adopt Analysis of Impediments to Fair Housing (2015-2020) by Summer of 2016. Provide pamphlets on an ongoing basis at community facilities and provide a minimum of 2 public workshops related to Fair Housing per year.	The City contracted with the Fair Housing Foundation to provide these services. The Fair Housing Foundation provided the following trainings, seminars, and outreach activities in the City during the following 6th Cycle years: 2020: • Virtual Fair Housing Workshops – 2/3/20 and 11/17/20	**Ongoing** The City was successful in reaching out to the community about fair housing services during the 5th Planning Cycle. As required by State Law and HCD, the City will continue to provide fair housing information and



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
City will continue to provide public outreach and educational workshops, and distribute pamphlets containing information related to fair housing.		• Virtual Walk-In Clinics – 5/13/20, 5/20/20, 7/15/20, 9/2/20, and 11/18/20. • PSA, City of Newport Beach TV – 6/5/20 • Literature Distribution – 2,250 **2019**: • 2 Community Booths – 9/28/19 and 10/19/19 • 2 Tenant Rights Workshops – 5/5/19 • 2 Landlord Workshops – 2/14/19 and 11/20/19 • 2 Management Trainings – 3/6/19 and 6/18/19 **2018**: • 2 Community Booths – 10/20/18 and 11/17/18 • 2 Tenant Rights Workshops – 4/19/18 and 11/7/18 • 2 Landlord Workshops – 3/27/18 and 8/30/18 • 2 Management Trainings – 6/25/18 and 9/20/18 **2017**: • 3 Community Booths – 6/15/17, 8/1/17, and 10/21/17 • 3 Presentations – 4/13/17, 5/11/17, 6/6/17 • 2 Tenant Rights Workshops – 3/1/17 and 12/7/17 • 2 Landlord Workshops – 4/27/17 and 10/25/17 • 2 Management Trainings – 6/1/17 and 11/21/17 **2016**: • 1 Community Booth at National Night Out Event on 8/2/16 • 5 Presentations – 2/24/16, 3/9/16, 6/2/16, 7/18/16, and 12/8/16 • 2 Tenant Rights Workshops – 4/12/16 and 9/6/16 • 2 Landlord Workshops – 6/8/16 and 11/2/16 • 1 Walk in Clinic – 5/25/16	assistance to residents and developers.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		• 2 Management Trainings – 5/12/16 and 12/21/16 **2015**: • 4 Community Booths at Pavilions Grocery- 5/17/15 Hagen's Food and Pharmacy 6/17/15 o National Night Out event on 8/4/15 o VA Landlord Appreciation Event 9/24/15 • 4 Presentations – 1/20/15, 4/18/15, 6/14/15, 10/23/15 • 2 Tenant Rights Workshops – 6/16/15 and 9/16/15 • 2 Landlord Workshop – 2/23/15 and 7/7/15 • 2 Walk-In Clinics - 4/14/15 and 8/5/15 • 2 Management Trainings – 4/29/15, 8/6/15. **2014**: • 2 Outreach Booths at the Newport Beach Farmers Market on 6/8/14 and the National Night Out event on 8/5/14 • 3 Presentations – 6/5/14 (2) and 8/23/14 • 2 Tenant Rights Workshops – 3/5/14 and 12/4/14 • 2 Landlord Workshop – 2/12/14 and 6/4/14 • 2 Walk in Clinics - 3/25/14 and 9/18/14 • 3 Management Training – 1/29/14, 5/7/14, and 11/3/14. • 1 Disability Policy Workshop on 6/10/14 Pamphlets containing information on Fair Housing and Dispute Resolution Services are available at the public counter.	
Policy 7.1 Review the Housing Element on a regular basis to determine appropriateness of goals, policies, programs, and progress of Housing Element implementation.			
7.1.1 As part of its annual General Plan Review, the City shall report on the	Annually report staff's findings within the annual General Plan Status Report	This annual Housing Element Report will be submitted to HCD.	**Ongoing** As required by HCD, the City will continue to provide annual reports

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
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.	including Housing Element Report provided to OPR and HCD by April 1st each year.		on the status of all housing programs to ensure progress.

Cumulative Effects for Special Needs Populations:

Pursuant to State Law (GC65588(a)(4) and 65588(a)(7)), the City has evaluated the cumulative affect on housing policies related to Special Needs populations. Consistent with the program accomplishments detailed in the above table, the City's policies and programs addressing housing for Special Needs populations has experienced significant positive impacts locally. Funding, assistance and education directed toward Special Needs populations has resulted in the City's ability to serve a large cross section of the overall special needs populations. Significant program accomplishments for Special Needs populations are detailed in the above table. These programs and efforts will continue in the 6th Cycle and are included in the Chapter 4 Policy Program.



Appendix B:

SITES ANALYSIS

Adequate Sites Analysis

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). These sites are either residentially zoned or within a specific plan area or urban plan that permits residential uses at a minimum of 30 dwelling units per acre (du/ac). As described in this appendix, the development capacity for each site depends largely on its location within a "Focus Area." It should be noted that the sites evaluated here explicitly identify sites that have a favorable chance of redevelopment in the planning period. The actual number of sites subject to future rezone and the actual unit yield, by income category, on each site may vary. The intent of the identification of sites in this Appendix shall provide justification of the availability of sites to accommodate the 2021-2029 RHNA need at all times during the planning period.

As part of the site selection process, letters of interest were sent out to all property owners within each Focus Area. Property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City. Additionally, some property owners contacted the City requesting to be added and other requested their removal from consideration. Those requests were granted by the City and are reflected in the site analysis contained herein.

This appendix contains Tables B-8 through B-18, identifying each candidate housing site within Newport Beach's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Address
- Ownership
- Zoning (including Specific Plan areas and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

A summary of this information is included within the Housing Resources section (Section 3) of the City's 2021-2029 Housing Element.

1. *Candidate Sites Analysis Process*

The City of Newport Beach conducted a community driven Candidate Sites Analysis process beginning in 2019 with *Newport, Together* and concluding in 2021 with the work of the Housing Element Update Advisory Committee.

Newport, Together

Newport, Together is a community-based effort that included a Listen and Learn process to guide and inform a future General Plan Update. As a component of the General Plan Update, the Steering Committee identified the need to share information on the state-mandated Regional Housing Needs Assessment (RHNA) housing allocation for Newport Beach. A key activity during outreach meetings for Phase I included a presentation on RHNA and an activity designed to allow participants to create a heat map identifying potential locations to zone for state-mandated housing allocations. Completed in the Fall of 2019, the Listen & Learn process included digital engagement, a launch event, and a workshop series in each of the seven council districts. The heat map of potential rezoning locations developed by the community, shown below, was the starting point for the work of the Housing Element Update Advisory Committee (HEAUC).

Figure 1: Heat Map of Potential Rezoning Locations



Housing Element Update Advisory Committee and Identification of Candidate Sites

Following the efforts of *Newport, Together,* the Candidate Sites Analysis process in Newport Beach was continued by the Housing Element Update Advisory Committee (HEUAC). The creation of the HEUA was also the beginning of the formal Housing Element Update development process. The HEUAC is comprised of a variety of professionals with relevant experience in affordable housing development and financing, housing policy, local development, environmental matters, and community engagement. The primary role of the HEUAC was to provide analysis and feedback on the selection of sites to be included in the Adequate Sites Inventory. The Purpose & Responsibilities of the committee are as follows:

- Ensure there is sufficient public outreach and stakeholder input regarding the update to the Housing and Land Use Elements of the City of Newport Beach General Plan and any other Elements deemed necessary;
- Review responses to the Request for Proposal for services to update the Housing, Land Use, and other Elements deemed necessary;
- Make recommendations to the City Council regarding the selection of consultants to assist in the update of the Housing, Land Use, and other Elements deemed necessary;
- Provide guidance to City staff and the consultant through the outreach process;
- Provide guidance to City staff, and the consultant, on goals and policies related to the update of the Housing, Land Use, and any other Elements deemed necessary by the Committee or City Council; and
- Make other recommendations to the City Council regarding the update of the General Plan, as necessary.

Based on the heat map developed by the community during the Listen & Learn, The HEAUC identified "Focus Areas" for housing development, which are detailed in this document. Within each Focus Area, subcommittees of the Committee assigned parcels a feasibility rating ("Infeasible", "Potentially Feasible", or "Feasible") – analyzing the parcel's propensity to redevelop during the planning period. For each of the Focus Areas, the HEAUC assigned area-specific Subcommittees to analyze all sites within the area for feasibility. Feasibility was assessed as follows:

- Feasible sites are those that appear that they could feasibly be redeveloped for housing or have housing added to the Parcel while the current use remains in whole or in part.
- Potentially Feasible sites are those that may work as housing, but due to the size and/or configuration of a Parcel, or the quality and functionality of existing improvements, a Parcel might be somewhat less likely to be a candidate for a housing use. Potentially Feasible sites may also include Parcels that would be infeasible standing alone, but if combined with adjacent the Parcel(s) could become part of a potential housing site.
- Infeasible sites are those that the Subcommittee determined would not work as housing due to existing improvements on the site, insufficient size, and or inefficiencies due to the configuration of the Parcel.

Each site was also evaluated by the Subcommittees considering factors such as:

- Access to schools and jobs
- Access to parks, services, health care facilities and grocery stores
- Proximity to infrastructure and utilities

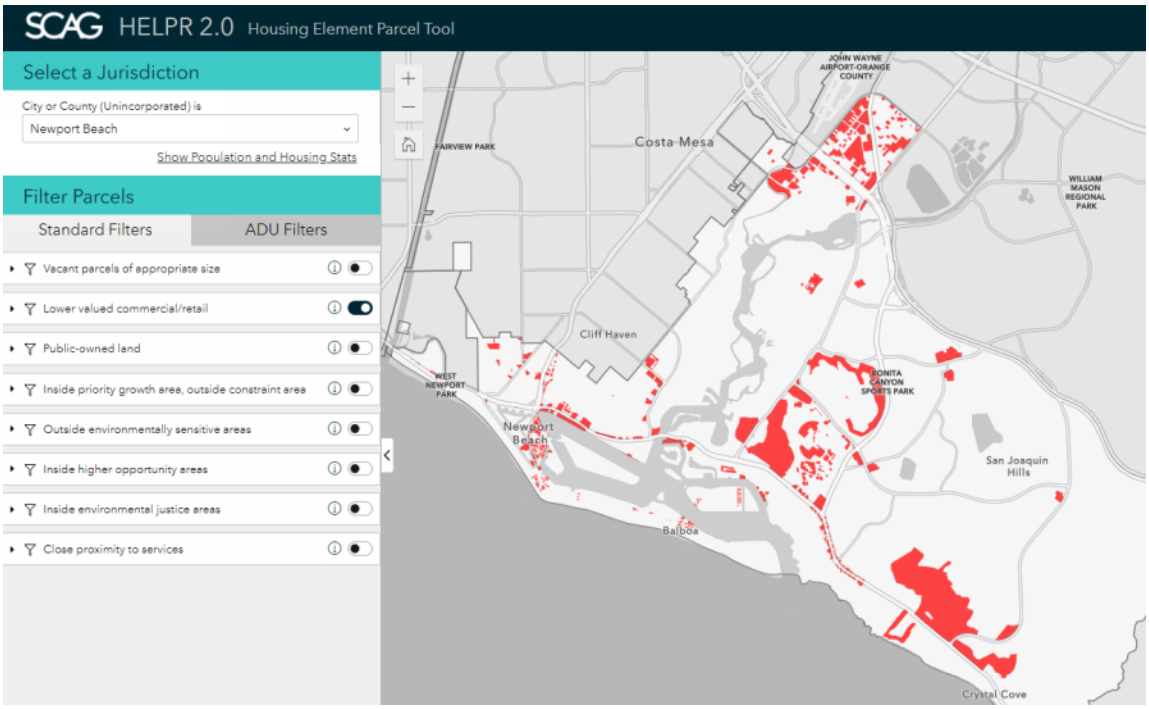
Each Subcommittee completed technical memorandums summarizing the detailed, parcel-by-parcel analysis completed to assess feasibility within each Focus Area. The City then sent letters to each property owner whose property was deemed "Feasible" or "Potentially Feasible" for residential development by the HEUAC. Responses to these letters are captured as evidence to reinforce likelihood for redevelopment within **Tables B-8 through B-18.**

As shown within the following images, the Focus Areas and Candidate Sites identified by the HEAUC align closely with recommended sites within the SCAG HELPR Tool. This is primarily due to consistency in methodology between the HEUAC, comprised of local experts in relevant fields, and SCAG HELPR, a data-driven tool developed externally.

Figure 2: Focus Areas for Residential Development



Figure 3: SCAG HELPR - Sites with Propensity for Residential Redevelopment



The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's ability to develop housing at the designated income levels within the planning period (2021-2029). These sites are (i) residentially zoned but for which no project has been proposed, (ii) have been entitled for a residential development project (but will not yet have received building permits and a certificate of occupancy by June 30, 2021) or (iii) have been identified for (a) a rezone to a residential use from a non-residential use, or (b) for an overlay to enable a housing use in addition to or in the place of a non-residential use.

A summary of this information is included within the Housing Resources section (**Section 3**) of the City's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis shows that the City of Newport Beach has the capacity to meet its 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of additional increased capacity on existing, residentially zoned sites
- Identification of residential property for rezone to higher-density residential primary use
- Identification of non-residential property for rezone to residential primary use
- Development of approved projects which do not have certificates of occupancy
- Future development of accessory dwelling units (ADUs)

Water, Sewer, And Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

The City's Sewer System Management Plan provides for the identification of sewer system distribution throughout the community. All sites identified in the sites inventory have existing sewer system capacity and a sewer system capacity assurance plan is provide as part of the Management Plan to ensure the availability of future capacity citywide. Threshold criteria have been adopted to trigger any capacity enhancements necessary based upon changes to land use and other considerations.

The City's Jurisdictional Runoff Management Plan addresses stormwater management throughout the City as it provides for the identification and management of facilities to manage stormwater throughout the community. According to the City's Runoff Management Plan, facilities and mitigations for potential peak stormwater flows are not deemed a constraint to future residential development.

The Newport Beach Utilities Department, the Municipal Water District of Orange County, and the Irvine Ranch Water District provide water service and management of the City's potable water system. As a built-out community, the City's existing water system services all areas within the City limits through various trunk lines and mains. Fire flow considerations are the primary factor in determining the adequacy of service for future residential development. The City conducts regular monitoring of the water system in the community and provides for system upgrades via capital improvement program to ensure continued adequate water availability and service to existing and future planned residential development.

Southern California Gas Company provides natural gas services to the City of Newport Beach. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and EG customers in Southern California. Southern California Edison (SCE) is the electrical service provider for Newport Beach. SCE is regulated by the California Public Utilities Commission (CPUC) and the Federal Energy Regulatory Commission (FERC) and includes 50,000 square miles of SCE service area across Central, Coastal, and Southern California. SCE will continue to provide adequate services to Newport Beach including increased household growth as projected by the City's RHNA allocation.

In accordance with the California Public Utilities Commission all electric and gas service will be provided for future development in Newport Beach as requested. SoCal Gas and Southern California Edison regularly partner with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

2. *Adequacy of Sites to Accommodate RHNA*

The City of Newport Beach has a total 2021-2029 RHNA allocation of 4,845 units. The City is able to take credit for 1,591 units currently within the planning process (Projects in the Pipeline), 327 units of 5th Cycle Sites being projected at existing buildout capacity, and 1,000 units of ADU's (strategy described later in this section and in **Appendix D**). These three categories of existing capacity lower the total RHNA planning need to a "Remaining Need" of 1,927 units as shown in **Table B-1**. The Housing Element update lists sites



that would be able to accommodate an additional 6,156 units, well in excess of the remaining 2,049 unit RHNA need.

Newport Beach has identified sites with a capacity to accommodate 2,652 lower income dwelling units, which is in excess of its 2,386-unit lower income housing need. The identified sites for lower income dwelling units are on parcels that will permit residential development as a primary use at a base density of between 30 and 60 dwelling units per acre and at an assumed density of between 50 and 60 dwelling units per acre.

As described later in this section, the City believes that due to recent State legislation and local efforts to promote accessory dwelling unit (ADU) production, the City can realistically anticipate the development of 1,000 ADUs within the 8-year planning period. As outlined in the **Sites Inventory** later in this document, the City has compiled an inventory of sites for rezone that, combined, have development potential to wholly exceed and maintain the capacity to accommodate the RHNA Allocation throughout the 8-year planning period. Overall, the City has adequate capacity to accommodate its 2021-2029 RHNA.

Table B-1: Summary of RHNA Status and Sites Inventory

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	1,456	930	1,050	1,409	4,845
RHNA Credit (Units Built)	TBD	TBD	TBD	TBD	TBD
Total RHNA Obligations	**1,456**	**930**	**1,050**	**1,409**	**4,845**
Sites Available					
Projects in the Pipeline	120		0	1,471	1,591
Accessory Dwelling Units	680		300	20	1,000
5th Cycle Sites	0		287	40	327
Remaining RHNA	***1,586***		***463***	**--**	***2,049***
Airport Area Environs Rezone	451		131	872	1,454
West Newport Mesa Rezone	204		29	350	584
Dover-Westcliff Rezone	68		23	136	227
Newport Center Rezone	422		122	817	1,361
Coyote Canyon Rezone	264		106	686	1,056
Banning Ranch Rezone	443		148	884	1,475
Total Potential Capacity of Rezones	**1,852**		**558**	**3,746**	**6,156**
TOTAL POTENTIAL DEVELOPMENT CAPACITY	**2,652**		**1,146**	**5,276**	**9,075**
Sites Surplus/Shortfall (+/-)	**+266**		**+96**	**+3,867**	**+4,230**
Percentage Buffer	**11%**		**9%**	**275%**	**87%**

3. *Development of Very Low- and Low-Income Sites Inventory*

This section contains a description and listing of the candidate sites identified to meet the City's very low and low income RHNA need. A full list of these sites is presented in **Tables B-8 through Table B-18**.

Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process which are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. Projects with planned affordable components include:

- Newport Airport Village
- Residences at 4400 Von Karman
- Newport Village Mixed-use
- West Coast Highway Mixed-Use
- Newport Crossings

Accessory Dwelling Units (ADUs)

In areas such as Newport Beach where land values are high and there is a large amount of single-family detached housing, ADUs present a potentially more naturally affordable housing option for renters. ADUs are often smaller in size than typical apartments or rental housing, ranging from 300 to 600 square feet in size. They are also attractive to property owners who are able to gain rental income. Based on the unique land values and policy planning in the City of Newport Beach, the City identified a total of 1,000 units of ADU development assumed to be developed for the 8 years

The City of Newport Beach believes that ADUs present a viable option as part of the overall strategy to develop housing at all income levels during the 2021-2029 6th Cycle Housing Element planning period. **Appendix D** describes:

- Recent ADU legislation and regional actions,
- Local factors that may increase ADU development over the next eight years, and
- Actions Newport Beach will take through housing programs to incentivizing ADU development

As part of the sites analysis found within this Appendix, the City has accounted for future ADU and JADU production using the methodology and rationale described in Appendix D of this Housing Element. SCAG conducted a regional analysis of current market rents that can be used to assign ADUs to income categories in Sixth Cycle Housing Elements, the analysis surveyed, market rents of 158 existing ADUs. The analysis then determined the proportion of ADUs within each income category for both one-person and two-person households and made assumptions for what percentage of ADUs are rented for free based on existing literature and allocate those towards Extremely Low Income. Finally, the analysis combined rented and non-rented ADUs into single affordability breakdown by county. Newport Beach utilized SCAGs affordability assumptions for ADUs in Orange County. This equates to an anticipated ADU development of 1,000 ADUs over the next 8 years, 680 of which are anticipated to be affordable. The ADUs not designated to meet the City's lower income RHNA need are anticipated to be 300 affordable at moderate income levels and 20 affordable at the above moderate-income level. Detailed analysis of City policies and monitoring requirements supporting this projection can be found within **Appendix D: Accessory Dwelling Units.** Remaining Need

Table B-2 below displays the City's total RHNA allocation for the years 2021-2029 as well as the City's net RHNA allocation after the inclusion of Projects in the Pipeline and ADUs.

Table B-2: Low and Very Low-Income Remaining Need

	Very Low Income	Low Income
RHNA Allocation	**1,456**	**930**
Pipeline Projects	42	78
Existing Zoning	0	0
Accessory Dwelling Units	250	430
Remaining Low/Very Low-Income Need	**1,164**	**422**

Selection of Sites to Accommodate Remaining Need

Sites identified to meet the City's very low and low-income RHNA were selected considering the AB 1397 size requirements of at least 0.5 acres but not greater than 10 acres. Based on a public process, sites were selected based on their realistic viability to accommodate lower-income housing within the 2021-2029 planning period.

Sites were also evaluated based on access to resources, proximity to additional residential development, transportation and major streetway access, and resources and opportunity indicators. **Section 3: Affirmatively Furthering Fair Housing**, outlines all fair housing, opportunity indicators, and environmental resources in Newport Beach.

The City has identified sites with capacity to accommodate the City's 2021-2029 RHNA. This capacity is based on a rezone strategy for several Focus Areas throughout the City. These Focus Areas are as follows:

- Airport Area Environs
- West Newport Mesa Area
- Dover-Westcliff Area
- Newport Center Area
- Coyote Canyon Area
- Banning Ranch Area

The City has analyzed potential capacity based on rezone strategies specific to each area. Each of the following sections describes the identified areas and contains a table of redevelopment assumptions and projected unit capacities. Additionally, each Focus Area is followed by a map detailing the adequate sites inventory, organized by area.

Through a public process, the City has assessed the feasibility of parcels in the Focus Areas to redevelop residentially during the planning period. Those parcels deemed Feasible were then analyzed to ensure compliance with HCD's criteria for sites designated to accommodate lower income development (including sizing criteria). The inventory of feasible acreage for redevelopment within each Focus Area was developed with this process. **Table B-3** below summarizes the key statistics for the rezone strategies for all Focus Areas. The specific development assumptions (both on affordability and overall development potential) that produce the Potential Units are described, area-by-area, in the **Sites Inventory** of this document.

Table B-3: Low/Very Low-Income Rezone Strategy by Focus Area

Focus Area	Anticipated Feasible Acreage	Assumed Average Rezone Density	Potential Low/Very Low-Income Units
Airport Area Environs	162	50 du/ac	451 units
West Newport Mesa Area	49	50 du/ac	204 units
Dover-Westcliff Area	19	50 du/ac	68 units
Newport Center Area	151	50 du/ac	422 units
Coyote Canyon Area	22	60 du/ac	264 units
Banning Ranch Area	30	50 du/ac	443 units
TOTAL	**432**	--	**1,852 units**

The City's recent history of granting entitlement to residential uses with affordable units is shown below:

- Newport Airport Village
- Residences at 4400 Von Karman
- Newport Village Mixed-Use
- West Coast Highway Mixed-Use
- Newport Crossings

These projects show that affordable units can be developed at these densities. The **Section 4: Housing Plan** outlines actions the City will take to promote the development of affordable units within the Focus Areas.

4. Development of Moderate and Above Moderate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the City's moderate and above moderate income RHNA need. A full list of these sites is presented in **Tables B-8 through B-18.**

Projects in the Pipeline

The City has identified a number of projects currently in the entitlements process which are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. Notably, Projects in the Pipeline can completely accommodate the City's Above Moderate RHNA allocation. **Table B-4** below summarizes the potential units from Projects in the Pipeline:

Table B-4: Moderate and Above Moderate-Income Projects in the Pipeline

	Moderate Income	Above Moderate Income
Pipeline Projects	0 units	1,471 units

Accessory Dwelling Units for Moderate and Above Moderate-Income Households

As noted in Section 3 of this Appendix, the City anticipates a total of 300 ADUs affordable at moderate income levels and 20 ADUs affordable at the above moderate-income level. The ADU production strategy for the City is thoroughly described in **Appendix D: Accessory Dwelling Units.**

Remaining Need

Table B-5 below displays the City's RHNA allocation need affordable to moderate and above moderate-income households for the years 2021-2029 as well as the City's net RHNA allocation need affordable to moderate and above moderate households after the inclusion of Projects in the Pipeline and ADUs.

Table B-5: Moderate and Above Moderate-Income Remaining Need

	Moderate Income	Above Moderate Income
RHNA Allocation	1,050 units	1,409 units
Pipeline Projects	0 units	1,471 units
Existing Zoning	287 units	40 units
Accessory Dwelling Units	300 units	20 units
Remaining Low/Very Low-Income Need	**463 units**	***No remaining need***

Selection of Sites to Accommodate Remaining Need

As noted in Section 3 of this Appendix, the City conducted a public process to establish Focus Areas for rezone. Similar to the strategies laid out for lower-income units, the development of moderate and above moderate units was projected within each Focus Area as well. Although the specific buildout assumptions (both on affordability and overall development potential) that produce the Potential Units are described, area-by-area, in the **Sites Inventory** of this document, **Table B-6** below serves as a summary:

Table B-6: Moderate/Above Moderate-Income Rezone Strategy by Focus Area

Focus Area	Anticipated Feasible Acreage	Assumed Rezone Density	Potential Moderate-Income Units	Potential Above Moderate-Income Units
Airport Area Environs	162 ac	50 du/ac	131 units	872 units
West Newport Mesa Area	49 ac	50 du/ac	29 units	350 units
Dover-Westcliff Area	19 ac	50 du/ac	23 units	136 units
Newport Center Area	151 ac	50 du/ac	122 units	817 units
Coyote Canyon Area	22 ac	60 du/ac	106 units	686 units
Banning Ranch Area	30 ac	50 du/ac	148 units	884 units
TOTAL	**432 ac**	**--**	**558 units**	**3,746 units**

5. *Nonvacant Sites Analysis and Unit Capacity Calculation*

Use of Non-Vacant Sites in the Sites Inventory

Vacant sites within the inventory are found within the Coyote Canyon and Banning Ranch areas. The lower income units on these parcels, as projected based on the strategies outlined in Section 6 of this document, constitute 30 percent of the lower income RHNA. As the vast majority of buildable land within the City is "built-out", there are not additional vacant parcels on which to consider housing. As this City cannot accommodate 50% of the low and very low income RHNA on vacant land, additional justification for non-vacant sites is included in Section 6 of this document. Justification is provided on a site-by-site basis and the inventory includes conservative estimates on propensity for redevelopment for each focus area.

Replacement Housing Analysis

The City has identified eight (8) parcels within the inventory that have a current residential use. None of these sites are currently subject to affordability agreements for lower income households. These sites remain in the inventory for a number of reasons, including:

- The current owner of the parcel has expressed written interest in developing additional housing
- The site is within the entitlements process with the City to develop additional housing
- The site is a 5th Cycle site with continued propensity to develop at an increased density
- Due to rezone programs, the site has a significantly increased capacity and has propensity to redevelop into new, dense housing

Calculation of Unit Capacity

Taking into account development standards, unit capacity for sites identified to accommodate low and very low units was calculated by multiplying the net acreage of the site by the assumed density established for each focus area. Depending on the Focus Area, the City assumes that each identified site will develop with between 35 percent and 40 percent of affordable units. To support this assumption, the City has identified programs and policies to encourage developer interest and financial feasibility. These programs and policies are detailed in **Section 4: Housing Plan**. Additionally, based on previous development trends, the City assigned each Focus Area a percentage of its land area which the City projects to redevelop – meaning the percentage of land area within each Focus Area, which is expected to "turn over", or develop with residential units during the planning period.

6. *The Sites Inventory*

Each of the following sections describes the identified areas and contains a table of redevelopment assumptions and projected unit capacities. Additionally, each Focus Area is followed by a map detailing the adequate sites inventory, organized by area. This inventory should be understood as a large pool of sites from which the City can accommodate development and maintain capacity to meet the RHNA allocation as assigned. It is unlikely every site will develop housing units; therefore, the larger inventory has been presented with realistic buildout assumptions. These buildout assumptions serve to both help the City properly project housing development for transportation and infrastructure needs, and to more accurately project development for the purposes of the Sites Inventory.

Airport Area Environs

The Airport Area Environs has been an active area for development in the City for several years. The development of higher-density residential units within this Focus Area can be expected to accommodate lower-income units. Increasing density within the Airport Area was also a key strategy as part of the City's 4th and 5th Cycle Housing Element Updates.

Of the 223 acres of land deemed suitable for residential development in the Airport Area, 162 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 8,000 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 18% redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,454 units, 451 of which are projected to develop for low and very low income households.

Table B-7 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-3** below maps the sites identified within this Focus Area which can help accommodate a portion of the City's RHNA allocation.

Table B-7: Airport Area Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
162 acres	50 du/ac	451 units	131 units	872 units	1,454 units

Figure B-3: Airport Area Environs – Sites Inventory





Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
439 241 20	Palm Mesa Ltd	SP-7	RM	No	No	148 units	5.88 acres	5.88 acres	Yes	0 Du/Ac	50 Du/Ac	294 units	146 units	48 units	10 units	87 units	This parcel currently has an aging apartment complex that does not show signs of renovation and several parking lots. This parcel has the opportunity to redevelop at a higher density or to accommodate additional development to the units currently on the property on the parking lot areas.		Airport Area	17
427 121 24	Beachwood Properties LLC	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel was formerly a part of the "Koll Residences" and are contemplated as potential "infill housing" (not "replacement housing") located o1n surface parking lots under the Airport area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.		Airport Area	18
427 121 24	Beachwood Properties LLC	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel was formerly a part of the "Koll Residences" and are contemplated as potential "infill housing" (not "replacement housing") located on surface parking lots under the Airport area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.		Airport Area	19
445 121 17	Irvine Co	PC	CO-G	No	No	0 units	0.91 acres	0.91 acres	Yes	0 Du/Ac	50 Du/Ac	45 units	45 units	15 units	3 units	27 units	The surface parking lot on this parcel is owned by the Irvine Company at SEC MacArthur & Campus. The parking structure on this parcel is a part of the Irvine Company Class A offices. The sizeable parking fields and parking structure on the parcel give opportunity for housing development.		Airport Area	20
445 161 03	Todd Schiffman Living Tr	PC	MU-H2	No	No	0 units	0.69 acres	0.69 acres	Yes	0 Du/Ac	50 Du/Ac	34 units	34 units	11 units	2 units	20 units	This parcel is already approved by the City for Newport units Crossings multi-tenant housing project.		Airport Area	21
445 161 03	Todd Schiffman Living Tr	PC	MU-H2	No	No	0 units	1.04 acres	1.04 acres	Yes	0 Du/Ac	50 Du/Ac	51 units	51 units	17 units	4 units	30 units	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	22



Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
119 300 17	Newport Golf Club LLC	SP-7	PR	No	No	0 units	1.38 acres	1.38 acres	Yes	0 Du/Ac	50 Du/Ac	69 units	35 units*	12 units*	2 units*	21 units*	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	23
119 310 04	Newport Golf Club LLC	SP-7	PR	No	No	0 units	3.70 acres	3.70 acres	Yes	0 Du/Ac	50 Du/Ac	184 units	105 units*	35 units*	7 units*	63 units*	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	24
119 300 15	Newport Golf Club LLC	SP-7	PR	No	No	0 units	1.52 acres	1.52 acres	Yes	0 Du/Ac	50 Du/Ac	76 units	40 units*	13 units*	3 units*	24 units*	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	25
119 300 16	Newport Golf Club LLC	SP-7	PR	No	No	0 units	7.30 acres	7.30 acres	Yes	0 Du/Ac	50 Du/Ac	364 units	195 units*	64 units*	14 units*	117 units*	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	26
427 131 16	Birch Development Co	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel contains vegetation and excess parking stalls and is identified as a site for potential housing.		Airport Area	27
427 121 01	Dekk Associates LP	OA	AO	No	No	0 units	0.73 acres	0.73 acres	Yes	0 Du/Ac	50 Du/Ac	36 units	36 units	12 units	3 units	21 units	This parcel contains office space for an analytical data company and is identified as a site for potential housing.		Airport Area	28
427 131 14	Birch Skye LLC	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel is currently under construction as a multi-story high-rise apartment complex.		Airport Area	29
427 121 02	EWS B&C L P	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel is a part of the "Koll Office Condo's" (SEC Campus and Von Karman). Due to the existing use of the parcel, it is identified as a possible site of housing development.		Airport Area	30
427 131 15	Birch Skye LLC	OA	AO	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel is a part of the "Koll Office Condo's" (SEC Campus and Von Karman). Due to the existing use of the parcel, it is identified as a possible site of housing development.		Airport Area	31
445 131 26	City National Bank	PC	MU-H2	No	No	0 units	1.10 acres	1.10 acres	Yes	0 Du/Ac	50 Du/Ac	55 units	55 units	18 units	4 units	33 units	This parcel contains office space for an architecture company and is identified as a site for potential housing.		Airport Area	32
445 122 13	4400 Macarthur Property Holdings LLC	PC	MU-H2	No	No	0 units	0.71 acres	0.71 acres	Yes	0 Du/Ac	50 Du/Ac	35 units	35 units	12 units	2 units	21 units	This parcel contains vegetation and paved sidewalk and is identified as a site for potential housing.		Airport Area	33
445 133 06	Mandarin Investment Group LLC	PC	MU-H2	No	No	0 units	0.75 acres	0.75 acres	Yes	0 Du/Ac	50 Du/Ac	37 units	37 units	12 units	3 units	22 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	34
445 131 21	Von Karman	PC	MU-H2	No	No	0 units	1.19 acres	1.19 acres	Yes	0 Du/Ac	50 Du/Ac	59 units	59 units	19 units	4 units	35 units	This parcel was formerly a part of the "Koll Residences" and are contemplated as potential "infill housing" (not		Airport Area	35



Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
	Ventures LLC																"replacement housing") located on surface parking lots under the Airport area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.			
445 121 11	Schiffman Todd I TR	PC	CG	No	No	0 units	1.38 acres	1.38 acres	Yes	0 Du/Ac	50 Du/Ac	68 units	68 units	22 units	5 units	40 units	This parcel is occupied by an office building at SWC Campus and Von Karman. This parcel could be combinable with parcel 59. If found suitable, the property owners should be advised that a land use change to housing might be possible.		Airport Area	36
445 131 23	Big Man On Campus LLC	PC	MU-H2	No	No	0 units	0.53 acres	0.53 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	2 units	15 units	This parcel contains office space for and is identified as an underutilized site for potential housing.		Airport Area	38
445 131 15	Hg Newport Owner LLC	PC	MU-H2	No	No	0 units	2.01 acres	2.01 acres	Yes	0 Du/Ac	50 Du/Ac	100 units	100 units	33 units	7 units	60 units	This parcel contains a commercial use, an auto shop, and is identified as an underutilized site for potential housing.		Airport Area	39
445 122 05	Craig Realty Group-Macarthur LLC	PC	MU-H2	No	No	0 units	0.80 acres	0.80 acres	Yes	0 Du/Ac	50 Du/Ac	39 units	39 units	13 units	3 units	23 units	This parcel is a small banking building, regular in shape and could potentially stand on its own as housing. Consolidating this parcel with those surrounding would make for a more developable scale and is something the City will explore with relevant property owners.		Airport Area	40
445 131 18	John Hancock Life Insurance Company USA	PC	MU-H2	No	No	0 units	1.61 acres	1.61 acres	Yes	0 Du/Ac	50 Du/Ac	80 units	80 units	26 units	6 units	48 units	This parcel was formerly a part of the "Koll Residences" and are contemplated as potential "infill housing" (not "replacement housing") located on surface parking lots under the Airport area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.		Airport Area	41
445 131 19	John Hancock Life Insurance	PC	MU-H2	No	No	0 units	2.30 acres	2.30 acres	Yes	0 Du/Ac	50 Du/Ac	115 units	115 units	38 units	8 units	69 units	This parcel was formerly a part of the "Koll Residences" and are contemplated as potential "infill housing" (not "replacement housing") located on surface parking lots under the Airport		Airport Area	42



Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
	Company USA																area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.			
445 122 12	4400 Macarthur Property Holdings LLC	PC	MU-H2	No	No	0 units	1.17 acres	1.17 acres	Yes	0 Du/Ac	50 Du/Ac	58 units	58 units	19 units	4 units	34 units	This parcel contains office space for banking and insurance companies and is identified as a site for potential housing.		Airport Area	44
445 151 09	Hoag Memorial Hospital Presbyterian	PC	MU-H2	No	No	0 units	1.35 acres	1.35 acres	Yes	0 Du/Ac	50 Du/Ac	67 units	67 units	22 units	5 units	40 units	This parcel is owned by Hoag. Staff has informed the subcommittee that UCI will be building a major medical facilities and hospital across the Jamboree (in Irvine). It is possible that Hoag may consider workforce housing on this parcel. The City will work with Hoag to explore workforce housing on this site.		Airport Area	45
445 122 09	Ferrado Newport LLC	PC	MU-H2	No	No	0 units	1.03 acres	1.03 acres	Yes	0 Du/Ac	50 Du/Ac	51 units	51 units	17 units	4 units	30 units	This parcel does not look to have any parking facilities, as the parcel is not much larger than the building footprint, yet is identified as a potential site for housing development based on the commercial use currently present on site.		Airport Area	46
445 131 31	Kcn Management LLC	PC	MU-H2	No	No	0 units	2.58 acres	2.58 acres	Yes	0 Du/Ac	50 Du/Ac	128 units	128 units	42 units	9 units	76 units	This parcel has a functioning office and identified as a potential location for housing.		Airport Area	47
445 121 05	Mac Arthur Court LLC	PC	CO-G	No	No	0 units	0.74 acres	0.74 acres	Yes	0 Du/Ac	50 Du/Ac	37 units	37 units	12 units	3 units	22 units	This parcel is owned by the Irvine Company at SEC MacArthur & Campus. There are somewhat sizeable parking fields on the parcel, and the property owner should be advised that the addition of housing to the parcel might be possible.		Airport Area	49
445 131 09	4440 Vka Tic 3 LLC	PC	MU-H2	No	Yes	0 units	0.66 acres	0.66 acres	Yes	0 Du/Ac	50 Du/Ac	32 units	32 units	11 units	2 units	19 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	50
445 151 01	County Of Orange	PC	PF	No	No	0 units	7.78 acres	7.78 acres	Yes	0 Du/Ac	50 Du/Ac	388 units	388 units	128 units	27 units	232 units	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	52
445 121 14	Mac Arthur Court LLC	PC	CO-G	No	No	0 units	7.81 acres	7.81 acres	Yes	0 Du/Ac	50 Du/Ac	390 units	390 units	129 units	27 units	234 units	This parcel is owned by the Irvine Company at SEC MacArthur & Campus. There are somewhat sizeable parking fields on the parcel, and the property		Airport Area	53



Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	owner should be advised that the addition of housing to the parcel might be possible.			
445 121 18	Bre & Esa Properties LLC	PC	CG	No	No	0 units	2.65 acres	2.65 acres	Yes	0 Du/Ac	50 Du/Ac	132 units	132 units	44 units	9 units	79 units	This parcel is designated for a hotel use and contains a large parking lot. This parcel is identified as a possible candidate for housing via replacement of current use or additional development on the parking lot areas of the site. Vertical mixed-use development could also be an option.		Airport Area	54
445 161 04	4425 Jamboree LLC	PC	MU-H2	No	No	0 units	1.69 acres	1.69 acres	Yes	0 Du/Ac	50 Du/Ac	84 units	84 units	28 units	6 units	50 units	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	55
445 141 04	Coastal Azu Manageme nt	PC	MU-H2	No	No	0 units	0.26 acres	0.26 acres	No	0 Du/Ac	50 Du/Ac	13 units	13 units	4 units	1 units	7 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	56
445 122 17	Pacific Club	PC	MU-H2	No	No	0 units	1.95 acres	1.95 acres	Yes	0 Du/Ac	50 Du/Ac	97 units	97 units	32 units	7 units	58 units	This parcel contains a restaurant overlooking a pond and is identified as a site for potential housing based on the existing commercial use and location.		Airport Area	58
445 121 09	Nf Von Karman LLC	PC	CG	No	No	0 units	1.00 acres	1.00 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	This parcel is occupied by a "Carls Jr." This parcel appears to be more underutilized than parcel 36, and these parcels could be combinable. The City will work with relevant property owners to explore lot consolidation and new development.		Airport Area	59
445 122 19	M4 Macarthur LLC	PC	MU-H2	No	No	0 units	0.51 acres	0.51 acres	Yes	0 Du/Ac	50 Du/Ac	25 units	25 units	8 units	2 units	15 units	This parcel is a viable commercial development that fronts Bristol and the 73 freeway and is identified as a site for potential housing.		Airport Area	60
427 121 27	EWS B&C L P	OA	AO	No	No	0 units	1.41 acres	1.41 acres	Yes	0 Du/Ac	50 Du/Ac	70 units	70 units	23 units	5 units	42 units	This parcel contains a parking lot and is therefore identified as a site for potential housing.		Airport Area	61
427 173 01	Bank First And Trust Inc	PC	MU-H2	No	No	0 units	1.00 acres	1.00 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	This parcel is a small banking building, regular in shape and could potentially stand on its own as housing. Consolidating this parcel would make for a more developable scale. The City will work with relevant property owners to explore lot consolidation and new development.		Airport Area	62
427 332 02	BSP Bristol LLC	PC	CO-G	No	No	0 units	2.38 acres	2.38 acres	Yes	0 Du/Ac	50 Du/Ac	118 units	118 units	39 units	8 units	70 units	This parcel contains office space and a hotel and is identified as a commercial		Airport Area	63



Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	site that could be better utilized as a site for housing.			
427 332 04	Newport Place Investment Co	PC	CO-G	No	No	0 units	1.70 acres	1.70 acres	Yes	0 Du/Ac	50 Du/Ac	85 units	85 units	28 units	6 units	51 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	64
427 332 03	Crown Building L P	PC	CO-G	No	No	0 units	1.41 acres	1.41 acres	Yes	0 Du/Ac	50 Du/Ac	70 units	70 units	23 units	5 units	42 units	This parcel is an improved parking lot that could be a potential location for infill housing.		Airport Area	65
427 221 14	NDH America Inc	PC	MU-H2	No	No	0 units	1.50 acres	1.50 acres	Yes	0 Du/Ac	50 Du/Ac	75 units	75 units	25 units	5 units	45 units	This parcel was formerly a part of the "Koll Residences" and are contemplated as potential "infill housing" (not "replacement housing") located on surface parking lots under the Airport area provisions of the 2006 General Plan. An application has been filed with the City by Picerne for a new design of a residential project and this should be sufficient evidence of the desire of the owner to use the property for housing.		Airport Area	66
427 181 01	Macarthur Pacific Plaza Associates LLC	PC	MU-H2	No	No	0 units	1.45 acres	1.45 acres	Yes	0 Du/Ac	50 Du/Ac	72 units	72 units	24 units	5 units	43 units	This parcel contains office space for real estate developers and is identified as a site for potential housing.		Airport Area	67
427 241 13	Newport Plaza Office LLC	PC	CG	No	No	0 units	3.95 acres	3.95 acres	Yes	0 Du/Ac	50 Du/Ac	197 units	197 units	65 units	14 units	118 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	68
427 221 13	1200 Quail St LLC	PC	MU-H2	Yes	No	0 units	1.00 acres	1.00 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	This parcel has an existing office building but could be a location for housing development.		Airport Area	69
427 174 04	Elite West LLC	PC	MU-H2	No	No	0 units	6.32 acres	6.32 acres	Yes	0 Du/Ac	50 Du/Ac	315 units	315 units	104 units	22 units	189 units	This parcel contains office space for a manufacturing company and is identified as a site for potential housing.		Airport Area	70
427 221 01	NF Dove LLC	PC	MU-H2	No	No	0 units	3.99 acres	3.99 acres	Yes	0 Du/Ac	50 Du/Ac	199 units	199 units	66 units	14 units	119 units	This parcel is currently under construction as a multi-story, high rise apartment complex.		Airport Area	71
427 181 08	Gurcharan Singh Sandher Family TR	PC	MU-H2	No	No	0 units	0.72 acres	0.72 acres	Yes	0 Du/Ac	50 Du/Ac	35 units	35 units	12 units	2 units	21 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	72
427 222 05	Malaguena	PC	MU-H2	No	No	0 units	0.90 acres	0.90 acres	Yes	0 Du/Ac	50 Du/Ac	45 units	45 units	15 units	3 units	27 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	73



Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
427 222 06	PMC Macarthur LLC	PC	MU-H2	No	No	0 units	1.56 acres	1.56 acres	Yes	0 Du/Ac	50 Du/Ac	77 units	77 units	25 units	5 units	46 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	74
427 221 10	SBS Dove Street Partners	PC	MU-H2	No	No	0 units	1.71 acres	1.71 acres	Yes	0 Du/Ac	50 Du/Ac	85 units	85 units	28 units	6 units	51 units	This parcel contains office space for an architectural firm and is identified as a site for potential housing.		Airport Area	75
427 221 11	Hankey Investment Company	PC	MU-H2	No	No	0 units	1.52 acres	1.52 acres	Yes	0 Du/Ac	50 Du/Ac	76 units	76 units	25 units	5 units	45 units	This parcel contains office space for a manufacturing company and is identified as a site for potential housing.		Airport Area	76
427 221 06	AG Dove Owner L P	PC	MU-H2	No	No	0 units	3.59 acres	3.59 acres	Yes	0 Du/Ac	50 Du/Ac	179 units	179 units	59 units	13 units	107 units	This parcel has a two-level parking structure for a multi-story office structure that could be re-worked to add housing.		Airport Area	77
427 174 06	Sanderson J Ray Macarthur LLC	PC	MU-H2	No	No	0 units	0.94 acres	0.94 acres	Yes	0 Du/Ac	50 Du/Ac	47 units	47 units	16 units	3 units	28 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	78
427 181 07	Ridgeway Real Estate	PC	MU-H2	No	No	0 units	1.10 acres	1.10 acres	Yes	0 Du/Ac	50 Du/Ac	55 units	55 units	18 units	4 units	33 units	This parcel shares a parking lot with parcel 72. The two buildings on this parcel are commercial buildings, and due to the existing use, identified as a potential source for housing development. The City will work with relevant property owners to explore lot consolidation and new development.		Airport Area	79
427 181 03	GS 1600 Dove LLC	PC	MU-H2	No	No	0 units	2.49 acres	2.49 acres	Yes	0 Du/Ac	50 Du/Ac	124 units	124 units	41 units	9 units	74 units	This parcel is a commercial retail building operated by national food and beverage companies and likely to be housing sites if combined with neighboring sites. The City will work with relevant property owners to explore lot consolidation and new development.		Airport Area	80
427 221 09	Feb Dove Street Partners LLC	PC	MU-H2	No	No	0 units	1.51 acres	1.51 acres	Yes	0 Du/Ac	50 Du/Ac	75 units	75 units	25 units	5 units	45 units	This parcel contains older, low-density office space (2 stories). Because of the odd shape of this parcel, the City will work with relevant property owners to explore lot consolidation and new development.		Airport Area	81
427 221 02	Ow-Aberdeen Westerly Owner LLC	PC	CO-G	No	No	0 units	1.46 acres	1.46 acres	Yes	0 Du/Ac	50 Du/Ac	72 units	72 units	24 units	5 units	43 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	82



Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
427 174 05	Sanderson J Ray Macarthur LLC	PC	MU-H2	No	No	0 units	1.50 acres	1.50 acres	Yes	0 Du/Ac	50 Du/Ac	75 units	75 units	25 units	5 units	45 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	83
427 342 02	Jones Fletcher Jr. Family Limited Partnership	PC	MU-H2	No	No	0 units	3.70 acres	3.70 acres	Yes	0 Du/Ac	50 Du/Ac	184 units	184 units	61 units	13 units	110 units	This parcel is a parking lot and large enough for a sizable, stand-alone project. If combined with parcel 85, there would be enough land for a good-sized project. The City will work with relevant property owners to explore lot consolidation and new development.		Airport Area	84
427 342 01	Hilbert Properties II	PC	MU-H2	No	No	0 units	1.97 acres	1.97 acres	Yes	0 Du/Ac	50 Du/Ac	98 units	98 units	32 units	7 units	58 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	85
427 221 16	1500 Quail Property LLC	PC	CO-G	No	No	0 units	4.76 acres	4.76 acres	Yes	0 Du/Ac	50 Du/Ac	238 units	238 units	79 units	17 units	142 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	86
439 401 01	Men's Christian Young ASSN	PF	PF	No	No	0 units	4.03 acres	4.03 acres	Yes	0 Du/Ac	50 Du/Ac	201 units	201 units	66 units	14 units	120 units	This parcel is a community recreation center with a large parking lot and several grass fields which present the opportunity for additional housing development on the site.	Y	Airport Area	87
427 221 07	Hankey Investment Company	PC	MU-H2	No	No	0 units	1.75 acres	1.75 acres	Yes	0 Du/Ac	50 Du/Ac	87 units	87 units	29 units	6 units	52 units	This parcel has a functioning office building but could be a location for housing.		Airport Area	88
427 221 15	Davenport Quail Partners LLC	PC	MU-H2	No	No	0 units	1.47 acres	1.47 acres	Yes	0 Du/Ac	50 Du/Ac	73 units	73 units	24 units	5 units	43 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	89
427 141 14	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.64 acres	0.64 acres	Yes	0 Du/Ac	50 Du/Ac	31 units	31 units	10 units	2 units	18 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	90
936 790 44	JRJ Investments LP	PC	CO-G	No	No	0 units	0.97 acres	0.97 acres	Yes	0 Du/Ac	50 Du/Ac	48 units	48 units	16 units	3 units	28 units	This parcel contains space for cosmetic services, an education center, and stockbrokers. These commercial uses are identified as sites for potential housing.		Airport Area	91
936 790 50	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.86 acres	0.86 acres	Yes	0 Du/Ac	50 Du/Ac	42 units	42 units	14 units	3 units	25 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	92
427 141 04	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.52 acres	0.52 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	2 units	15 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	93



Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
427 141 11	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.52 acres	0.52 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	2 units	15 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	94
936 790 48	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.72 acres	0.72 acres	Yes	0 Du/Ac	50 Du/Ac	36 units	36 units	12 units	3 units	21 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	95
427 141 07	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.58 acres	0.58 acres	Yes	0 Du/Ac	50 Du/Ac	29 units	29 units	10 units	2 units	17 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	96
427 141 08	Sa Abanoub LLC	PC	CO-G	No	No	0 units	0.51 acres	0.51 acres	Yes	0 Du/Ac	50 Du/Ac	25 units	25 units	8 units	2 units	15 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	97
427 141 16	Sa Abanoub LLC	PC	CO-G	No	No	0 units	8.61 acres	8.61 acres	Yes	0 Du/Ac	50 Du/Ac	430 units	430 units	142 units	30 units	258 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	98
445 134 22	Uptown Newport Jamboree LLC	PC	MU-H2	No	No	0 units	0.67 acres	0.67 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel is currently under construction as a multi-story, high rise apartment complex.		Airport Area	100
445 141 11	NCP GL Owner LLC	PC	MU-H2	No	No	0 units	0.29 acres	0.29 acres	N/A	0 Du/Ac	50 Du/Ac	14 units	14 units	5 units	1 unit	8 units	This parcel is a part of the "Koll Office Condo's" (SEC Campus and Von Karman). Due to the existing use of the parcel, it is identified as a possible site of housing development.		Airport Area	103
445 141 12	Lyon Housing LLC	PC	MU-H2	No	No	0 units	0.48 acres	0.48 acres	N/A	0 Du/Ac	50 Du/Ac	23 units	23 units	8 units	2 units	13 units	This parcel is a part of the "Koll Office Condo's" (SEC Campus and Von Karman). Due to the existing use of the parcel, it is identified as a possible site of housing development.		Airport Area	104
445 141 13	NCP GL Owner LLC Birch Street LLC	PC	MU-H2	No	No	0 units	0.29 acres	0.29 acres	N/A	0 Du/Ac	50 Du/Ac	14 units	14 units	5 units	1 unit	8 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	105
427 171 02	Caesar Global Alliance Inc	PC	CG	No	No	0 units	1.20 acres	1.20 acres	Yes	0 Du/Ac	50 Du/Ac	59 units	59 units	19 units	4 units	35 units	Additionally, the presence of an auto-detailing shop presents the opportunity to develop housing.		Airport Area	106
427 221 03	Ow-Aberdeen Westerly Owner LLC	PC	CO-G	No	No	0 units	1.46 acres	1.46 acres	Yes	0 Du/Ac	50 Du/Ac	73 units	73 units	24 units	5 units	43 units	This parcel is not developed and identified as a site for potential housing. It is bordered by a manufacturing office and multi-story apartment complex.		Airport Area	107
427 171 03	Beni Investments LLC	PC	CG	No	No	0 units	1.40 acres	1.40 acres	Yes	0 Du/Ac	50 Du/Ac	69 units	69 units	23 units	5 units	41 units	Additionally, the presence of an auto-detailing shop presents the opportunity to develop housing.		Airport Area	108
936 790 46	Orange County Bar	PC	CO-G	No	No	0 units	0.97 acres	0.97 acres	Yes	0 Du/Ac	50 Du/Ac	48 units	48 units	16 units	3 units	28 units	Additionally, the presence of undeveloped building pads at the site		Airport Area	109



Table B-8: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Reasonable Opportunity to Redevelop as Housing	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	presents the opportunity to develop housing.			
427 221 17	USPF V 1301 Dove LP	PC	MU-H2	No	No	0 units	6.46 acres	6.46 acres	Yes	0 Du/Ac	50 Du/Ac	322 units	322 units	106 units	23 units	193 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	335
445 141 31	Lebata Inc	PC	MU-H2	No	No	0 units	0.40 acres	0.40 acres	N/A	0 Du/Ac	50 Du/Ac	20 units	20 units	7 units	1 units	12 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	338
AIRPORT AREA TOTAL ACREAGE DEVELOPMENT POTENTIAL:													**8,078 units**							
427 111 03	AP Center L P	OA	MU-H2	No	No	0 units	0.73 acres	0.73 acres	Yes	0 Du/Ac			346 units	17 units		329 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	260
427 111 09	JRSM LLC	OA	MU-H2	No	No	0 units	3.19 acres	3.19 acres	Yes	0 Du/Ac			28 units			28 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	250
427 172 02	Starboard Macarthur Square L P	PC	MU-H2	No	No	0 units	1.83 acres	1.83 acres	Yes	0 Du/Ac			117 units	26 units		91 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	266
427 172 06	Starboard Macarthur Square L P	PC	MU-H2	No	No	0 units	1.71 acres	1.71 acres	N/A	0 Du/Ac			117 units	26 units		91 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	252
427 172 03	Starboard Macarthur Square L P	PC	MU-H2	No	No	0 units	1.94 acres	1.94 acres	Yes	0 Du/Ac			117 units	26 units		91 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	267
445 131 29	SLF-KC Towers LLC	PC	MU-H2	No	No	0 units	6.22 acres	6.22 acres	N/A	0 Du/Ac			325 units	13 units		312 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	249
445 133 07	Uptown Newport Jamboree LLC	PC	MU-H2	No	No	0 units	12.57 acres	12.57 acres	N/A	0 Du/Ac			66 units			66 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	253
445 134 17	Tsg-Parcel LLC	PC	MU-H2	No	No	0 units	2.58 acres	2.58 acres	Yes	0 Du/Ac			30 units			30 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	99
AIRPORT AREA PIPELINE PROJECT TOTAL:													**1,146 units**							

Please Note – these net unit totals have been manually manipulated to accurately reflect development interest

West Newport Mesa Area

West Newport Mesa has been identified by the City as a reinvestment and redevelopment opportunity, where older industrial, smaller-scale development can transition to support future residential development. The adjacent Hoag hospital and supportive medical-related activities supports the opportunity to provide housing for local workers of various income levels.

Of the 55 acres of land deemed suitable for residential development in the West Newport Mesa Area, 49 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 2,400 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 24-percent redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 584 units, 204 of which are projected to develop for low and very low income households .

Table B-9 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-4** below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.

Table B-9: West Newport Mesa Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
49 acres	50 du/ac	204 units	29 units	350 units	584 units

Figure B-4: West Newport Mesa Area – Sites Inventory

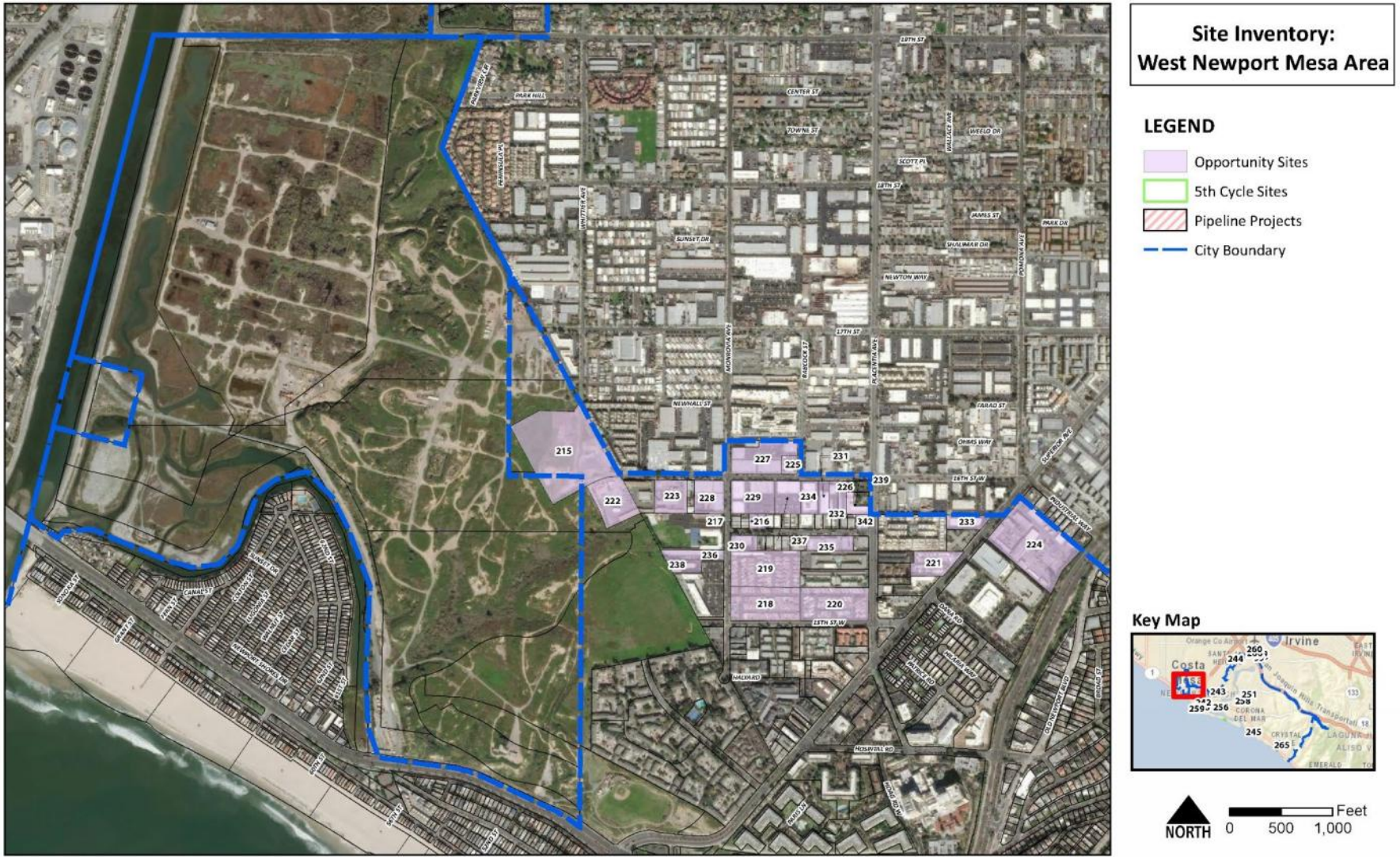




Table B-10: West Newport Mesa Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
114 170 51	School Costa Mesa Union District	PF	PF	No	No	0 units	11.56 acres	11.56 acres	No	0 Du/Ac	50 Du/Ac	578 units	578 units	202 units	29 units	346 units	This parcel contains office buildings and available parking spaces. The site is borders residential housing to the southwest and can be converted to housing redevelopment.	Y	West Newport Mesa Area	215
424 141 17	Taormina Family Property LLC	IG	IG	No	No	0 units	0.23 acres	0.23 acres	No	0 Du/Ac	50 Du/Ac	11 units	11 units	4 units	1 unit	6 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	216
424 141 17	Taormina Family Property LLC	IG	IG	No	No	0 units	0.23 acres	0.23 acres	No	0 Du/Ac	50 Du/Ac	11 units	11 units	4 units	1 unit	6 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	217
892 080 02	Chi Family Ltd Partnership	RM	RM	No	No	61 units	4.34 acres	4.34 acres	Yes	13 Du/Ac	50 Du/Ac	155 units	94 units	54 units	8 units	93 units	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	218
424 151 01	Chi Family Ltd Partnership	RM	RM	No	No	56 units	4.77 acres	4.77 acres	Yes	14 Du/Ac	50 Du/Ac	182 units	126 units	64 units	9 units	109 units	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	219
892 090 55	Brian Bellerose	RM	RM	No	No	56 units	4.27 acres	4.27 acres	Yes	13 Du/Ac	50 Du/Ac	157 units	101 units	55 units	8 units	94 units	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	West Newport Mesa Area	220
892 109 03	Charlotte Patronite	RM	RM	No	No	36 units	1.90 acres	1.90 acres	Yes	13 Du/Ac	50 Du/Ac	59 units	23 units	21 units	3 units	35 units	This parcel is a portion of a mobile home park and has been identified as an opportunity for higher-density housing.		West Newport Mesa Area	221
114 170 82	City Of Newport Beach	PF	PF	No	No	0 units	3.05 acres	0.92 acres	Yes	0 Du/Ac	50 Du/Ac	45 units	45 units	16 units	2 units	27 units	This parcel is City-owned property and a portion of this site has been identified as an opportunity site for higher-density housing.		West Newport Mesa Area	222
424 401 12	City Of Newport Beach	PF	PF	No	No	0 units	2.00 acres	0.60 acres	Yes	0 Du/Ac	50 Du/Ac	29 units	29 units	10 units	1 units	17 units	This parcel is City-owned property and a portion of this site has been identified as an opportunity site for higher-density housing.		West Newport Mesa Area	223
425 171 01	City Of Newport Beach	PF	PF	No	No	0 units	7.95 acres	2.38 acres	Yes	0 Du/Ac	50 Du/Ac	119 units	119 units	42 units	6 units	71 units	This parcel is City-owned property and has been identified as an opportunity site for higher-density		West Newport	224



Table B-10: West Newport Mesa Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	housing. The City will consolidate and move current existing uses.		Mesa Area	
424 111 05	Michael Voorhees Family TR	IG	IG	No	No	0 units	0.55 acres	0.55 acres	Yes	0 Du/Ac	50 Du/Ac	27 units	27 units	9 units	1 unit	16 units	This parcel contains middle aged industrial buildings. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites.		West Newport Mesa Area	225
424 141 06	Scab Wrks LLC	IG	IG	No	No	0 units	0.52 acres	0.52 acres	Yes	0 Du/Ac	50 Du/Ac	25 units	25 units	9 units	1 unit	15 units	This parcel contains middle aged, tilt up, construction, industrial buildings that are feasible for housing redevelopment with zoning overlay.	Y	West Newport Mesa Area	226
424 111 06	Trico Newport Properties L P	IG	IG	No	No	0 units	3.23 acres	3.23 acres	Yes	0 Du/Ac	50 Du/Ac	161 units	161 units	56 units	8 units	96 units	The current owner of the property has expressed to City staff written interest to develop housing.		West Newport Mesa Area	227
424 401 04	Howland Associates LLC	IG	IG	No	No	0 units	1.86 acres	0.56 acres	Yes	0 Du/Ac	50 Du/Ac	27 units	27 units	9 units	1 unit	16 units	This parcel contains middle aged industrial buildings. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites.		West Newport Mesa Area	228
424 141 01	Hunsaker Richard C TR	IG	IG	No	No	0 units	2.73 acres	2.73 acres	Yes	0 Du/Ac	50 Du/Ac	136 units	136 units	48 units	7 units	81 units	This parcel contains older industrial buildings including an auto shop and large parking lot. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites. The City will work with relevant property owners to explore lot consolidation and housing development opportunities.		West Newport Mesa Area	229
424 142 14	Horness Lois A TR For Mary C Axelson Trust Dakota Investment Co In	IG	IG	No	No	0 units	0.74 acres	0.74 acres	Yes	0 Du/Ac	50 Du/Ac	37 units	37 units	13 units	2 units	22 units	This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment with zoning overlay.		West Newport Mesa Area	230
424 141 04	Orangethorpe Properties LLC	IG	IG	No	No	0 units	0.69 acres	0.69 acres	Yes	0 Du/Ac	50 Du/Ac	34 units	34 units	12 units	2 units	20 units	This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment with zoning overlay.		West Newport Mesa Area	231
424 131 16	Riverport Properties LLC	OM	CO-M	No	No	0 units	1.07 acres	1.07 acres	Yes	0 Du/Ac	50 Du/Ac	53 units	53 units	19 units	3 units	31 units	This parcel contains automotive shops and parking that present the opportunity to be redeveloped into housing.	Y	West Newport Mesa Area	233



Table B-10: West Newport Mesa Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria ?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
424 141 10	Foothill Financial	IG	IG	No	No	0 units	0.37 acres	0.37 acres	No	0 Du/Ac	45 Du/Ac	16 units	16 units	6 units	1 unit	9 units	The current owner of the property has expressed to City staff written interest to develop housing.		West Newport Mesa Area	342
424 141 03	James DeGraw TR	IG	IG	No	No	0 units	1.08 acres	1.08 acres	Yes	0 Du/Ac	50 Du/Ac	54 units	54 units	19 units	3 units	32 units	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	234
424 142 11	Hixson Metal Finishing	IG	IG	No	No	0 units	1.31 acres	1.31 acres	Yes	0 Du/Ac	50 Du/Ac	65 units	65 units	23 units	3 units	39 units	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	235
424 401 06	Newport Business Center LLC	IG	IG	No	No	0 units	1.14 acres	1.14 acres	Yes	0 Du/Ac	50 Du/Ac	56 units	56 units	20 units	3 units	33 units	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	236
424 141 02	Richard Hunsaker TR	IG	IG	No	No	0 units	1.61 acres	1.61 acres	Yes	0 Du/Ac	50 Du/Ac	80 units	80 units	28 units	4 units	48 units	This parcel contains older industrial buildings including an auto shop and large parking lot. Redevelopment of this site to accommodate housing is feasible as an individual parcel or in combination with neighboring sites. The City will work with relevant property owners to explore lot consolidation and housing development opportunities.		West Newport Mesa Area	237
424 401 08	Allred Newport LLC	IG	IG	No	No	0 units	0.76 acres	0.76 acres	Yes	0 Du/Ac	50 Du/Ac	38 units	38 units	13 units	2 units	22 units	This parcel contains middle aged, tilt up, industrial buildings that are feasible for housing redevelopment.		West Newport Mesa Area	238
424 141 09	Croul John Vedder TR	IG	IG	No	No	0 units	0.56 acres	0.56 acres	Yes	0 Du/Ac	50 Du/Ac	28 units	28 units	10 units	1 unit	16 units	This parcel contains middle aged, tilt up, industrial buildings adjacent to existing housing that are feasible for housing redevelopment.		West Newport Mesa Area	239
424 141 05	Ducoing Brent W TR B & A Ducoing Living TR	IG	IG	No	No	0 units	0.53 acres	0.53 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	1 unit	15 units	This parcel contains middle aged, tilt up, construction, industrial buildings that feasible for housing redevelopment.		West Newport Mesa Area	232
WEST NEWPORT MESA AREA TOTAL ACREAGE DEVELOPMENT POTENTIAL:													**2,434 units**							

**Please Note – these net unit totals have been manually manipulated to accurately reflect development interest*

Dover-Westcliff Area

Dover-Westcliff has been identified as an area with opportunity to support increased density that is compatible with adjacent higher density residential uses and other uses that will support residential development.

Of the 29 acres of land deemed suitable for residential development in the Dover-Westcliff Area, 19 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 950 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 24-percent redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 227 units, 68 of which are projected to develop for low and very low income households.

Table B-11 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-5** below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.

Table B-11: Dover-Westcliff Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
19 acres	50 du/ac	68 units	23 units	136 units	227 units

Figure B-5: Dover Westcliff Area – Sites Inventory





Table B-12: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
049 122 03	Donna Carpenter TR	MU-MM	MU-H1	No	Yes	0 units	0.14 acres	0.14 acres	No	21 Du/Ac	50 Du/Ac	2 units	7 units	2 units	1 unit	4 units	This parcel is an existing commercial center with some small restaurants. The current owner of the property has expressed to City staff written interest to develop housing and the City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower-income housing.	Y	Dover-Westcliff	132
047 041 05	Newport Beach Alano Club Inc	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.11 acres	0.11 acres	No	18 Du/Ac	50 Du/Ac	1 unit	5 units	2 units	1 unit	3 units	This parcel is an existing commercial center with some small galleries. The current owner of the property has expressed to City staff written interest to develop housing and the City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower-income housing.	Y	Dover-Westcliff	133
047 041 25	Patrick Michael Chamberlain TR	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac	50 Du/Ac	0 units	3 units	1 unit	0 units	1 unit	This parcel is an existing commercial center with some small galleries and shops. The current owner of the property has expressed to City staff written interest to develop housing and the City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower-income housing.	Y	Dover-Westcliff	134
117 631 12	The Church of Jesus Christ of Latter-Day Saints	MU-DW	MU-H1	No	No	0 units	2.15 acres	2.15 acres	Yes	26 Du/Ac	50 Du/Ac	56 units	107 units	32 units	11 units	64 units	This parcel is a church on a 2+ acre parcel with a sizeable parking lot. Additional development of housing or replacement of current use are both feasible options on this site.		Dover-Westcliff	135
117 631 22	Westcliff Properties LLC	MU-DW	MU-H1	No	No	0 units	1.67 acres	1.67 acres	Yes	26 Du/Ac	50 Du/Ac	43 units	83 units	25 units	8 units	49 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	136
117 631 17	M Horning Jr.	MU-DW	MU-H1	No	No	0 units	1.30 acres	1.30 acres	Yes	26 Du/Ac	50 Du/Ac	33 units	65 units	20 units	7 units	39 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	137
117 631 18	901 Dover Ltd Partnership	MU-DW	MU-H1	No	No	0 units	1.10 acres	1.10 acres	Yes	26 Du/Ac	50 Du/Ac	28 units	55 units	0 units	0 units	0 units	This parcel is a part of a series of office buildings, some appearing more updated than others. Some of the parcels could accommodate housing alone, or in combination with others. The owners of this parcel have contacted the city in the past about the potential for housing uses.		Dover-Westcliff	138



Table B-12: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
050 391 12	Bayside Square Investments LLC	CM	CM	No	No	0 units	1.45 acres	1.45 acres	N/A	0 Du/Ac	50 Du/Ac	38 units	38 units	13 units	4 units	25 units	This parcel is a commercial development on Jamboree and Bayside Cove with a large parking lot and very desirable location for housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	337
117 631 11	Lincoln Yee TR	MU-DW	MU-H1	No	No	0 units	0.87 acres	0.87 acres	Yes	26 Du/Ac	50 Du/Ac	22 units	43 units	19 units	6 units	37 units	This parcel has a functioning medical office project but could be a location for housing.	Y	Dover-Westcliff	139
458 361 10	Foothill Financial	PF	PF	No	No	0 units	1.29 acres	1.29 acres	Yes	0 Du/Ac	50 Du/Ac	64 units	64 units	2 units	1 unit	4 units	This parcel is a developed medical facility. The City will work with relevant property owners on the adjacent parcels to encourage lot consolidation and provide viability to accommodate lower-income housing.		Dover-Westcliff	141
117 811 18	Gallant Paul S TR	OG	CO-G	No	No	0 units	1.51 acres	1.51 acres	Yes	0 Du/Ac	50 Du/Ac	75 units	75 units	23 units	8 units	45 units	This 1.5-acre parcel is a small commercial center including some office space and a retail store. Although this parcel has existing parking lot area, the current use presents the viable opportunity for full-parcel redevelopment as housing.		Dover-Westcliff	142
117 811 19	Russell E R Fluter Separate Property TR	OG	CO-G	No	No	0 units	0.79 acres	0.79 acres	Yes	0 Du/Ac	50 Du/Ac	39 units	39 units	12 units	4 units	23 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	143
049 271 30	Reynolds Carol L TR Rex & Earlynn Albright Revoc Survivors TR	OG	CO-G	No	No	0 units	1.64 acres	1.64 acres	Yes	0 Du/Ac	50 Du/Ac	81 units	81 units	24 units	8 units	48 units	This 1.6-acre parcel is a small commercial center including office space and medical office space. Although this parcel has existing parking lot area, the current use presents the viable opportunity for full parcel redevelopment as housing.		Dover-Westcliff	144
423 111 01	Lido Partners	CG	CG	No	No	0 units	4.82 acres	4.82 acres	Yes	0 Du/Ac	50 Du/Ac	241 units	128 units*	38 units*	13 units*	76 units*	This parcel is a large commercial center including office space, restaurants, and shops. Although this parcel has an existing parking lot area, the current use presents the viable opportunity for full-parcel redevelopment as housing. The current owner of the property has expressed to City staff written interest to develop housing.	Y	Dover-Westcliff	334



Table B-12: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
DOVER-WESTCLIFF TOTAL ACREAGE DEVELOPMENT POTENTIAL:													**945 units**							
425 061 09	Ms 36 Dev LLC	RM-6000	RM	No	No	114 units	5.76 acres	5.76 acres	Yes	92 Du/Ac			-22 units			-22 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	243
440 132 60	Bayside Village Marina LLC	PC	MU-W2	No	No	0 units	4.74 acres	4.74 acres	N/A	0 Du/Ac			49 units			49 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	256
425 471 27	Nb Mariner's Mile LLC	MU-MM	MU-H1	No	No	0 units	4.37 units	4.37 units	N/A	26 Du/Ac			198 units	9 units		189 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	246
425 471 55	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No		0 units	0.20 acres	0.20 acres	N/A	24 Du/Ac			35 units	3 units		32 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	242
DOVER-WESTCLIFF PIPELINE TOTALS:													**260 units**				--	--	--	--
049 130 18	Quay Works LLC	MU-W1	MU-W1	No	Yes	0 units	1.31 acres	1.31 acres	Yes	5 Du/Ac			7 units			7 units	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	15
049 130 14	Waterfront Newport Beach LLC	MU-W1	MU-W1	No	Yes	0 units	1.21 acres	1.21 acres	Yes	5 Du/Ac			7 units			7 units	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	16
049 121 22	Bank United California Realty Corp	MU-MM	MU-H1	No	Yes	0 units	0.43 acres	0.43 acres	Yes	25 Du/Ac			11 units		11 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	316
425 471 14	DMP PCH-Newport LLC	MU-MM	MU-H1	No	Yes	0 units	0.12 acres	0.12 acres	No	24 Du/Ac			7 units		7 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.	Y	5th Cycle - Existing Zoning	276
425 471 15	DMP PCH-Newport LLC	MU-MM	MU-H1	No	Yes	0 units	0.23 acres	0.23 acres	No	26 Du/Ac			3 units		3 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	270
049 150 29	Mariners Mile LLC	MU-W1	MU-W1	No	Yes	0 units	1.65 acres	1.65 acres	Yes	5 Du/Ac			9 units			9 units	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	4
425 471 23	Susan S Cuse Inc	MU-MM	MU-H1	No	Yes	0 units	0.53 acres	0.53 acres	Yes	26 Du/Ac			14 units		14 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	12
049 150 26	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0 units	2.18 units	2.18 units	Yes	0 Du/Ac			1 unit			1 unit	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	3



Table B-12: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
049 150 16	Chino Hills Mall LLC	MU-W1	MU-W1	No	Yes	0 units	0.52 acres	0.52 acres	Yes	5 Du/Ac			3 units		3 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	7
049 150 21	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0 units	0.92 acres	0.92 acres	Yes	5 Du/Ac			5 units		5 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	6
425 471 26	Mariners Mile North LLC	MU-MM	MU-H1	No	Yes	0 units	0.95 acres	0.95 acres	Yes	26 Du/Ac			25 units	25 units			This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	8
425 471 24	Sadie Mary Stegmann TR	MU-MM	MU-H1	No	Yes	0 units	0.54 acres	0.54 acres	Yes	25 Du/Ac			14 units	14 units			This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	13
425 471 57	2436PCH LLC	MU-MM	MU-H1	No	Yes	0 units	0.56 acres	0.56 acres	Yes	26 Du/Ac			15 units	15 units			This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	11
425 471 56	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No	Yes	0 units	0.49 acres	0.49 acres	No	26 Du/Ac			7 units	7 units			This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	268
425 471 19	Samantha LLC	MU-MM	MU-H1	No	Yes	0 units	0.49 acres	0.49 acres	No	26 Du/Ac			13 units		13 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	315
425 471 13	DMP PCH-Newport LLC	MU-MM	MU-H1	No	Yes	0 units	0.14 acres	0.14 acres	No	21 Du/Ac			2 units		2 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	275
425 471 56	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No	Yes	0 units	0.12 acres	0.12 acres	No	25 Du/Ac			7 units		7 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	287
425 471 56	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No	Yes	0 units	0.05 acres	0.05 acres	No	21 Du/Ac			7 units		7 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	311
425 471 12	Shaw Anthony W & Kathleen A	MU-MM	MU-H1	No	Yes	0 units	0.16 acres	0.16 acres	No	25 Du/Ac			2 units		2 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	272



Table B-12: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
425 471 55	2510 W Coast HWY Eat LLC	MU-MM	MU-H1	No	Yes	0 units	0.12 acres	0.12 acres	No	24 Du/Ac			3 units		3 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	274
049 122 04	Mariners Village Investments LLC	MU-MM	MU-H1	No	Yes	0 units	0.17 acres	0.17 acres	No	22 Du/Ac			2 units		2 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	273
049 122 25	Chamberlain Properties LLC	MU-MM	MU-H1	No	Yes	0 units	0.09 acres	0.09 acres	No	22 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	277
425 471 54	Humphries Robin Joy TR Humphries Family Trust	MU-MM	MU-H1	No	Yes	0 units	0.43 acres	0.43 acres	No	25 Du/Ac			11 units		11 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	318
049 122 06	Wynn Jerry TR	MU-MM	MU-H1	No	Yes	0 units	0.17 acres	0.17 acres	No	24 Du/Ac			4 units		4 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	320
049 110 25	Mau Yu-Ter	MU-MM	MU-H1	No	Yes	0 units	0.33 acres	0.33 acres	No	24 Du/Ac			8 units		8 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	319
049 110 30	Mariners Center M2 LLC	MU-MM	MU-H1	No	Yes	0 units	1.68 acres	1.68 acres	Yes	26 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	1
049 122 05	2751 & 2801 PCH LLC	MU-MM	MU-H1	No	Yes	0 units	0.17 acres	0.17 acres	No	24 Du/Ac			4 units		4 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.	Y	5th Cycle - Existing Zoning	321
049 121 18	Waterfront Newport Beach LLC	MU-MM	MU-H1	No	Yes	0 units	0.42 acres	0.42 acres	No	26 Du/Ac			11 units		11 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	317
049 110 19	The Garden M2 LLC	MU-MM	MU-H1	No	Yes	0 units	0.32 acres	0.32 acres	No	24 Du/Ac			5 units		5 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	269
049 110 21	Brandy Robert	MU-MM	MU-H1	Yes	Yes	0 units	0.25 acres	0.25 acres	No	24 Du/Ac			3 units		3 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	271



Table B-12: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
423 121 03	City of Newport Beach	MU-W2	MU-W2	No	Yes	0 units	0.07 acres	0.07 acres	No	13 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	298
423 121 05	South Coast Trade Center 3 L P	MU-W2	MU-W2	No	Yes	0 units	0.30 acres	0.30 acres	No	26 Du/Ac			4 units		4 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	289
423 121 06	Lido Group Retail LLC	MU-W2	MU-W2	No	Yes	0 units	0.08 acres	0.08 acres	No	26 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	292
423 123 04	C Rohrrs Family Limited Partnership Lido Group Retail LLC	MU-W2	MU-W2	No	Yes	0 units	0.24 acres	0.24 acres	No	25 Du/Ac			6 units		6 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	326
423 122 11	Lido Group Retail LLC	MU-W2	MU-W2	No	Yes	0 units	0.17 acres	0.17 acres	No	23 Du/Ac			4 units		4 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	327
423 123 08	Wypark Investments PC Lido Group Retail LLC	MU-W2	MU-W2	No	Yes	0 units	0.59 acres	0.59 acres	Yes	25 Du/Ac			15 units		15 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	14
423 122 01	Lido Group Retail LLC	MU-W2	MU-W2	Yes	Yes	0 units	1.34 acres	1.34 acres	Yes	26 Du/Ac			5 units		5 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	2
423 123 10	Batavia Business Park L P	MU-W2	MU-W2	No	Yes	0 units	0.50 acres	0.50 acres	No	26 Du/Ac			7 units		7 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	288
047 031 19	Newport Beach Mixed Development LLLP	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.29 acres	0.29 acres	No	23 Du/Ac			4 units		4 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	280
047 041 31	32nd Street Partners II LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.07 acres	0.07 acres	No	14 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	312
047 041 06	Balboa Corona LTD Partnership	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.11 acres	0.11 acres	No	18 Du/Ac			2 units		2 units		This site was identified by the City during the 5th Cycle Housing Element		5th Cycle - Existing Zoning	330



Table B-12: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
																	Update and remains a location suitable for housing during this update.			
047 041 35	First Foundation Bank TR Close 2010 Irrevoc TR	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.09 acres	0.09 acres	No	22 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	296
047 041 24	Hilton Danny Charles TR	MU-CV/15TH ST	MU-H4	No	Yes	1 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	314
047 031 02	Kerrageous I LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 acres	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	310
049 130 22	Golden Hills Towers LLC	MU-W1	MU-W1	No	Yes	0 units	1.39 acres	1.39 acres	Yes	5 Du/Ac			8 units			8 units	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	
047 041 33	Kerrageous I LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.19 acres	0.19 acres	No	26 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	332
047 031 03	Kerrageous I LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.19 acres	0.19 acres	No	26 Du/Ac			3 units		3 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	283
047 032 04	Klichan Andrea M & Jonny N Klichan Johnny M	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	308
047 031 20	Lido Associates II LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.24 acres	0.24 acres	No	25 Du/Ac			3 units		3 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	281
047 032 03	Rountree Michael TR Eichenberg 2011 Irrevoc TR	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	303



Table B-12: Dover-Westcliff Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
047 041 12	Kerrageous I LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.10 acres	0.10 acres	No	20 Du/Ac			2 units		2 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	328
047 043 11	Morrison Theresa Cagney Tr	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	301
047 042 32	C-N Properties LP	MU-CV/15TH ST	MU-H4	No		0 units	0.06 acres	0.06 acres	N/A	15 Du/Ac			3 units			3 units	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	247
047 042 07	Poliquin Lorraine E TR R D & L E Poliquin Family TR	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	305
047 042 04	Marshall Paul A TR Marshall Family TR	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	306
047 052 01	410 Twenty Ninth Street LLC		MU-H4	No		0 units	0.05 acres	0.05 acres	N/A	0 Du/Ac			4 units			4 units	This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	259
047 042 20	Papa Jet LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	302
047 032 19	Cannery LLC	MU-CV/15TH ST	MU-H4	No	Yes	0 units	0.27 acres	0.27 acres	No	25 Du/Ac			4 units		4 units		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	279
047 032 07	Evergreen Poppy LLC	MU-CV/15TH ST	MU-H4	No	Yes	1 unit	0.06 acres	0.06 acres	No	15 Du/Ac			1 unit		1 unit		This site was identified by the City during the 5th Cycle Housing Element Update and remains a location suitable for housing during this update.		5th Cycle - Existing Zoning	313
5TH CYCLE SITES TOTALS													**327 units**							

Newport Center Area

Newport Center has recently had construction of several new residential developments. The City expects the continuation of these development opportunities that creates housing adjacent to major employment opportunities and support retail.

Of the 432 acres of land deemed suitable for residential development in the Airport Area, 151 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low-Income units. Although the parcels within the Sites Inventory have the capacity to accommodate approximately 7,500 units of development (at an assumed unit yield of 50 du/ac), an assumption of approximately 18-percent redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,361 units, 422 of which are projected to develop for low and very low income households.

Table B-13 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-6** below maps the sites identified within this Focus Area which can accommodate the City's RHNA allocation.

Table B-13: Newport Center Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
151 acres	50 du/ac	422 units	122 units	817 units	1,361 units

Figure B-6: Newport Center Area – Sites Inventory





Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
440 281 02	NBTC LLC	PC	PR	No	No	0 units	7.60 acres	7.60 acres	Yes	0 Du/Ac	50 Du/Ac	379 units	379 units	125 units	27 units	227 units	This parcel contains the Newport Beach Tennis Club. Given the minor amount of building improvements, the site could readily be redeveloped for housing.		Newport Center Area	145
458 341 02	Church Newport Center United Methodist	PI	PI	No	No	0 units	3.03 acres	3.03 acres	Yes	0 Du/Ac	50 Du/Ac	151 units	151 units	50 units	11 units	90 units	These parcels are a religious facility with large parking lots. Additional development or replacement development are both feasible paths for residential units on this site.		Newport Center Area	146
458 341 01	Rector Wardens & Westrymen of St Michael	PI	PI	No	No	0 units	3.60 acres	3.60 acres	Yes	0 Du/Ac	50 Du/Ac	179 units	179 units	59 units	13 units	107 units	These parcels are a religious facility with large parking lots. Additional development or replacement development are both feasible paths for residential units on this site.		Newport Center Area	147
442 271 30	Irvine Company	PC	CO-R	No	No	0 units	0.75 acres	0.75 acres	Yes	0 Du/Ac	50 Du/Ac	37 units	37 units	12 units	3 units	22 units	There is an improved parking lot on this parcel that appears can offer in-fill housing.		Newport Center Area	148
442 271 30	Irvine Company	PC	CO-R	No	No	0 units	1.08 acres	1.08 acres	Yes	0 Du/Ac	50 Du/Ac	53 units	53 units	17 units	4 units	31 units	There is an improved parking lot on this parcel that appears can offer in-fill housing. The parcel owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	149
442 091 16	Trail Properties LLC	OR	CO-R	No	No	0 units	0.79 acres	0.79 acres	Yes	0 Du/Ac	50 Du/Ac	39 units	39 units	13 units	3 units	23 units	This parcel contains two theatre buildings and a surface parking lot. With the status of the movie theatre business in doubt, the property can accommodate housing redevelopment during the 6th cycle.		Newport Center Area	150
442 091 16	Trail Properties LLC	OR	CO-R	No	No	0 units	1.42 acres	1.42 acres	Yes	0 Du/Ac	50 Du/Ac	71 units	71 units	23 units	5 units	42 units	This parcel contains two theatre buildings and a surface parking lot. With the status of the movie theatre business in doubt, the property can accommodate housing redevelopment during the 6th cycle.		Newport Center Area	151
442 021 47	The Irvine Company LLC	PC	CR	No	No	0 units	0.54 acres	0.54 acres	Yes	0 Du/Ac	50 Du/Ac	26 units	26 units	9 units	2 units	15 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding		Newport Center Area	152



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	parking lots) are both possibilities on this site.			
442 021 47	The Irvine Company LLC	PC	CR	No	No	0 units	1.76 acres	1.76 acres	Yes	0 Du/Ac	50 Du/Ac	87 units	87 units	29 units	6 units	52 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	153
440 132 40	Jgkallins Investments Newport LLC WRC Newport LLC	PR	PR	No	No	0 units	1.79 acres	1.79 acres	Yes	0 Du/Ac	50 Du/Ac	89 units	89 units	29 units	6 units	53 units	This parcel includes the Palisades Tennis Club. Given the minor amount of building improvements, the site could readily be redeveloped for housing.		Newport Center Area	154
442 231 08	180 Investors LLC	OR	CO-R	No	No	0 units	1.17 acres	1.17 acres	Yes	0 Du/Ac	50 Du/Ac	58 units	58 units	19 units	4 units	34 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	155
442 091 12	Trail Properties LLC	OR	CO-R	No	No	0 units	1.75 acres	1.75 acres	Yes	0 Du/Ac	50 Du/Ac	87 units	87 units	29 units	6 units	52 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	156
442 082 11	NCMB No 1 LLC	PC	CO-M	No	No	0 units	2.72 acres	2.72 acres	Yes	0 Du/Ac	50 Du/Ac	135 units	135 units	45 units	9 units	81 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	157
442 082 14	NCMB No 2 LLC	PC	CO-M	No	No	0 units	4.05 acres	4.05 acres	Yes	0 Du/Ac	50 Du/Ac	202 units	202 units	67 units	14 units	121 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	158
442 082 08	NCMB No 3 LLC	PC	CO-M	No	No	0 units	3.46 acres	3.46 acres	Yes	0 Du/Ac	50 Du/Ac	173 units	173 units	57 units	12 units	103 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	159
442 082 12	NCMB No 4 LLC	PC	CO-M	No	No	0 units	1.17 acres	1.17 acres	Yes	0 Du/Ac	50 Du/Ac	58 units	58 units	19 units	4 units	34 units	This parcel is an older office building on a smaller parcel that is a potential site for housing. If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.	Y	Newport Center Area	160



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
442 271 17	17 Corporate Plaza Assoc LLC	PC	CO-R	No	No	0 units	1.04 acres	1.04 acres	Yes	0 Du/Ac	50 Du/Ac	51 units	51 units	17 units	4 units	30 units	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	162
442 271 23	Mark P Robinson Jr LLC	PC	CO-R	No	No	0 units	0.55 acres	0.55 acres	Yes	0 Du/Ac	50 Du/Ac	27 units	27 units	9 units	2 units	16 units	The current owner of the property has expressed to City staff written interest to develop housing.		Newport Center Area	163
442 271 12	Junkins Mitchell A TR	PC	CO-R	No	No	0 units	0.76 acres	0.76 acres	Yes	0 Du/Ac	50 Du/Ac	38 units	38 units	13 units	3 units	22 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	164
442 271 05	Property Reserve Inc	PC	CO-R	No	No	0 units	0.89 acres	0.89 acres	Yes	0 Du/Ac	50 Du/Ac	44 units	44 units	15 units	3 units	26 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	165
442 271 03	Property Reserve Inc 3 Corporate Plaza LP	PC	CO-R	No	No	0 units	0.89 acres	0.89 acres	Yes	0 Du/Ac	50 Du/Ac	44 units	44 units	15 units	3 units	26 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	166
442 271 32	Burnham-Newport LLC	PC	CO-R	No	No	0 units	0.98 acres	0.98 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	167
442 271 16	Newport Corporate Plaza Associates LP	PC	CO-R	No	No	0 units	1.02 acres	1.02 acres	Yes	0 Du/Ac	50 Du/Ac	51 units	51 units	17 units	4 units	30 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	168
442 271 15	Heritage One LLC	PC	CO-R	No	No	0 units	0.68 acres	0.68 acres	Yes	0 Du/Ac	50 Du/Ac	33 units	33 units	11 units	2 units	19 units	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	169



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
442 271 01	Pacific Development Group	PC	CO-R	No	No	0 units	0.84 acres	0.84 acres	Yes	0 Du/Ac	50 Du/Ac	41 units	41 units	14 units	3 units	24 units	This parcel contains the Newport Beach Tennis Club. Given the minor amount of building improvements, the site could readily be redeveloped for housing. If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	170
442 011 37	David Michael Ellis TR	OG	CO-G	No	No	0 units	1.21 acres	1.21 acres	N/A	0 Du/Ac	50 Du/Ac	60 units	60 units	20 units	4 units	36 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	339
442 271 34	Scott Boras TR	PC	CO-R	No	No	0 units	0.51 acres	0.51 acres	Yes	0 Du/Ac	50 Du/Ac	25 units	25 units	8 units	2 units	15 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	172
442 271 14	Kinkle George R Randy TR G RR Kindle Revoc Living TR	PC	CO-R	No	No	0 units	0.88 acres	0.88 acres	Yes	0 Du/Ac	50 Du/Ac	44 units	44 units	15 units	3 units	26 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	173
442 271 04	Tax Division 4 Corporate Plaza LP	PC	CO-R	No	No	0 units	0.97 acres	0.97 acres	Yes	0 Du/Ac	50 Du/Ac	48 units	48 units	16 units	3 units	28 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	174
442 271 13	Chico Associates Inc	PC	CO-R	No	No	0 units	0.76 acres	0.76 acres	Yes	0 Du/Ac	50 Du/Ac	38 units	38 units	13 units	3 units	22 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	175
442 271 19	Co Irvine	PC	CO-R	No	No	0 units	1.13 acres	1.13 acres	Yes	0 Du/Ac	50 Du/Ac	56 units	56 units	18 units	4 units	33 units	This parcel contains office space for corporate companies with large amounts of surrounding landscape. Due to the large parcel size, this site can be a potential site for housing. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	176



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
442 271 31	Irvine Company	PC	CO-R	No	No	0 units	3.00 acres	3.00 acres	Yes	0 Du/Ac	50 Du/Ac	149 units	149 units	49 units	10 units	89 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	178
442 271 33	24 Corporate Plaza II LLC	PC	CO-R	No	No	0 units	0.98 acres	0.98 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	179
442 271 24	Baldwin Bone Properties LP	PC	CO-R	No	No	0 units	0.70 acres	0.70 acres	Yes	0 Du/Ac	50 Du/Ac	35 units	35 units	12 units	2 units	21 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	180
442 011 53	Golf Realty Fund	PC	PR	No	No	0 units	2.98 acres	2.98 acres	Yes	0 Du/Ac	50 Du/Ac	149 units	149 units	49 units	10 units	89 units	This parcel contains the Newport Beach Country Club. A large part of this parcel is a parking lot, yet can offer housing redevelopment above the club parking. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	181
442 011 64	Golf Realty Fund LP	PC	MU-H3/PR	No	No	0 units	2.96 acres	2.96 acres	Yes	0 Du/Ac	50 Du/Ac	96 units*	96 units*	32 units	7 units	57 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	182
440 132 48	Russell Fluter TR	PR	PR	No	No	0 units	2.80 acres	2.80 acres	Yes	0 Du/Ac	50 Du/Ac	140 units	140 units	46 units	10 units	84 units	This parcel includes the Palisades Tennis Club. Given the minor amount of building improvements, the site could readily be redeveloped for housing. If the site is found suitable, the property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	184
442 231 09	Southwest Investors	OR	CO-R	No	No	0 units	0.51 acres	0.51 acres	Yes	0 Du/Ac	50 Du/Ac	25 units	25 units	8 units	2 units	15 units	These parcels are a portion of the large commercial development including retail and office space in		Newport Center Area	185



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.			
442 161 17	Design Plaza Owners Assn	OR	CO-R	No	No	0 units	7.17 acres	7.17 acres	Yes	0 Du/Ac	50 Du/Ac	358 units	358 units	118 units	25 units	214 units	This parcel contains an improved parking lot for nearby commercial and retail stores. Due to the excess amount of parking on the site, there is feasible room to accommodate housing units. The property owner should be advised that a land use change to allow housing might be possible.		Newport Center Area	186
442 231 13	Rogerson Michael J	OR	CO-R	No	No	0 units	0.61 acres	0.61 acres	Yes	0 Du/Ac	50 Du/Ac	30 units	30 units	10 units	2 units	18 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	187
442 491 02	Newport Hotel Center LLC	CV	CV	No	No	0 units	9.54 acres	9.54 acres	Yes	0 Du/Ac	50 Du/Ac	476 units	476 units	157 units	33 units	285 units	This parcel contains the Marriot Hotel, with two hotel towers and an irregularly shaped three-story hotel room building that can be converted to housing. If the addition of housing is found suitable, the property owner should be advised that a land use change to allow housing could be possible.		Newport Center Area	188
442 082 05	Irvine Co	PC	CO-M	No	No	0 units	4.10 acres	4.10 acres	Yes	0 Du/Ac	50 Du/Ac	204 units	204 units	67 units	14 units	122 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	189
442 021 28	Irvine Co	PC	CR	No	No	0 units	1.74 acres	1.74 acres	Yes	0 Du/Ac	50 Du/Ac	87 units	87 units	29 units	6 units	52 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	190



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
442 021 26	Irvine Company LLC	PC	CR	No	No	0 units	2.50 acres	2.50 acres	Yes	0 Du/Ac	50 Du/Ac	125 units	125 units	41 units	9 units	75 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	191
442 231 11	Irvine Co	PC	CO-R	No	No	0 units	2.83 acres	2.83 acres	Yes	0 Du/Ac	50 Du/Ac	141 units	141 units	47 units	10 units	84 units	This parcel in combination with parcel 203 contains parking for surrounding office space buildings. Due to the excess amount of parking on the site, there is feasible room to accommodate housing units.		Newport Center Area	192
442 021 13	Irvine Company LLC	PC	CR	No		0 units	1.73 acres	1.73 acres	Yes	0 Du/Ac	50 Du/Ac	86 units	86 units	28 units	6 units	51 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	193
442 021 08	Irvine Co	PC	CR	No		0 units	0.80 acres	0.80 acres	Yes	0 Du/Ac	50 Du/Ac	40 units	40 units	13 units	3 units	24 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	194
442 021 32	Irvine Co	PC	CR	No	No	0 units	0.63 acres	0.63 acres	Yes	0 Du/Ac	50 Du/Ac	31 units	31 units	10 units	2 units	18 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	195
442 021 29	Irvine Company LLC	PC	CR	No	No	0 units	4.09 acres	4.09 acres	Yes	0 Du/Ac	50 Du/Ac	204 units	204 units	67 units	14 units	122 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	196



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
442 021 30	Irvine Co	PC	CR	No	No	0 units	1.24 acres	1.24 acres	Yes	0 Du/Ac	50 Du/Ac	62 units	62 units	20 units	4 units	37 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	197
442 021 27	Irvine Co	PC	CR	No	No	0 units	1.17 acres	1.17 acres	Yes	0 Du/Ac	50 Du/Ac	58 units	58 units	19 units	4 units	34 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	198
442 021 40	The Irvine Company LLC	PC	CR	No	No	0 units	0.87 acres	0.87 acres	Yes	0 Du/Ac	50 Du/Ac	43 units	43 units	14 units	3 units	25 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	199
442 021 46	The Irvine Company LLC	PC	CR	No	No	0 units	4.11 acres	4.11 acres	Yes	0 Du/Ac	50 Du/Ac	205 units	205 units	68 units	14 units	123 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	200
442 021 35	Irvine Co	PC	CR	No	No	0 units	0.56 acres	0.56 acres	Yes	0 Du/Ac	50 Du/Ac	28 units	28 units	9 units	2 units	16 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	201
442 021 33	Irvine Co	PC	CR	No	No	0 units	4.03 acres	4.03 acres	Yes	0 Du/Ac	50 Du/Ac	201 units	201 units	66 units	14 units	120 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly		Newport Center Area	202



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	incorporating the surrounding parking lots) are both possibilities on this site.			
442 161 06	DMP 250 Newport Center LLC	OR	CO-R	No	No	0 units	0.33 acres	0.33 acres	No	0 Du/Ac	45 Du/Ac	15 units	15 units	5 units	1 units	9 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	340
442 231 14	Irvine Co	PC	CO-R	Yes	No	0 units	4.10 acres	4.10 acres	Yes	0 Du/Ac	50 Du/Ac	205 units	205 units	68 units	14 units	123 units	This parcel in combination with parcel 192 contains parking for surrounding office space buildings. Due to the excess amount of parking on the site, there is feasible room to accommodate housing units.		Newport Center Area	203
442 101 27	Island Hotel Finance LLC	PC	MU-H3	No	No	0 units	5.37 acres	5.37 acres	Yes	0 Du/Ac	50 Du/Ac	268 units	268 units	88 units	19 units	160 units	This parcel is the Fashion Island Hotel and parking structures that could be reconfigured to accommodate housing. 0		Newport Center Area	204
442 021 31	Irvine Co	PC	CR	No	No	0 units	8.25 acres	8.25 acres	Yes	0 Du/Ac	50 Du/Ac	412 units	412 units	136 units	29 units	247 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	205
442 161 07	T Y Newport LLC	OR	CO-R	No	No	0 units	0.20 acres	0.20 acres	No	0 Du/Ac	45 Du/Ac	9 units	9 units	3 units	1 units	5 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	341
442 021 11	Irvine Co	PC	CR	No	No	0 units	0.56 acres	0.56 acres	Yes	0 Du/Ac	50 Du/Ac	27 units	27 units	9 units	2 units	16 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	206
442 021 17	Irvine Company Nordstrom Inc	PC	CR	No	No	0 units	1.74 acres	1.74 acres	Yes	0 Du/Ac	50 Du/Ac	87 units	87 units	29 units	6 units	52 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	207
442 021 43	The Irvine Company LLC	PC	CR	No	No	0 units	5.43 acres	5.43 acres	Yes	0 Du/Ac	50 Du/Ac	271 units	271 units	89 units	19 units	162 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or		Newport Center Area	208



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
																	replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.			
442 021 45	The Irvine Company LLC	PC	CR	No	No	0 units	0.99 acres	0.99 acres	Yes	0 Du/Ac	50 Du/Ac	49 units	49 units	16 units	3 units	29 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	209
442 021 44	Irvine Co LLC The	PC	CR	No	No	0 units	1.25 acres	1.25 acres	Yes	0 Du/Ac	50 Du/Ac	62 units	62 units	20 units	4 units	37 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	210
442 021 42	The Irvine Company LLC	PC	CR	No	No	0 units	4.16 acres	4.16 acres	Yes	0 Du/Ac	50 Du/Ac	208 units	208 units	69 units	15 units	124 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	211
442 411 01	Feuerstein Elliot TR Michael David Feurstein Revoc TR	PC	CG	No	No	0 units	1.12 acres	1.12 acres	Yes	0 Du/Ac	50 Du/Ac	56 units	56 units	18 units	4 units	33 units	This parcel has two mid-rise office buildings and a large parking structure with some adjacent surface parking that might be able to be reconfigured to create a housing site. If the site is found suitable, the property owner should be advised that a land use change to allow some housing might be possible.		Newport Center Area	212
442 261 21	Irvine Co		MU-H3	No	No	0 units	2.23 acres	2.23 acres	Yes	0 Du/Ac	50 Du/Ac	111 units	111 units	37 units	8 units	66 units	These parcels are a portion of the large commercial development including retail and office space in Newport Center. Mixed-use development of residential units or replacement housing (possibly incorporating the surrounding parking lots) are both possibilities on this site.		Newport Center Area	213
442 011 65	Golf Realty Fund LP	PC	MU-H3/PR	No	No	0 units	1.11 acres	1.11 acres	Yes	0 Du/Ac	50 Du/Ac	55 units	96 units*	32 units*	7 units*	57 units*	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	214



Table B-14: Newport Center Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
442 011 65	Golf Realty Fund LP	PC	MU-H3/PR	No	No	0 units	1.18 acres	1.18 acres	Yes	0 Du/Ac	50 Du/Ac	59 units	72 units*	24 units*	5 units*	43 units*	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	257
442 011 65	Golf Realty Fund LP	PC	MU-H3/PR	No	No	5 units	1.72 acres	1.72 acres	Yes	0 Du/Ac	50 Du/Ac	86 units	86 units*	28 units*	6 units*	51 units*	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Newport Center Area	240
NEWPORT CENTER AREA TOTALS:													**7,561 units**							
442 261 17	Vivante Newport Center	PC	MU-H3	No	No	0 units	2.91 acres	2.91 acres	N/A	0 Du/Ac		90 units	90 units			90 units	A development proposal on this site is currently being processed in the City entitlement and permitting process.		Pipeline Project	258
PIPELINE TOTALS:													**90 units**							

**Please Note – these net unit totals have been manually manipulated to accurately reflect development interest*

Coyote Canyon Area

Coyote Canyon property is mostly a closed landfill area with limited opportunities for active uses. However, a portion of the property is not subject to these restrictions and is considered an ideal opportunity for future residential development.

Within the Coyote Canyon area, the City has received specific outreach for two parcels, both of which are projected within this inventory. Of primary note is the 22-acre property on the closed landfill. Of secondary note is the 28-acre property with a development proposal for 10 units – less than one acre of this property is expected to develop with housing. Although the parcels within the Sites Inventory have the capacity to accommodate 1,320 units of development (at an assumed unit yield of 60 du/ac), an assumption of approximately 80-percent redevelopment has been applied considering development history, economic factors, and AFFH requirements. The assumed buildout is therefore projected at 1,056 units, 264 of which are projected to develop for low and very low income households.

Table B-15 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure B-7** below maps the portion of the property within Coyote Canyon which can help accommodate the City's RHNA allocation.

Table B-15: Coyote Canyon Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
22 acres	60 du/ac	264 units	106 units	686 units	1,056 units

Figure B-7: Coyote Canyon Area – Sites Inventory





Table B-16: Coyote Canyon Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density (Assumed)			Low/ Very Low	Moderate	Above Moderate				
120 571 12	County Of Orange	PR	PR	No	No	0 units	243.23 acres	22.00 acres	No	0 Du/Ac	60 Du/Ac		1,046 units	262 units	105 units	679 units	The city is aware of a development proposal on this site.		Coyote Canyon, etc.	131
478 031 56	School Sage Hill	PI	PI	No	No	0 units	28.41 acres	0.4 acres	N/A	0 Du/Ac	60 du/ac		10 units	3 units	1 unit	6 units	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Coyote Canyon, etc.	336
COYOTE CANYON TOTALS:													**1,056 units**							

Banning Ranch Area

Banning Ranch has been identified in prior planning periods as a site to accommodate future housing needs. Banning Ranch was approved for development by the City, but the project was subsequently denied by the Coastal Commission. The City understands that future opportunities may still exist for housing development on the Banning Ranch and would like to keep the site under consideration for the 2021-2029 planning period.

Based on City staff understanding and a previous development proposal, the Banning Ranch property has the potential to feasibly accommodate 1,475 units of development on 30 acres of the considerably larger property. The assumed buildout is therefore projected at 1,475 units, 443 of which are projected to develop for low and very low income households.

Table B-17 below displays the capacity and opportunity for Banning Ranch which can help accommodate the City's RHNA allocation. **Figure B-8** below maps Banning Ranch.

Table B-17: Banning Ranch Environs - Redevelopment Analysis

Feasible Acreage	Assumed Density	Net Units			
		Low Very Low	Moderate	Above Moderate	Total
30 acres	50 du/ac	443 units	148 units	884 units	1,475 units

Figure B-8: Banning Ranch Area – Sites Inventory

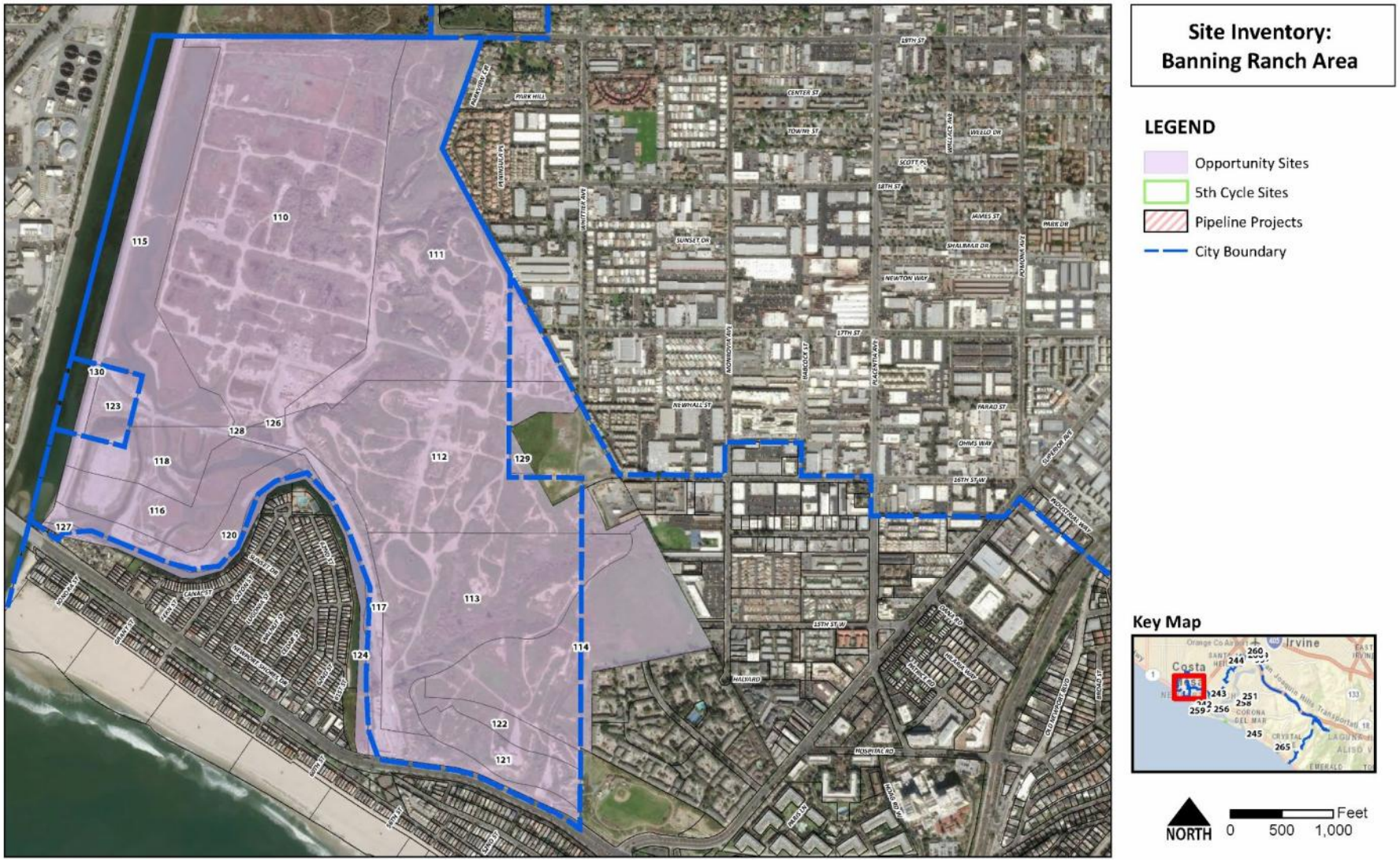




Table B-18: Banning Ranch Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
114 170 72	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	130.87 acres	130.87 acres	No	0 Du/Ac	0 Du/Ac		9 units	4 units	1 units	4 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	110
114 170 52	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	74.64 acres	74.64 acres	No	0 Du/Ac	0 Du/Ac		3 units	1 units	0 units	1 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	111
114 170 50	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	65.05 acres	65.05 acres	No	0 Du/Ac	0 Du/Ac		2 units	1 units	0 units	1 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	112
114 170 52	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	51.00 acres	51.00 acres	No	0 Du/Ac	0 Du/Ac		9 units	3 units	1 units	4 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	113
114 170 83	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	44.78 acres	44.78 acres	No	0 Du/Ac	0 Du/Ac		9 units	3 units	1 units	4 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	114
114 170 71	United States Of America	PC	OS(RV)	No	No	0 units	41.20 acres	41.20 acres	No	0 Du/Ac	0 Du/Ac		29 units	12 units	3 units	14 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner		Banning Ranch	115



Table B-18: Banning Ranch Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
																	and local developers to pursue housing development on this site.			
114 170 76	United States Of America	OS	OS(RV)	No	No	0 units	19.35 acres	19.35 acres	No	0 Du/Ac	0 Du/Ac		8 units	3 units	1 units	4 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	116
NO AP #	#N/A	PC	OS(RV)	No	No	0 units	15.76 acres	15.76 acres	No	0 Du/Ac	0 Du/Ac		2 units	1 units	0 units	0 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	117
114 170 74	United States Of America	PC	OS(RV)	No	No	0 units	14.32 acres	14.32 acres	No	0 Du/Ac	0 Du/Ac		21 units	8 units	2 units	10 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	118
114 170 78	United States Of America	OS	OS(RV)	No	No	0 units	11.48 acres	11.48 acres	No	0 Du/Ac	0 Du/Ac		2 units	1 units	0 units	0 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	120
424 041 04	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	10.81 acres	10.81 acres	No	0 Du/Ac	0 Du/Ac		28 units	11 units	3 units	13 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	121
114 170 43	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	6.52 acres	6.52 acres	Yes	0 Du/Ac	0 Du/Ac		12 units	5 units	1 units	5 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously		Banning Ranch	122



Table B-18: Banning Ranch Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
																	received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.			
114 170 65	United States Of America	OS	OS	No	No	0 units	5.79 acres	5.79 acres	Yes	0 Du/Ac	0 Du/Ac		5 units	2 units	1 units	2 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	123
114 170 80	City Of Newport Beach	OS	OS(RV)	No	No	0 units	3.86 acres	3.86 acres	Yes	0 Du/Ac	0 Du/Ac		7 units	3 units	1 units	3 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	124
114 170 24	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	0.37 acres	0.37 acres	No	0 Du/Ac			8 units	3 units	1 units	4 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	126
114 170 81	City Of Newport Beach	PC	OS(RV)	No	No	0 units	5.33 acres	5.33 acres	N/A	0 Du/Ac			5 units	2 units	1 units	2 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	127
114 170 75	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	0.21 acres	0.21 acres	N/A	0 Du/Ac			2 units	1 units	0 units	1 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	128



Table B-18: Banning Ranch Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Rezoned Unit Yield	Assumed Net Yield	Assumed Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory /Map ID
										Existing Zone Density	Rezoned Density			Low/ Very Low	Moderate	Above Moderate				
114 170 49	Cherokee Newport Beach LLC	PC	OS(RV)	No	No	0 units	1.10 acres	1.10 acres	N/A	0 Du/Ac			2 units	1 units	0 units	0 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	129
114 170 66	Orange County Flood Control District	OS	OS	No	No	0 units	1.49 acres	1.49 acres	N/A	0 Du/Ac	0 Du/Ac		12 units	5 units	1 units	5 units	The Banning Ranch area is currently vacant land within the City's sphere of influence and has previously received a development proposal. As described in Section 4, the City will work with the property owner and local developers to pursue housing development on this site.		Banning Ranch	130
BANNING RANCH TOTALS:													**1,475 units**							



Appendix C:

SUMMARY OF OUTREACH

Summary of Community Outreach

Section 65583 of the Government Code sates that, "the local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A summary of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, Newport Beach has conducted extensive public outreach activities beginning in 2019. In October 2019, the City launched Newport Together, a Listen & Learn process to guide and inform a future General Plan Update. The goal of the Listen & Learn was to hear from a broad spectrum of community members on community values, assess the current General Plan Vision, and provide recommendations for a future General Plan Update. Newport Together was guided by the General Plan Update Steering Committee, a body appointed by City Council to oversee the Listen and Learn process. The following series of Community Workshops occurred in each of the Newport Beach Council Districts:

- November 12, 2019 from 6 – 8 p.m. at 16th Street Recreation Center – *District 2*
- November 14, 2019 from 6 – 8 p.m. Back Bay Science Center – *Adjacent to District 3*
- November 20, 2019 from 6 – 8 p.m. Newport Coast Community Center – *District 7*
- November 21, 2019 from 6 – 8 p.m. OASIS Senior Center – *District 6*
- December 3, 2019 from 6 – 8 p.m. Central Library's Friend Meeting Room – *District 5*
- December 11, 2019 from 6 – 8 p.m. Bonita Creek Community Center - *District 4*
- December 12, 2019 from 6 – 8 p.m. Marina Park Community Center – *District 1*

Beginning in 2020 the City began additional focused discussion for the 6th Cycle Housing Element Update. These recent outreach efforts included Community Workshops, Digital Engagement, Planning Commission Study Sessions, Housing Element Advisory Committee Meetings, digital media, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: https://www.newporttogether.com/housing.

Outreach for the 6th Cycle Housing Element to the Newport Beach community, includes the following actions:

- **Community Workshop #1** – The City conducted a virtual community workshop on October 20, 2020. Advertising for the workshop included emailing the City's list serve, posting on social media, creating an item on the City's calendar, newspaper ads, water bill notices, and announcing the event on the project website. The recorded workshop is available for viewing on the workshop's webpage at https://www.newporttogether.com/virtual_workshop. The 82 workshop participants were provided with an overview of the Housing Element Update process, community and housing characteristics, and also participated in engagement activities. Takeaways from the workshop include the following:

- Many believe Newport Beach has opportunities to overcome housing challenges in communities where density may be increased and through a mixture of housing types that meets the needs of many different family types and income levels;
- Traffic impacts and parking are important issues to be addressed along with housing;
- Different densities are suitable in different areas of the City;
- And, some people are opposed to the development of more housing.

- **Community Workshop #2 and #3** – The City conducted a second and third community workshop on November 16th and 17th, 2020. Advertising for the workshop included emails out to the City's distribution list, social media posts, creating an item on the City's calendar, newspaper ads, water bill notices, and announcing the event on the project website. The recorded workshop is available for viewing on the workshop's webpage at https://www.newporttogether.com/housing-suitability. The workshop included an ice breaker that asked participants to guess the density of various housing types. The activity's goal was to have participants think about density and to associate density numbers with housing projects in Newport Beach. Participants could submit comments and questions via the Zoom chat box in the first half of the workshop. In the second half, during the public comment section, participants could use the "raise hand" function to indicate that they would like to speak verbally, and project staff would then unmute their microphone. Each participant was allotted three minutes to ask questions or provide comments. Participants were also able to submit comments via the chat box. A primary objective of the workshop was allowing participants opportunities to comment on the housing suitability analysis for focus areas in the City. Participants were asked to consider if focus areas were suitable for housing development and if there were challenges and opportunities associated with these specific areas. Attendance for the part 1 and part 2 of the workshop was as follows:
  - **Part 1**: 61 participants (4 called in and 57 participated on the web)
  - **Part 2**: 55 participants (1 called in and 54 participated on the web)

- **Community Workshop #4** – The City conducted a fourth community workshop on February 24th, 2021. Advertising for the workshop included emails out to the City's distribution list, social media posts, creating an item on the City's calendar, newspaper ads, water bill notices, and announcing the event on the project website. The recorded workshop is available for viewing on the workshop's webpage at https://www.newporttogether.com/circulation-element-themes2. The workshop discussed opportunity sites and policy strategies for the Housing Element and provide opportunities for the public to discuss options and provided feedback.

- **Community Workshop #5** – The City conducted a fifth community workshop on March 22nd, 2021. Advertising for the workshop included emails out to the City's distribution list, social media posts, creating an item on the City's calendar, newspaper ads, water bill notices, and announcing the event on the project website. The recorded workshop is available for viewing on the workshop's webpage at https://www.newporttogether.com/housing-element-initial-draft. The workshop

provided an introduction to the initial draft and provided opportunities for the public to provide questions and comments.

- **Community Workshop #6** – The City conducted a sixth community workshop on June 21st, 2021. Advertising for the workshop included emails out to the City's distribution list, social media posts, creating an item on the City's calendar, newspaper ads, water bill notices, and announcing the event on the project website. The recorded workshop is available for viewing on the workshop's webpage at https://www.newporttogether.com. The workshop provided an overview of inclusionary housing, accessory dwelling units, and housing overlays. Staff also introduced a revised housing production scenario that would be shared with City Council for feedback the following night.

- **Online Community Survey –**Newport Beach launched an online community survey to gather additional feedback regarding the Housing Element Update. Participants were asked to consider potential policies and programs to include in the Housing Element, as well as potential housing types and opportunities for housing in the City. The survey also solicited feedback regarding potential barriers to housing access and constraints to the development of housing.

- **Planning Commission Study Session** –The City held a Planning Commission Study Session on March 22nd, 2021. During the study session, the project team provided a presentation with an overview of the Public Review Draft Housing Element and Housing Element update process to date. Community members had the opportunity to give public comments.

- **City Council Study Sessions** –The City held three City Council Study Sessions on April 27th, June 8th, June 22nd and July 13th 2021 to discuss the draft Housing Element, the City Council review draft RHNA accommodation scenarios and provided input and direction in consideration of community comments received.

- **Housing Element Update Advisory Committee (HEUAC) Meetings** – The City established a Housing Element Update Advisory Committee to:

  A. Ensure there is sufficient public outreach and stakeholder input regarding the update to the Housing and Land Use Elements of the City of Newport Beach General Plan and any other Elements deemed necessary;
  B. Review responses to the Request for Proposal for services to update the Housing, Land Use, and other Elements deemed necessary;
  C. Make recommendations to the City Council regarding the selection of consultants to assist in the update of the Housing, Land Use, and other Elements deemed necessary;
  D. Provide guidance to City staff and the consultant through the outreach process;

E. Provide guidance to City staff, and the consultant, on goals and policies related to the update of the Housing, Land Use, and any other Elements deemed necessary by the Committee or City Council; and
F. Make other recommendations to the City Council regarding the update of the General Plan, as necessary.

The HEUAC meeting agendas, minutes, and videos are available on the City's webpage at: https://ecms.newportbeachca.gov/Web/Browse.aspx?startid=2503780&cnb=BoardsCommissions. Nine Newport Beach residents were appointed by the Mayor and Confirmed by the City Council to be part of the committee.

- **Housing Element Update Website** – A website was developed for public consumption, and can be accessed at https://www.newporttogether.com/housing. The website provided relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool, past recorded meetings and summaries, as well as the contact information of the City for residents and community members to send additional comments or request additional information.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.

C.1 Community Workshop 1 Materials

This section contains all the related materials from the virtual Community Workshop 1. This includes the outreach flyer, materials provided to participants, and the workshop summary. Comments were received in the chat box, polling questions, and open-ended questions with types responses. Video recording of the workshop and verbal comments are available at https://www.newporttogether.com/.

Newport, Together.

ENVISIONING THE FUTURE OF HOUSING:

Housing Element Virtual Workshop Summary

October 20, 2020

Prepared by Kearns & West
November 4, 2020

TABLE OF CONTENTS

Introduction	3
Takeways from the Workshop	3
Project Overview	3
Public Outreach Overview	4
Virtual Workshop 1: Envisioning the Future of Housing Activities	4
Activity 1: Ice Breaker	5
Activity 2: What is your connection to Newport Beach?	5
Activity 3: How familiar are you with the term “environmental justice”?	6
Activity 4: What surprised you about the community profile?	6
Activity 5: What are creative solutions to meet our housing needs?	6
Activity 6: Envisioning a Range of Housing Alternatives	7
Activity 7: What are the challenges to meeting our housing needs?	9

Newport, Together.

Introduction

The City of Newport Beach (City) has initiated a focused update to the General Plan Housing Element. In October 2020, the project team hosted the first public workshop to review community input from previous Listen & Learn outreach, identify the process and framework for the Housing Element, explore housing challenges and solutions, and envision a range of housing alternatives.

Takeaways from the Workshop

The virtual workshop produced many different data points, which will be used to inform the Existing Conditions and Visioning part of the General Plan Update process. While this document summarizes the information collected, four key takeaways are important to note.

- Many believe Newport Beach has opportunities to overcome housing challenges including:
    - Communities where density may be increased
    - A mixture of housing types that meets the needs of many different family types and income levels
- Traffic impacts and parking are important issues to be addressed along with housing
- Different densities are suitable in different areas of the City
- Some people are opposed to the development of more housing

Additional public engagement opportunities will help the City learn more, including from people who chose not to respond during this first workshop

Project Overview

The effort to update the City's General Plan Housing Element will enable the City to comply with State housing law. Compliance is mandatory, although details of how the City complies is left to the City, subject to approval by the State. This amendment will focus on housing mandates, but will also necessarily result in amendments to the Land Use and Circulation Elements, and the incorporation of environmental justice policies.

The Housing Element will provide for policies, programs and actions addressing existing and projected future housing needs in the community for the 2021-2029 planning period. The Land Use Element will need to be updated for consistency with required changes to the Housing Element to accommodate future housing growth needs as determined by the State.

The Circulation Element will describe policies, programs, and actions that consider the implications of future growth on the City's transportation and circulation system. The update will be evaluated and the impacts to Level of Service (LOS) and Vehicle Miles Travelled (VMT) will be examined within an Environmental Impact Report. This will include the incorporation of Complete Streets policies.

The Environmental Justice Element, as required by SB 1000, describes related goals, policies, and objectives that identify "disadvantaged communities" within the area covered by the General Plan. The environmental justice goals, policies, and objectives will identify objectives and policies (1) to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity, (2) to promote civil engagement in the public decision-making process, and (3) prioritize improvements and programs that address the needs of disadvantaged communities.

Public Outreach Overview

Public outreach is integral to each step of the process. Phase 1 Existing Conditions, Education, and Visioning; Phase 2 Policy Development; and Phase 3 Draft Plan Development. Members of the public may participate in workshops, activities on the project website, and in Community Advisory Committee meetings. Phase 4 Draft & Final Plan Development/EIR/CEQA, the draft plan will be circulated for comments, which will also be received at Planning Commission and City Council meetings.

Virtual Workshop 1: Envisioning the Future of Housing Activities

Objectives

During the first workshop, the goals were to review input from the Listen & Learn outreach that took place during Winter 2020, identify the process and framework for the Housing Element, and engage and educate participants in the discussion of housing alternatives compliant with state law and challenges presented by the State's requirements.

Date, Time, Platform, and Attendance

The meeting took place during the evening of October 20, 2020. The City chose the Zoom platform to involve 82 unique participants.

On average, 65% percent of participants engaged in workshop activities. Those who responded provide a preliminary understanding of the range of opinions among community members. About 35% of participants did not engage in the activities. It is difficult to infer meaning from this data point. However, the comments typed during the workshop may explain some of the reasons for not responding. Through additional engagement the City will deepen its understanding of participant opinions.

Getting the Word Out

Information about the workshop was shared through the City's distribution email, on social media platforms, as an item on the City's calendar, announced on the project website (NewportTogether.com).

Outreach Event Activities and Input

The first workshop was comprised of seven activities, which included entries into the chat box, polling questions, and open-ended questions with typed responses. Each activity is described below along with a summary of results.

Activity 1: Ice Breaker

Using the chat box, participants were invited to introduce themselves by sharing their neighborhood and the view from their windows. Out of 82 participants, 12 people responded.

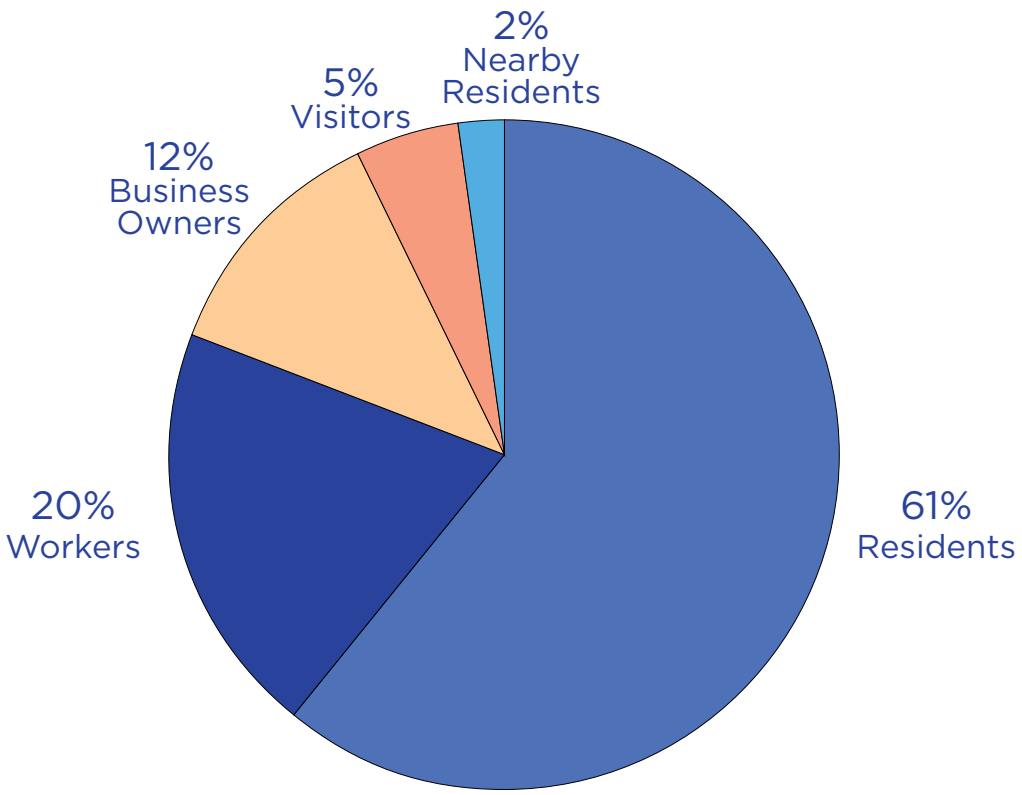
Participants Live In	Participants Have Views Of
Corona Del Mar	Newport Back Bay
Newport Crest	
Newport Crest	
Newport Crest	
The Bluffs	Newport Back Bay
West Newport Beach	
West Newport Beach	Banning Ranch
Newport Island	
Trovare Community of Newport Coast	Newport Bay

Two additional participants are connected to the Airport Area. One is a business owner and the other is a commercial property owner.

Activity 2: What is your connection to Newport Beach?

The second activity provided more information about participants. Chart 1 illustrates the breakdown with residents being the majority.

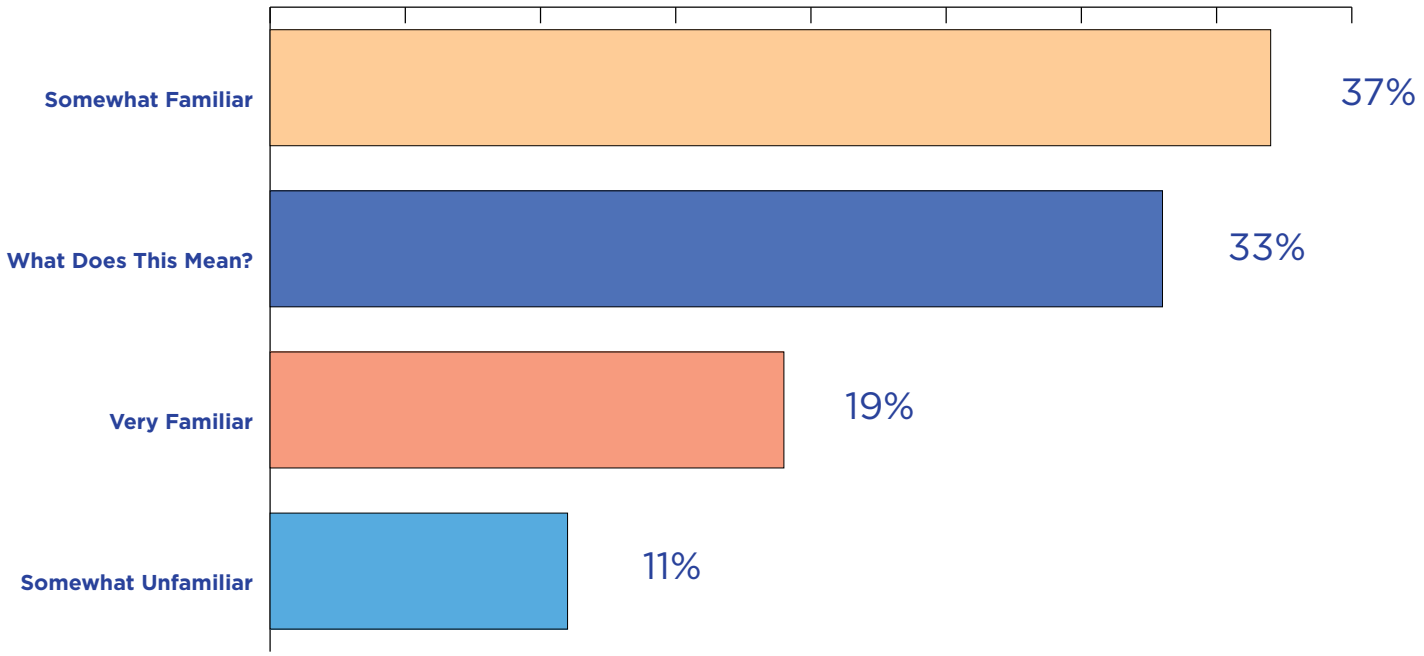
Chart 1: Participant Connection to Newport Beach



Activity 3: How familiar are you with the term "environmental justice"?

The State requires that local jurisdictions incorporate environmental justice policies into their General Plans. According to the California Environmental Justice Agency[1],environmental justice policies "call for fairness, regardless of race, color, national origin or income, in the development of laws and regulations that affect every community's natural surroundings, and the places people live, work, play and learn." Out of 27 respondents, most (37%) are somewhat familiar and a large percentage (33%) are unfamiliar with the term. Chart 2 shows the distribution of responses.

Chart 2: Familiarity With The Term "Environmental Justice"



Activity 4: What surprised you about the community profile?

The presentation included a community profile to provide participants with resident and housing characteristics. Participants were asked what surprised them about the community profile and they were able to type their responses. This question received 31 responses, which are included in Appendix A: Data Summary. The following topics received comments from multiple people.

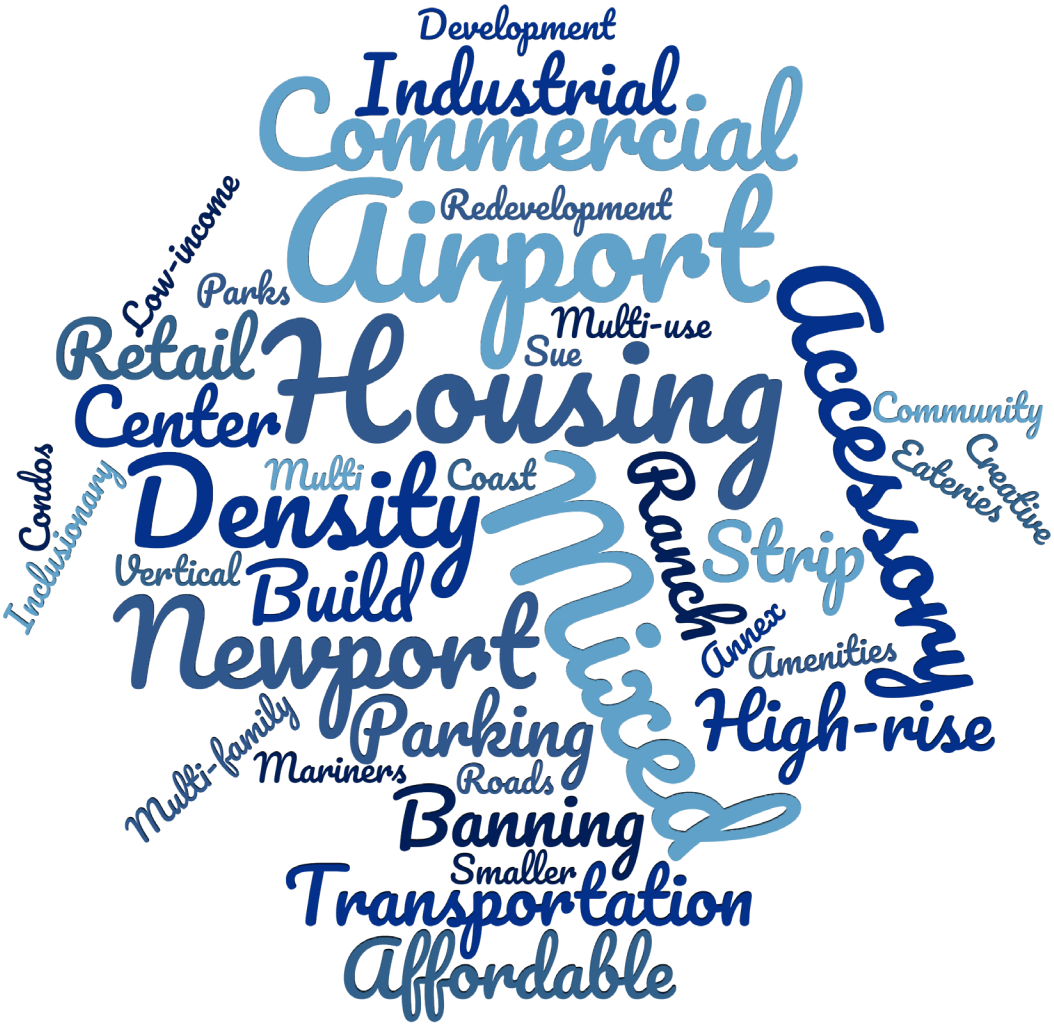
- **Not a surprise:** Of all participants 11 participants were not surprised by the data.
- **Age:** A few participants commented on age demographics, noting that more than half of the population is 45 years or older.
- **Multi-family housing:** Two participants noted the proportion of multi-family housing, which makes up more than 30% of the housing stock.

1 https://calepa.ca.gov/envjustice/

Activity 5: What are creative solutions to meet our housing needs?

Participants were asked about solutions to meet Newport Beach's housing needs. They were encouraged to make two to three comments in the chat. This question garnered a total of 47 responses. The full list of comments is available in Appendix A: Data Summary. The word cloud in Figure 1 illustrates the text responses. The size of the word represents the number of times it was typed by participants. Increasing density, development in the airport area, and the use of strip commercial/ excess retail for residential development were all noted in five comments. Three comments made note of transportation solutions, construction of accessory housing units, and additional multi-family units. The following solutions were noted in two comments each: parking lots, mixed uses, fewer industrial properties, Newport Center, and development in Banning Ranch.

Figure 1: Participant Responses Word Cloud



Activity 6: Envisioning a Range of Housing Alternatives

In addition to solutions, participants were asked about the appropriateness of six different housing types in five areas of the City. The map in Figure 2 shows the five areas and the questions referred to the housing types illustrated below.

Figure 2: Housing Activity Responses





The responses presented below are a summary of responses in **Chart 3.**

Area 1: Duplexes are perceived as the most appropriate. Single family, small lots, townhomes, and mid-rise also received relatively high response rates.

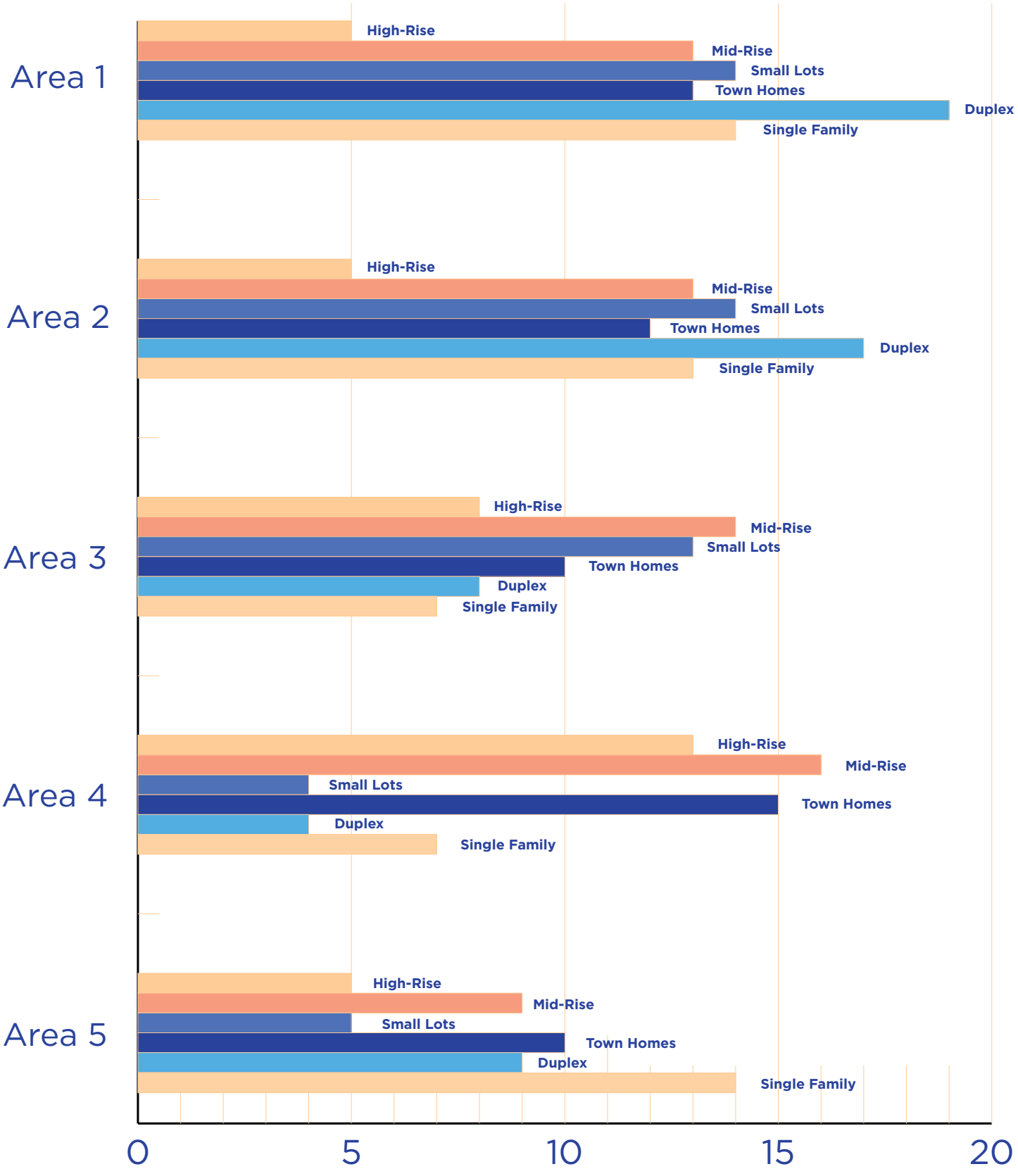
Area 2: Like Area 1, duplexes received a high number of responses and small lots, mid-rise, and single family received a high response rate.

Area 3: Higher density was viewed as appropriate in Area 3, with mid-rise being the most popular closely followed by small lots. Town-homes received several responses followed by high-rise and duplexes.

Area 4: Mid-rise, townhomes, and high-rise are viewed as most appropriate in Area 4.

Area 5: Single family homes, with 14 responses, are seen as most appropriate in Area 5. Duplexes, townhomes, and mid-rise also received a notable number of responses.

Chart 3: Appropriateness of Housing Type by Area



Several comments were submitted in the chat during this activity. The complete chat record may be found in Appendix B. Multiple comments addressed the following:

- **Airport Area:** The airport area generated three comments. One reinforced the responses to the polling question. The other two are paraphrased below:
  - Existing business invested in a business environment. There are not sufficient pedestrian and residential amenities.
  - The airport area should be thoughtfully planned with an integrated approach, weaving together a mixed-use landscape in a manner sensitive to existing issues.

- **Area 1:** Three people said that Area 1 has been developed enough, and should be an open area, and needs remidiation.

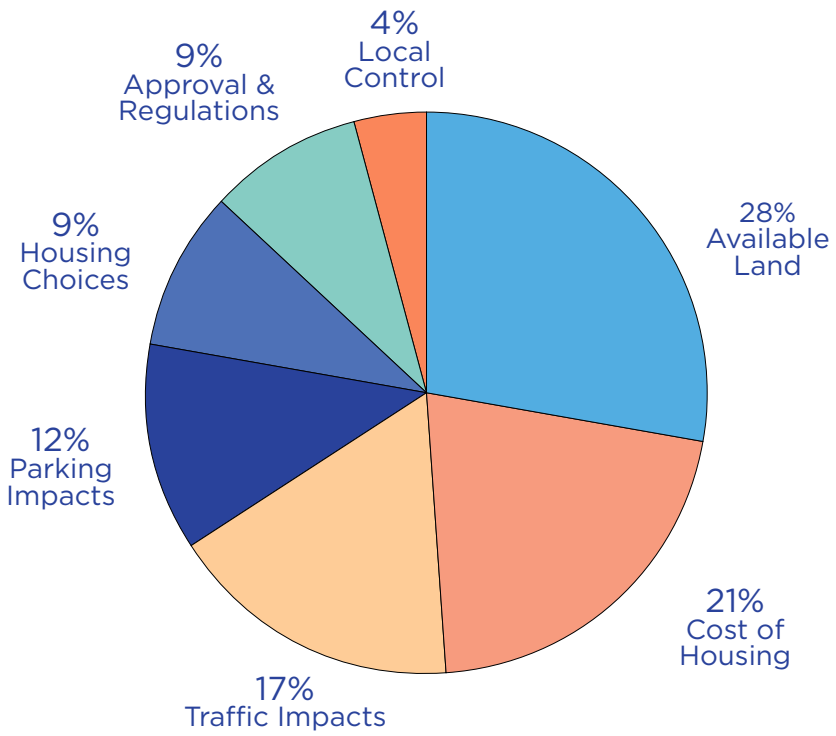
- **Banning Ranch:** Four people noted that do not want housing developed in Banning Ranch.

- **Do not want development:** Several different comments indicate that people would have chosen "none" if it were an option.

Activity 7: What are the challenges to meeting our housing needs?

The ability to overcome challenges is important for the development of housing units. Participants were asked to identify one or more challenges from a list. Chart 4 illustrates responses. Of all the choices, available land, cost of housing, and traffic impacts received the most responses.

Chart 4: Challanges to Meeting Housing Needs



Community Involvement Every Step of the Way

The City has initiated a focused amendment of the Newport Beach General Plan in 2020. The purpose of this amendment is to enable the City to comply with State laws, including the State Housing Law and others relating to transportation and environmental justice.

How do you get involved?

The process chart below offers you a glimpse into the many engagement opportunities you will have to participate in the General Plan Update from Virtual Workshops to Planning Commission Meetings.

Dates and times for items below will be available through NewportTogether.com

COMMUNITY ENGAGEMENT OPPORTUNITIES

DIGITAL ENGAGEMENT · COMMITTEE ADVISORY MEETING · WORKSHOP · VIDEO PRESENTATION · WEBINAR

	Fall 2020 Existing Conditions, Education and Visioning	Winter 2020 Policy Development	Spring 2021 Draft Plan Development	Summer/ Fall 2021 Draft & Final Plan Development/EIR/CEQA
Housing Element	INTRODUCTORY WORKSHOP DIGITAL ENGAGEMENT HOUSING ELEMENT ADVISORY COMITTEE	CAPSTONE WORKSHOP DIGITAL ENGAGEMENT HOUSING ELEMENT ADVISORY COMITTEE	POLICY CONSIDERATIONS & OPPORTUNITIES WORKSHOP DIGITAL ENGAGEMENT HOUSING ELEMENT ADVISORY COMITTEE	
Combined Public Meetings		PLANNING COMMISSION STUDY SESSION PLANNING COMMISSION PRESENTATION EIR SCOPING MEETING	DRAFT PLAN DEVELOPMENT /EIR	DRAFT PLAN DEVELOPMENT / EIR PUBLIC REVIEW FINAL PLAN ADOPTION/ FINAL EIR
Circulation Element	INTRODUCTORY WEBINAR	ON DEMAND VIDEO ON DEMAND VIDEO A VISION FOR NEWPORT BEACH CREATING THE VISION DIGITAL ENGAGEMENT DIGITAL ENGAGEMENT DIGITAL ENGAGEMENT DIGITAL ENGAGEMENT		

Newport, Together.



Housing Element Focus



Virtual Workshop 1 - Envisioning Housing Alternatives

You're invited to the first in a series of virtual workshops

Help Shape the Future of Housing in Newport Beach!

The City of Newport Beach has initiated a focused amendment of the Newport Beach General Plan, including updates to the Housing and Circulation Elements to comply with State laws. This workshop will introduce the Housing Element process and include opportunities for you to provide input future housing alternatives in Newport Beach.

OCTOBER 20,2020

6:00-7:30 PM

VIA ZOOM

REGISTRATION & MORE INFO AT WWW.NEWPORTTOGETHER.COM

Scan Me

EXISTING CONDITIONS, EDUCATION AND VISIONING	POLICY DEVELOPMENT	DRAFT PLAN DEVELOPMENT	FINAL PLAN ADOPTION/CEQA
Fall 2020	Winter 2021	Spring 2021	Summer/Fall 2021

To learn more about Housing and RHNA head to the website

www.NewportTogether.com

C.2 Community Workshop 2 and 3 Materials

This section contains the summary and chat responses from the virtual Community Workshop 2/3. Comments were received in the chat box and verbally during the meeting. Video recording of the workshop and verbal comments are available at https://www.newporttogether.com/.

Housing Suitability - Virtual Workshop
Held On: November 16 & 17, 2020
Workshop Summary

Prepared by Kearns & West
December 29, 2020

Introduction

On November 16 and 17, 2020, the City of Newport Beach (City) hosted a Housing Suitability Virtual Workshop to gather community input on potential housing sites and their suitability. The City chose to host the virtual workshop in two parts to provide enough time for public input and question and answer sessions for different areas in the City.

Part 1 (November 16) focused on the Airport Area, West Newport, and Newport Mesa. Part 2 (November 17) focused on Newport Center and Coyote Canyon. The workshop built on the community input and exploration of housing alternatives from previous workshops. The workshop summarized in this report focused on presenting the site feasibility analysis and the process used by the Housing Element Update Advisory Committee to identify candidate sites for review.

Workshop Objectives

The workshop had two objectives. The first was to present the site feasibility analysis and potential areas for candidate sites. The second objective was to allow the public to comment on this analysis and the potential sites. A primary driver for this workshop was providing a workshop format to allow members of the public to provide input and engage with staff in a question and answer style meeting.

Getting the Word Out

Information about the workshop was shared through the City's email distribution list, on social media platforms, as an item on the City's calendar, and as an announcement on the project website (NewportTogether.com).

Newport, Together (Online Input Opportunities)

The workshop page on the Newport, Together project website includes recordings from both workshop dates and virtual tools to gather input. The platform allows the project team to expand input opportunities beyond the workshop dates and for participants to engage with the project on-demand. Participants are currently able to submit geo-located comments on identified housing sites.

Workshop Format: Date, Time, Platform, and Attendance Summary

The workshop took place during the evening of November 16 & 17, 2020. Both workshop parts were hosted using Zoom to continue to build participant familiarity with the virtual platform and its tools. Over the two nights, the workshop had a total of 133 registered participants and combined attendance of 116 participants. Attendance details are below.

Part 1:

- Total attendance of 61 participants.
- Four participants called in
- 57 web-based participants

Part 2:

- Total attendance of 55 participants.
- One participant called in
- 54 web-based participants

Activities

The workshop included an ice breaker that asked participants to guess the density of various housing types. The activity's goal was to have participants think about density and to associate density numbers with housing projects in Newport Beach. Response rates for the ice breaker were:

Part 1: 90 responses were submitted

Part 2: 60 responses were submitted

Input Opportunities

Participants could submit comments and questions via the Zoom chat box in the first half of the workshop. In the second half, during the public comment section, participants could use the raise-hand function to indicate that they would like to speak verbally and project staff would then unmute their microphone. Each participant was allotted three minutes to ask questions or provide comments. Participants were also able to submit comments via the chat box.

Major Themes from Public Questions and Comments

A primary objective of the workshop was allowing participants opportunities to comment on the housing suitability analysis for focus areas in the City. Participants were asked to consider if focus areas were suitable for housing development and if there were challenges and opportunities associated with these specific areas.

The following section outlines the key themes and comments highlighted by participants. Themes consider overall responses and ideas shared during the public input section for each area. Chat responses can be found in Appendix A.

Airport Area:

- Participants expressed concern over the impact of noise levels on new housing development. It was noted flight paths could impact development.
- It was suggested that the area could become a higher density area, but the City should have an overall plan that incorporates services, recreation space, and other necessary amenities for a community.
- Participants stated concerns with housing developments sitting close to or within industrial areas that have contamination issues.
- The question was asked how the City makes sure that developments create affordability.

West Newport:

- Participants noted that housing development in the area is limited.
- Concern was expressed over the displacement of mobile homeowners.
- A potential partnership with Hoag Hospital for mixed-use development was mentioned.
- A concern was raised over the number of available sites for development and if property owners would be open to development.
- Concern over limited parking availability for new residents with new development was expressed.
- It was suggested Newport-Mesa Unified School District could be a partner in workforce development.

Newport Mesa: Dover/Westcliff/Mariners Mile

- Some participants noted a preference for lower density housing typologies.
- Comments included concern over developer affordability with development near the coast.
- Another concern involved property ownership interest in the development of low-income units.
- The question was asked if there is any surplus property to considered for development.

Newport Center

- Some participants identified the possibility of high-rise development as well as mixed-use development.
- Concern was expressed over Irvine Company property ownership development restrictions.
- Residents who live close to Newport Center noted a request to keep existing height restriction agreements in place at Newport Center.
- Property owners expressed interest in market-rate development.
- It was stated that amenities are essential for residents; the City needs to consider community benefits.
- A commenter noted that placing affordable housing near Newport Center would be ideal because of the availability of jobs.
- Questions were posed about the conversion of retail to housing with shifting trends.

Coyote Canyon

- Several participants noted there could be an opportunity for higher density units.
- Participants commented that area development would require further incorporation of services to the area.
- Concern was expressed over environmental impacts because of the potential location of affordable housing units near the landfill.
- Participants noted that development of the non-landfill area on the north section could be most feasible.
- Participants noted future development needs to consider the expansion of infrastructure.
- A commenter noted that access to development might be a concern for development north of the landfill.

Appendix A: Chat Responses

Nov 16 Housing Suitability Virtual Workshop Chat

From Susan Eaton : Park Newport

From Susan De Santis : Susan De Santis, Trovare in Newport Coast

From Bruce Bartram : Bruce Bartram Newport Crest

From Sam Shams : East Bluff

From Jenna Tourje, Facilitator : Thanks everyone for sharing!

From P. Matheis : The Airport Area is, by my observations, a eclectic series of developed properties. Some of these properties are significant class A properties, while others are old and dilapidated. Given the figures of about 4,800 new dwelling units I read in the print news that NB planning officials suggest that this is not possible given self described restrictions. Because of my experience in Newport Beach and understanding of the situation one the ground I dispute this view. If I were to suggest that this housing could be meet entirely within the Airport Area can the community development people explain why this is not possible.

From Jenna Tourje, Facilitator : Thanks, P. We will incorporate your comments

From David Tanner : Hi Seimone & Jim, Please provide an overview of the existing setting for the Housing Element Update project. Include the physical and regulatory setting and the impact housing regulations have had on the buildout of the existing General Plan. After you provide the existing setting upon buildout of the General Plan, please summarize how staff proposes to address General Plan buildout in the Housing Element Update Project.

From P. Matheis : As I recall, on or about the 1980s/90s the permitted housing development in Area2 was downzoned in a way that impacted about 320 dwelling units. Is this something that is being reconsidered?

From David Tanner : Please confirm (yes or no) if the existing General Plan is in compliance with state law. If no, what does Staff propose to remedy the deficiencies and will it be a part of the Housing Element Update Project?

From David Tanner : Please provide the legislative steps the City has and is proposing to take relative to the Housing Element Update Project, and the location(s) where Housing Element Update information can be found (GP diagnostic memo, communications between the City and HCD, Congresswoman Norris, SCAG, other cities and legislators, etc.).

From David Tanner : The scope of the Housing Element Project (the other Elements to be amended as part of the Project and how staff hopes to achieve internal consistency among the Elements (example: General Plan Vision Statement)).

From David Tanner : What is Staff's strategy for meeting the HCD deadline for submittal of an adopted Housing Element (if you feel a vote of the public to make the Housing Element Update effective is not required, please provide a detailed explanation. If staff believes other governmental approvals are not required, (example: Coastal Commission review/ approval) please explain why.

From Nancy Scarbrough : This area seems like an area that could become a higher density, but I believe the City should have an overall plan for the area that incorporates services, recreation space and other uses that are necessary to a community. We don't want to create an environmentally disabled area.

From David Tanner : This information will provide the public with a clear picture of the situation facing the City, the challenges that lay ahead and the City's plan to address these challenges. this information should be provided to the public prior to asking the public for recommendations.

From Susan De Santis : What is the capacity in the Airport Area for housing if developed on the available sites at 60 units per acre?

From P. Matheis : In the 1990s the entitlements in Newport Center (Area 3) were reduced following a vote of the people. Is this area being considered for future additional development?

From Allyson Presta : what is the response from property owners in the area?

From Adriana Fourcher : I am a property owner and not in favor of this.

From David Tanner : Will existing housing laws allowing ADUs impact the City Jobs Housing Balance?

From David Tanner : Will existing housing laws allowing ADUs impact the city circulation system?

From David Tanner : Will existing housing laws allowing ADUs impact emergency services and public safety?

From Susan De Santis : What is the potential for finding 100 percent affordable housing locations for a workforce housing?

From Nancy Scarbrough : Can we focus on projects that are 100% low income or very low income with a subsidy whether in this area or another area of the city? We can't possible comply with the state mandates if only 5% of a project is low or very low income housing. If we allow projects with only 5% low and very low income we will have to approve 40,000 (plus or minus) residential units in our city of approximately 45,000 existing residential units

From David Tanner : How many ADUs can be constructed within the City?

From Susan De Santis : How many stories is the Uptown Newport project? How is the noise added?

From Susan De Santis : How is the noise issues addressed in Uptown Newport?

From P. Matheis : I suspect that there a number of properties in the City that could help to meet this State mandate. By focusing on the Airport Area an opportunity seems to exist to answer a good deal of this challenge.

From Adriana Fourcher : Susan - noise was not addressed. Uptown is 5 stories. It is not fully occupied so there is not a lot of information on noise complaints. Plus with Covid all air traffic is unusually low. This will change when things return to "normal".

From David Tanner : Is there a penalty if the RHNA allocation is not met within the timeframe?

From Jonathan Langford : Do we anticipate the 65 dB CNEL line changing?

From Alexis Mondares : If there is a focus of affordable density housing within the airport area, is there a concern that clustering affordable housing within such a noisy area that others find unsuitable would be discriminatory?

From Adriana Fourcher : Jonathan - we have monitored noise levels at 4340 and the decibels range from 65 to 70.

From Adriana Fourcher : Alexis - Environmental Justice is not a term that fits in this discussion.

From P. Matheis : Should legal questions be answered by the people best suited to answer those questions?

From Susan De Santis : Can you discuss how the affordable units in the new Picerne project were created?

From Cesar Covarrubias : How will affordable housing will be incorporated into these focus areas. Density alone will not be create affordable housing in the focus areas. What policies are we putting in place to address AH in the focus areas?

From Nancy Scarbrough : The City just approved a project in the 65 CNEL without regard for noise. They ignored the Airport Commision recommendation.

From Adriana Fourcher : Susan - Only small # of affordable units in Picerne project. Doesn't make a dent.

From David Tanner : Housing in West Newport - What impact will the conversion of housing in west Newport and the Airport area have on Jobs?

From Nancy Scarbrough : If you displace the mobile homes, which are already low income housing, will those individuals who lose their mobile homes new housing that they can afford?

From Adriana Fourcher : Nancy - Thank you. Taxpayers don't want to bear the financial consequences if the City gets sued. The developer fees are driving this.

From David Tanner : If we convert employment areas to housing. What steps will the City take to replace lost jobs and create new jobs for the increase in population?

From Adriana Fourcher : David - Great question!

From P. Matheis : This area seems to have a limited payoff versus the Airport Area.

From Adriana Fourcher : Business owners don't want to be disregarded in the conversation.

From Adriana Fourcher : P. Matheis - there is no payoff, hopefully.

From David Tanner : What will the cumulative impact from RHNA (1.3 million units) have on jobs within Newport Beach?

From Charles Klobe : The pie charts shown in each slide do not reflect a no build answer. Participants were not offered the choice of no units. That translates to the false belief that residents agreed to some additional residential units in each area. This does not reflect actual responses. Why is the total focus of this meeting on affordable housing to our housing element?

From P. Matheis : This area is a significant industrial area, and I wonder if this is something that needs to be maintained for business needs in the City.

From Adriana Fourcher : Charles - Very good point.

From Charles Klobe : We have to TRY to plan. We do not have to succeed.

From David Tanner : What will the cumulative impact from ADUs in Southern California have on jobs within the City?

From Adriana Fourcher : 4,800 units now but what is going to be later and after that. The City of Newport Beach should combine efforts with other Cities and fight back on RHNA allocations.

From Susan De Santis : How many units have already been approved that will be counted towards the RHNA allocation?

From Sam Shams : Is the plan able to assume the conversions of existing properties, or does it require open space? So can the plan basically be that one large development becomes even bigger?

From P. Matheis : I believe it is important that the City plan for this mandate. I suspect that the idea that the City simply work to fail is something that will not succeed in 2020 and beyond.

From Alexis Mondares : Adriana - the City has already appealed its RHNA allocation. However, it is unlikely that the City's share will be reduced in a meaningful way.

From Debbie Stevens : I have concerns with siting housing closer or within industrial areas that have contamination issues, as there are such properties in this area.

From David Tanner : Staff's statement - The City has no choice but to increase density. This is not a foregone conclusion. This is Staff's conclusion. Fact - The City Council is proceeding on a 3 pronged approach. Compliance is one. There is no evidence to date that Compliance is feasible.

From Adriana Fourcher : Alexis - An appeal is the first step. The City has too much to loose to simply accept central planning from Sacramento.

From Sam Shams : Thank you for the response!

From Adriana Fourcher : It seems like we are going thru an exercise but there will not be any meaningful consensus from both residents and businesses.

From Charles Klobe : There is no stated penalty for not finding willing property owners.

From Alexis Mondares : If density housing is created in this area, I would think parking would be an extreme issue for new residents.

From Allyson Presta : in this area isn't the road & track site zoned for residential?

From Sylvia Walker : Doing away with the mobile homes, which are likely affordable housing, to put in other housing seems like a less than opportune way to meet RNHA goals, if that is what was suggested.

From Sam Shams : I am curious if dorm rooms for coastline college would be worth thinking of, I am not familiar with that college though.

From Angelica Astorga : If density housing is built they should provide a parking structure and not street parking so that residents can park.

From P. Matheis : Is senior housing something that is considered "affordable" housing?

From P. Matheis : Due to the proximity to Hoag Hospital is seems like senior housing might be something to consider if it meets the definition of affordable.

From Susan De Santis : Senior and workforce housing are both considered affordable housing.

From Adriana Fourcher : I understand the committee's role in identifying opportunity zones. That same process was used a few years ago which resulted in the business park that our business is located as being marked as an "opportunity zone for residential". Most of the building owners were not part of that discussion. We invested in a business park. We do not believe that residential should be approved in a commercial zone, simply because it gets colored "pink" on a City map.

From David Tanner : Everyone review the State Housing and Community Development ADU handbook published in September 2020 to learn the facts on the potential for ADUs: https://www.hcd.ca.gov/policy-research/docs/adu-ta-handbook-final.pdf

From Adriana Fourcher : Senior housing is important.

From Charles Klobe : Anyone notice that they have not answered one of Dave Tanner's questions? Why the total focus on finding sites for affordable housing only? Our housing element includes housing needs for the entire city.

From Adriana Fourcher : Housing needs for young professionals.

From P. Matheis : Staff is doing a great job here.

From Angelica Astorga : Many people are commenting on affordable housing, then that is obviously an issue especially in California.

From Cesar Covarrubias : The Hoag area creates a lot of service sector jobs. It will be appropriate to prioritize affordable housing for the workforce and families.

From Angelica Astorga : I am a college student and we need more affordable housing, discussions around that are extremely important, in all of my circles it is a huge problem.

From Adriana Fourcher : People commute and make their own choices based upon what things are important to them. Irvine has lots of apartments and housing choices that is definitely more affordable than Newport Beach.

From David Tanner : Everyone, ask Staff to share the findings of the General Plan Diagnostic Memo prepared as part of the Housing Element Update. The Memo identifies the existing deficiencies in the General Plan that must be remedied. Ask

Staff to discuss how these deficiencies will be remedied.

From Angelica Astorga : You want to push people out of Newport because they cannot find affordable housing? That is classist. What about students and young people who work in Newport?

From Sylvia Walker : Irvine has an affordable housing issue.

From Angelica Astorga : Sylvia - exactly. both cities need more options.

From P. Matheis : At Dover and West Coast Hwy is an empty lot that is not painted blue. Why?

From Adriana Fourcher : Angelica - College Students can rent rooms in people's homes, share apartments, work 2 jobs, etc. Affordable housing in Newport Beach is a different level of rent than in other Cities.

From Allyson Presta : I am an apartment complex at bayshores and pch

From Allyson Presta : would I be part of this area

From Adriana Fourcher : Angelica - I moved here from the Midwest right out of college and had to adjust to CA. It is expensive here.

From Sylvia Walker : Rents in Newport Beach are not necessarily higher than rents for apartments in Irvine.

From David Tanner : Staff updated the City Council last week on the Housing Element Update. staff warned the City Council that they might have to break the Housing Element Update into 2 stages. If Staff does this only a portion of the General Plan would be updated. Staff said the cost of the total General Plan Update would increase from $1.5 to $3.5 million dollars (2 EIRs and 2 General Plan amendment processes). Ask Staff to explain what they are thinking.

From Allyson Presta : not currently

From Angelica Astorga : Well I was born in California, I have lived a life of knowing how important it is to have access to affordable housing. As a student, we do all of those things and the way wages have remained stagnant in this state and housing costs only go up is challenging for new graduates.

From Allyson Presta : that site is rented long term

From David Tanner : Will the Housing Element Update go to a vote of the public per the City Charter? Staff does not want to answer this question. Why? Ask Staff to explain.

From P. Matheis : The properties on West Coast Hwy appear to be under used retail properties.

From Adriana Fourcher : Jenna, thanks for reminding us of those slides. My recollection is someone could earn somewhere above $50 to $60K a year and qualify for affordable housing. However, there are very few units. The Picerne project stacks the affordable units to Studio units. That might be fine for a single person but won't work for a young family.

From Allyson Presta : he rented the entire site

From Allyson Presta : russ fluters

From P. Matheis : The proximity to the water is a silent point. This speaks to the value of maximizing the development in the Airport Area for this challenge.

From P. Matheis : Should read "Salient."

From Adriana Fourcher : Mariners Mile is very expensive property. P. Matheis there is a cost to purchasing existing buildings in airport area and scraping the property and then building residential.

From David Tanner : The City's Local Coastal Plan prohibits impacts to coastal bluffs and blockage of ocean/harbor views How can the City possibly make a finding that high density residential is consistent with the Local Coastal Plan?

From Susan De Santis : Should the City provide housing for its seniors and its essential workers?

From Cesar Covarrubias : Have surplus land sites from the City and the Special Districts been identified at opportunity sites?

From Adriana Fourcher : Angelica, that explains why so many residents and businesses have moved out of state. It is not because those states provide them with subsidized housing it is because the cost of development is lower, the cost of land is lower and the government doesn't tax, tax, tax.

From David Tanner : Why is Staff been un-willing to discussing these obvious General Plan inconsistencies? These questions have been asked since day 1.

From Adriana Fourcher : If we give CA a few more months this problem might resolve by the law of natural consequences. The State if Broke. Businesses and residents might move which will make property values decrease and increase supply.

From P. Matheis : I submit that if we take this time to properly plan for this mandate we could design something that is the best it can be under the circumstances. I do not see a change in the political environment in Sacramento in the near term, and it is likely this mandate will stand.

From P. Matheis : How is an area outside the City included in this plan, i.e., item 1?

From David Tanner : Seimone - provide a date certain when these questions will be answered. Quit putting this off!

From Adriana Fourcher : Seimone - the committee has been given an impossible task. The policy recommendations unfortunately impact property owners. Again, we are in a Business Park that was colored "Pink" a few years ago based upon some committee discussion and few community input. Now the business owners are all fighting residential infill proposals.

From Technical Support : www.newporttogether.com.

From Sam Shams : This might sound crazy, but what are the chances of changing the city borders to get some of Costa Mesa?

From Adriana Fourcher : Seimone - the in-fill residential project that is being proposed in our parking lot will take around 3 years to build. That is a real negative impact to the employees and businesses. A parking lot that is common area. Think about that.

From Charles Klobe : The NMUSD property is prime for workforce housing. Susan DeSantis has previously offered this to the committee. Likely nothing will come of this until the new trustees are seated. We should work toward this as it is good for the city, good for the district and good for the NMUSD employees. I hope we pursue this in 2021.

From Adriana Fourcher : Charles - Absolutely no subsidized housing units for Public Sector employees. Do not use our tax dollars to pay for housing for government employees. Sorry.

From David Tanner : All ADUs are assumed by the State to be Affordable Housing.

From Sam Shams : Does rent-control qualify as affordable housing?

From Adriana Fourcher : Sam - good question.

From Sam Shams : I ask because affordable housing options usually don't appreciate much in value relative to market prices, and when you consider mortgage etc, it may be a better alternative for low income people to rent

From Charles Klobe : Not suggesting subsidized by the city. The idea is to take the NMUSD property and have the district build rental housing for their new employees, The offer of this could factor into their labor negocistions

From Adriana Fourcher : Who owns the NMUSD property?

From Charles Klobe : spell check. Fred: I will send you the outline via email.

From Susan De Santis : How will the city and consultants use the input that you received this evening?

From Adriana Fourcher : Charles - this is Adriana.

From Allyson Presta : are we going to cover Newport center tonight?

From David Tanner : ADUs are considered affordable by the State - period. The state requires documentation to demonstrate they are in fact affordable. ADUs can be a few hundred square fee to 1,200 sq. feet How will this not be affordable?

From Charles Klobe : NMUSD owns the property. Banning Ranch Conservancy would not oppose the project of workforce housing for NMUSD employees.

From Debbie Stevens : FYI - Newport Center will be covered tomorrow night.

From Allyson Presta : thank you

From Adriana Fourcher : Charles - no workforce housing for public service employees. That is pure socialism. The next step will be imminent domain to take private property for public sector employee housing.

From Mary Ann Soden : How long will you be looking at input through the website. I have folks not able to attend the workshops. Is there a deadline?

From Susan De Santis : Will the city be pursuing partnerships with Hoag and the school district as part of this process?

From Adriana Fourcher : Thank you Jenna.

From P. Matheis : Can a large developer build in one area and site the affordable units in another area of the City?

From Sam Shams : Thank you!

From Bruce Bartram : My thanks to Staff and everyone for an interesting and informative presentation.

From Sylvia Walker : Good job by Newport Beach staff.

From Debbie Stevens : Nice job and thanks!

From Charles Klobe : Thank You.

From Susan De Santis : Thank you!

From Adriana Fourcher : Thank you.

From Kevin Martin : Good job Newport team. Talk to you tomorrow!

From Mary Ann Soden : See you tomorrow. Thank you.

From Jonathan Langford : Appreciate the work.

From Allyson Presta : see you tomorrow. thank you

Nov 17 Housing Suitability Virtual Workshop Chat

Susan Eaton: Park Newport formerly Eastbluff

Allyson Presta: Big Canyon Resident, property owner thru newport

Charles Klobe: Anyone who participated did not have the option for no housing. So the charts are skewed to give the impression that residents wanted more housing throughout the city.

David Tanner: Hi Seimone & Jim, As a preface to public input at tonight's Housing Suitability meeting please provide the following information in Staff's introductory remarks: 1. As professional planners, please provide an overview of the long-term regional effects of State housing laws. Please assume for this discussion the literal interpretation of the laws which create the potential for development of millions of Accessory Dwelling Units (ADUs) and 1.3 million additional RHNA units (by 2029) within southern California (SCAG boundary). For example, what impacts will likely occur to the following sectors: (beneficial impact, negative impact or no impact) a. The ability of the existing transportation systems and urban infrastructure to accommodate the increased population. b. Jobs and employment opportunities (will people in inland areas continue to commute long distances to Job centers or will urban in-fill take those jobs?). c. W i l l there be a need for additional Jobs to meet the population increase?

e. Social and economic impacts: i. Will there be higher or lower costs to consumers? ii. Will business be attracted to or leave southern California? f. Public safety and quality of life. i.What will be the regional impact?

Based on the answers to the regional concerns in question #1, what are the potential long-term impacts to the City of Newport Beach from housing laws and RHNA? a. Will the impacts mirror the regional impacts or will Newport Beach be disproportionally impacted? (better or worse) b. What impact will this regional growth have on tourism within Newport Beach? c. What impact will this regional growth have on the city's circulation system and transportation infrastructure? d. Would you expect the increased regional population would put pressure on John Wayne Airport to expand the number of flights beyond current limitations? e. Will there be more competition for jobs in Newport Beach as a result of regional growth? f. If you believe increased population will increase the competition for jobs, can the City expect to get a higher quality workforce?

i. What impact will this have on the City of Newport Beach demographics?

ii. What sectors might benefit and what sectors might decline?

iii. What impact will this have on wages?

g. What will be the regional impact on Newport Beach's fresh water supplies?

David Tanner: Question 3 3. What are the constraints the City faces in formalizing the Housing Element Update? For Example: a. As professional planners would you recommend the City locate housing in: (yes, no, maybe) i. Disadvantaged communities ii. Areas subject flooding iii. Areas subject to wildfire iv. Areas subject to liquefaction v. Areas subject to sea level rise vi. Under the flight path of John Wayne Airport vii. Areas subject to health hazards viii. Areas subject to potentially significant earthquake hazards ix. Within or adjacent to protected biological areas x. Areas subject to high noise levels (65 CNEL or greater) xi. Hazardous waste sites xii. Areas that do not have job opportunities for new residents (areas with a significant jobs/housing imbalance)

xiii. Areas that would result in an unavoidable decline in emergency services/public health and safety.

David Tanner: Question 4 4. What are the consequences to the City if the RHNA housing allocations identified in the Housing Element Update are not met? Is there a difference in the consequences between un-met affordable and market rate units?

Answers to these 4 questions will provide the public with a clearer picture of the regional impacts facing the City. It will provide insight if the City does nothing and the rationale behind the City's plan to address these challenges.

Charles Klobe: There is no stated penalty by the state for trying and failing to find willing landowners who want to rezone

their land for high density lower income housing. The city is trying through the Housing committee but they will almost certainly fail to find landowners to rezone their property without state or federal subsidy.

Alejandra Reyes: Is Jenna breaking for anyone else or only me?

Allyson Presta: I can't hear her either

Andrew Campbell: breaking up for all

Kevin Martin: breaking up for me as well

Taylor York (Technical Support) : Apologies for the technical delays!

Allyson Presta: my site can be high rise

Mary Ann Soden: what site is that?

P. Matheis: is Fashion Island designed for additional building stock?

Sam Shams: I think we need to consider public access to the sand beaches at the dunes, I would imagine there might be some restrictions to development to allow public access.

Charles Klobe: What percentage would you propose as affordable Allyson?

Allyson Presta: i don't know i'm not a developer

Cesar Covarrubias: Is Newport Center a mixed use zone or do you need an overlay for new development

P. Matheis: I foresee significant high-rise potential in Newport Center with the correlating ADUs in the Airport Area.

P. Matheis: Is the Fashion Island property seen as something that might see a change in zoning due to changes in how people shop?

Mary Ann Soden: Another important element is the impact on traffic circulation, so these two general plan updates need to be considered at some point together.

Susan Eaton: Thank you Cesar.

Charles Klobe: No property owner has expressed any interest in developing lower income housing without City, State, or Federal subsidy. NONE! Many owners would like to rezone their property for high density market rate apartments. The City does not need to offer density bonuses beyond what the state requires for any area of Newport Beach. Residents will suffer the increased traffic and drain on resources.

David Tanner: Has the HEUC determined this site is feasible for residential development?

Alejandra Reyes: Echoing a few comments (and responding to others) and as a housing researcher and UCI faculty member, I want to highlight that there are many new state and assembly bills that do emphasize the importance of this Housing Element update: In 2017, SB-35 created consequences for failing to meet local housing targets and AB-1397 now requires cities and counties to ensure that proposed development sites have a demonstrated potential for development. Since 2019, AB-686 also pushes cities to site low-income housing in high opportunity neighborhoods and grants the California Department of Housing and Community Development increased oversight capacity. Also since 2019, SB 330 limits some jurisdictions' abilities to restrict development due to their failure to meet their RHNA goals.

David Tanner: The cost of development on this site makes this site economically infeasible.

David Tanner: Would you want your family members to live on a landfill given its environmental constraints. I see the potential for litigation.

Sam Shams: Development of the non-landfill area here on the north section seems like the most feasible development

I have seen so far in the city.

Allyson Presta: i think the garbage site would be bad for health

P. Matheis: If housing can be developed on the 30 acres then why would the City not use this opportunity given the external pressure.

Lin He: Non-landfill area makes sense as it's close to freeway etc.

David Tanner: It would make a nice site for habitat restoration/mitigation.

Nancy Scarbrough: I think the 30 available acres seems like a great place to build low and very low income homes. It is close the freeway.

P. Matheis: My sense is that the bulk of the opportunity for development of ADUs will be in the Airport Area above SR-73 given the cost limitations.

Charles Klobe: Nearly every single family home in Newport Beach is eligible to have an ADU and junior ADU.

David Tanner: High density development on the 30 acre portion of the landfill would provide a great visual window from the toll road to the high quality homes in the area.

Mary Ann Soden: To Mr. Smith's question and Mr. Barquist's comments now, the City might need to use its own land to meet the planning goals

Sam Shams: What are those two zones on the south if the landfill zone?

P. Matheis: I do not believe that the City should reduce parkland for development.

Allyson Presta: i agree

Allyson Presta: my kids use the sports park for activities

Sam Shams: sure

David Tanner: Are they fule mod zones?

Susan Eaton: Elephant in the room - what are issues to convince owners to consider any level of "Affordable" Housing -

David Tanner: Why doesn't the city satisfy the RHNA requirement with ADUs?

Debbie Stevens:The Newport Tennis Club should be considered as potentially feasible.

P. Matheis: I suspect that area 29 (fire & police station location) are potentially feas

Mary Ann Soden: Please update the maps per Larry Tucker's comments so that the folks who participate through the website will have the corrected maps. Thank you.

Jenna Tourje, Facilitator: Thanks Mary Ann - we will update the maps on the website as well

P. Matheis: I believe that the preservation of the natural resources are critical to this process. While this may result in intensification of development in other areas the City is special because of the natural resources.

Charles Klobe: Every developer may be willing to redevelop their property to market rate apartments. NO developer is willing to redevelop without Federal, State or City subsidy any more than 5% affordable. To get to 2,400 or so affordable they need to build 48,000 market rate apartments @ 5% which pencils according to the developers I have spoken to. Never going to happen although the developers are drooling to build them.

David Tanner: Staff updated the City Council a week ago and said Staff was concentrating on the Housing Element. Please clarify

P. Matheis: As I recall the City was considering moving the police facility to the city yard site at one point, and there is a Newport Beach fire station relocation study that moves the Newport Center Fire Station adjacent to the OCTA bus station.

Mary Ann Soden: How will the housing and circulation elements be harmonized given their separate committees

Brad Avery: Great resident input and effort from the CD team, many thanks! Brad

David Tanner: How can the City possible meet the Housing Element Update by October 2020.

David Tanner: Is this not piecemealing?

David Tanner: Why does the schedule not include a vote of the public per the City charter?

Sam Shams: Thank you everyone!

Debbie Stevens: Great job Jenna, Jim, Dave and Ben!

Alejandra Reyes: Thank you!

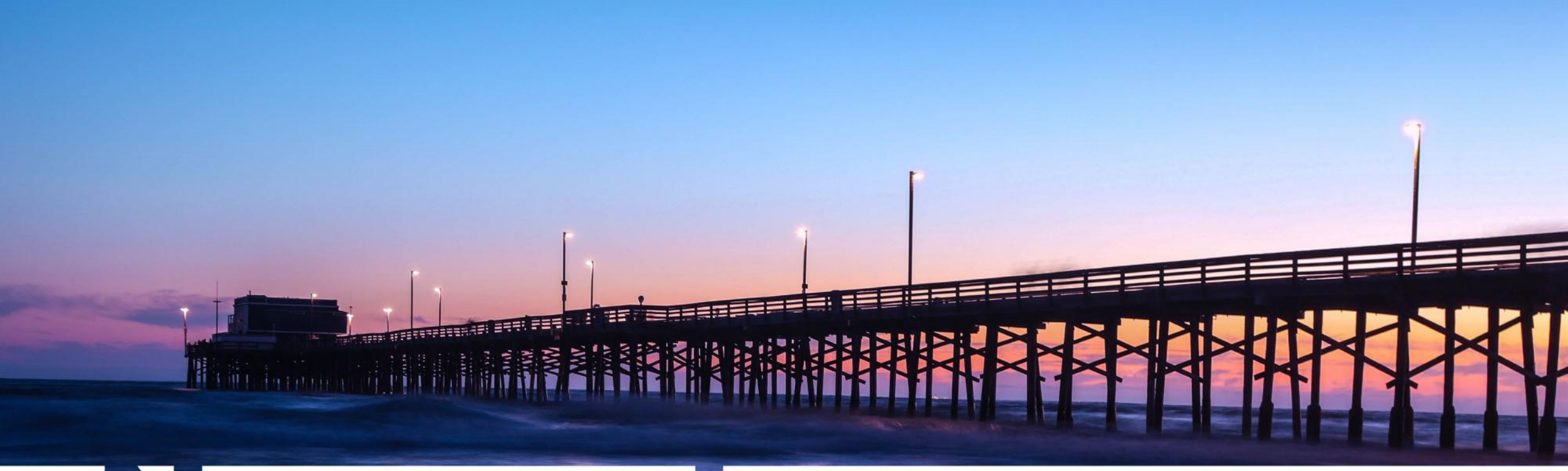
Mary Ann Soden: Thank you for this learning opportunity and input opportunity. This is very important.

Allyson Presta: Thank you so much

Susan De Santis: Thank you all. Well-done!

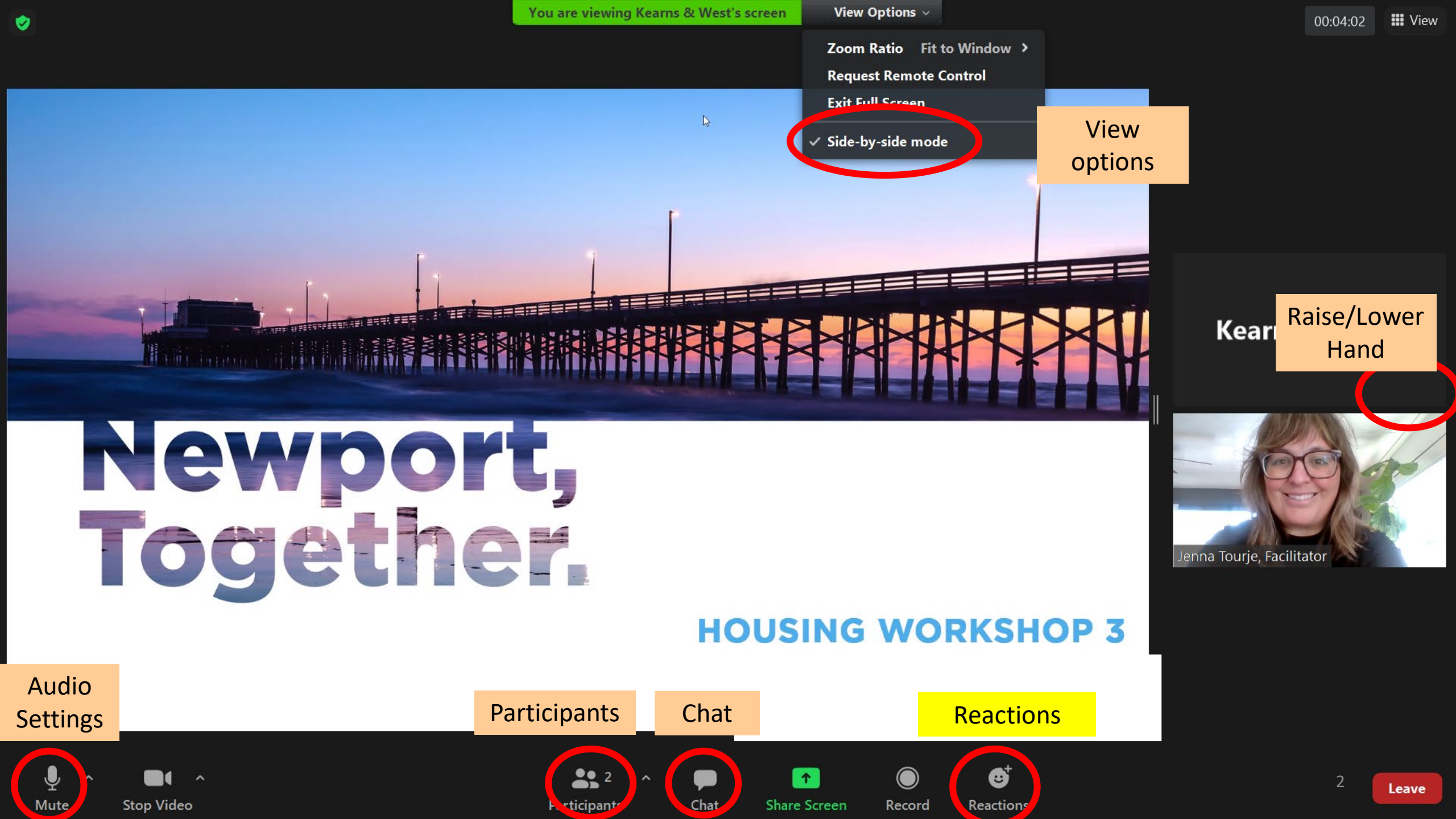
C.3 Community Workshop 4 Materials

This section contains the summary and chat responses from the virtual Community Workshop 4. Comments were received in the chat box and verbally during the meeting. Video recording of the workshop and verbal comments are available at https://www.newporttogether.com/.



Newport, Together.

HOUSING WORKSHOP
MARCH 22, 2021


You are viewing Kearns & West's screen
View Options
00:04:02
View
Zoom Ratio
Fit to Window
Request Remote Control
Exit Full Screen
Side-by-side mode
View options
Raise/Lower Hand
Newport, Together.
HOUSING WORKSHOP 3
Jenna Tourje, Facilitator
Audio Settings
Participants
Chat
Reactions
Mute
Stop Video
2
Participants
Chat
Share Screen
Record
Reactions
2
Leave

Guide for a Productive Workshop

WE ARE HAPPY AND EXCITED YOU CAN JOIN US!

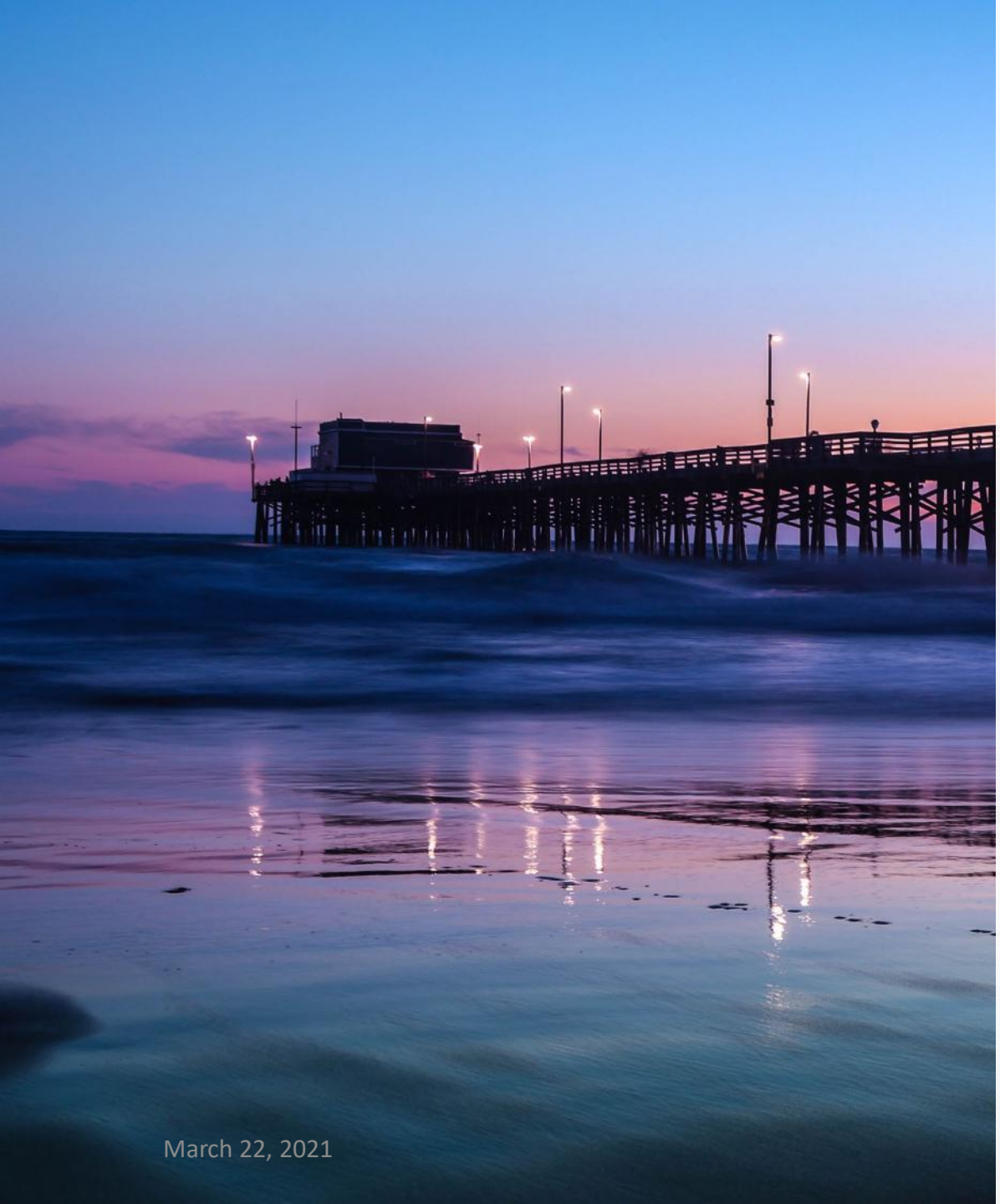
- **Actively participate – we need your input!**
- **Be respectful**
- **Listen for understanding**
- **Share your ideas with room for others**
- **Respect differences**
- **Have fun!**

This workshop is being recorded and will be posted on www.NewportTogether.com

Workshop Outline

1. Welcome and Introductions
2. Overview of Housing Element
3. Outreach Process
4. Components of the Housing Element
5. Sites Analysis/Identification
6. Policy Summary
7. Future Community Engagement

Welcome & Introductions

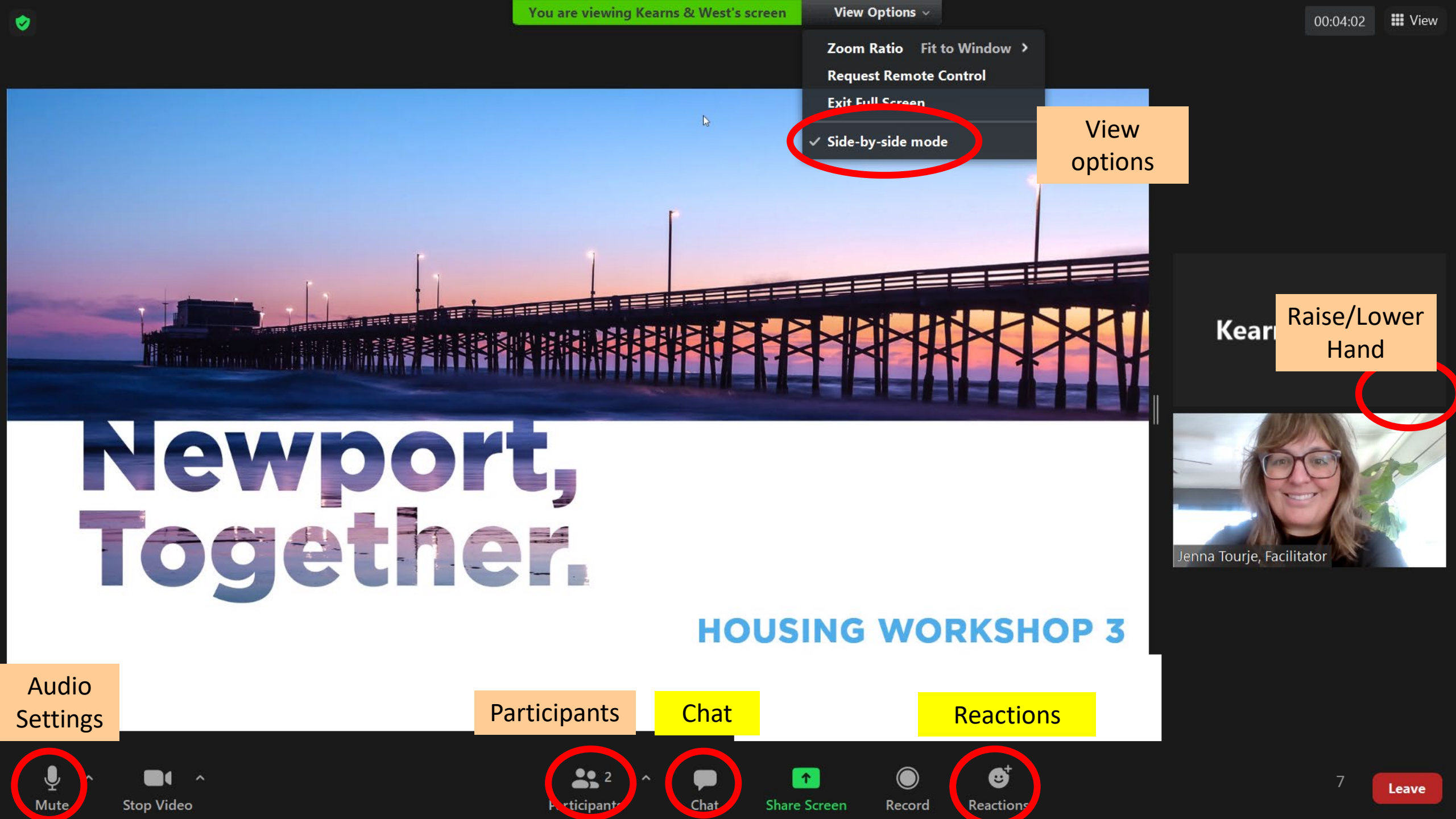


Introductions

USING THE CHAT POD AND THE RAISE HAND FEATURE, SHARE:

- Your name
- Name a project or place you consider has great housing.

The facilitation team will call on 2-3 participants to share


You are viewing Kearns & West's screen
View Options
00:04:02
View
Zoom Ratio
Fit to Window
Request Remote Control
Exit Full Screen
Side-by-side mode
View options
Raise/Lower Hand
Newport, Together.
HOUSING WORKSHOP 3
Jenna Tourje, Facilitator
Audio Settings
Participants
Chat
Reactions
Mute
Stop Video
2
Chat
Share Screen
Record
Reactions
7
Leave

Virtual Workshop Goals

- Share overview of the Housing Element;
- Review components of Housing Element;
- Review and discuss summary of sites by area;
- Review and discuss policies;
- Overview how to provide comments on draft Housing Element

Overview of the Housing Element

What is the Housing Element?

- Required Element of the Newport Beach General Plan
- Provides Goals, Policies, Programs, and Objectives related to housing in Newport Beach
- Identifies projected housing growth need by income category
- Requires certification by the State Department of Housing and Community Development (HCD) for compliance with State housing laws

What is the Regional Housing Needs Assessment (RHNA)?

- **Estimate of housing growth need for the 2021-2029**
- **Housing growth need by income category**
- **Newport Beach must show capacity to accommodate future growth**

Income Category	% of Area Median Income (AMI)	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% AMI	$0	$51,500	1,456 units
Low Income	51 – 80% AMI	$51,501	$82,400	930 units
Moderate Income	81 – 120% AMI	$82,401	$123,600	1,050 units
Above Moderate Income	>120% AMI	$123,601	>$123,601	1,409 units
			Total:	**4,845 units**

*Income range is based on the 2020 HUD Median Family Income (MFI) for Orange County of $103,0000.



First-time opportunities for housing



Ability to downsize and retire in City



Opportunities for families to stay and live in the City



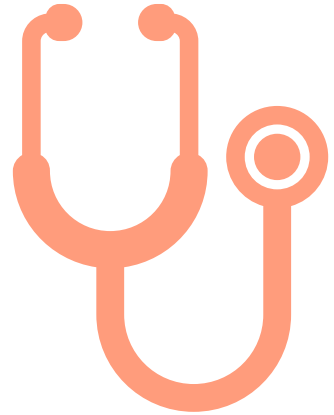
Maintains housing opportunities for future generations

What does housing mean for us?

Examples of qualifying salaries in Newport Beach



Newport Mesa Unified School District Teacher $54,043 - $82,689[3]



Hoag Memorial Hospital Registered Nurse $74,880 - $85,280[2]

Librarian 1
$57,179 - $80,433[1]



Police Officer
$66,185 - $118,872[1]



Paralegal
$62,129 – $87,422[1]

Notes:
1. Derived from open job listings on City website May 2017.
2. Derived from Glassdoor.
3. Derived from teacher pay scale listing on NMUSD website.

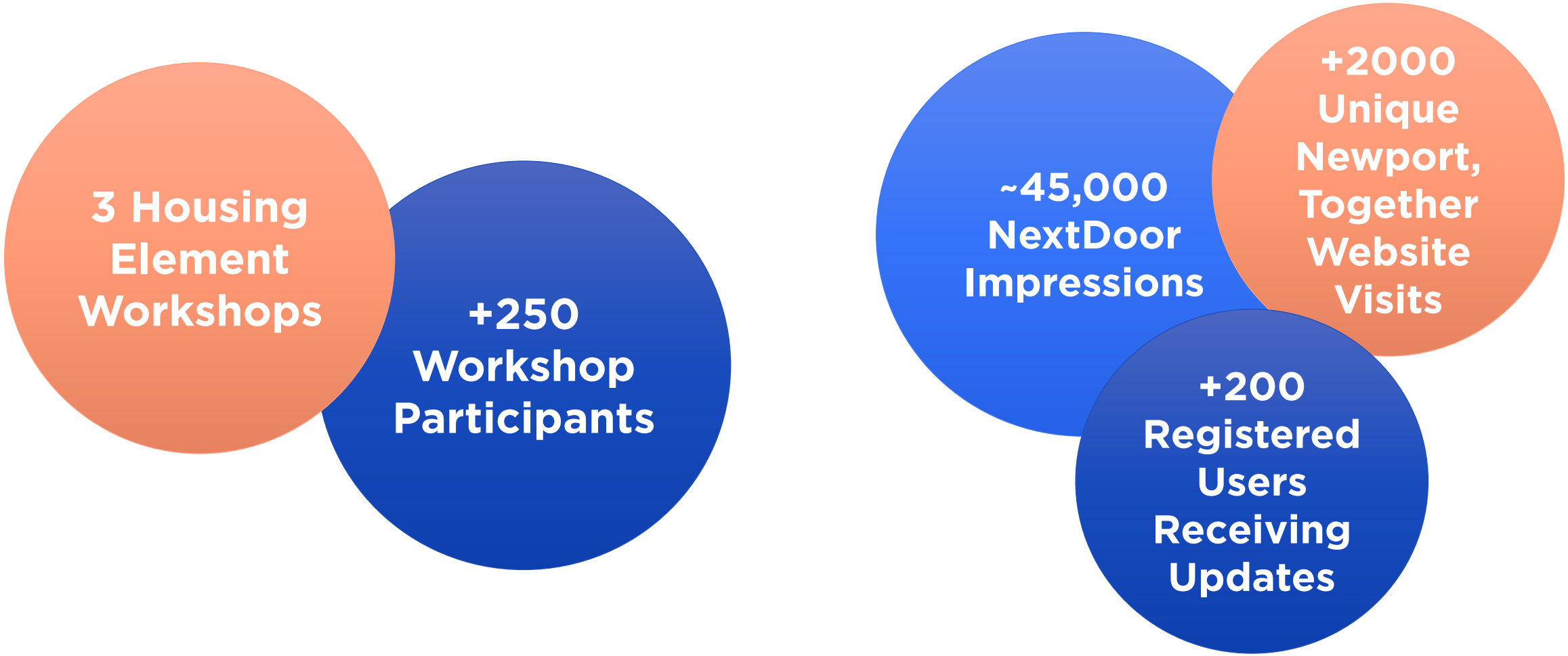
New Statutory Considerations

- Many new laws related to housing in California
- City required to comply with all statutory provisions in law
- Affects analysis, sites selection criteria and policy considerations
- Monitoring, accountability and enforcement



Outreach Process

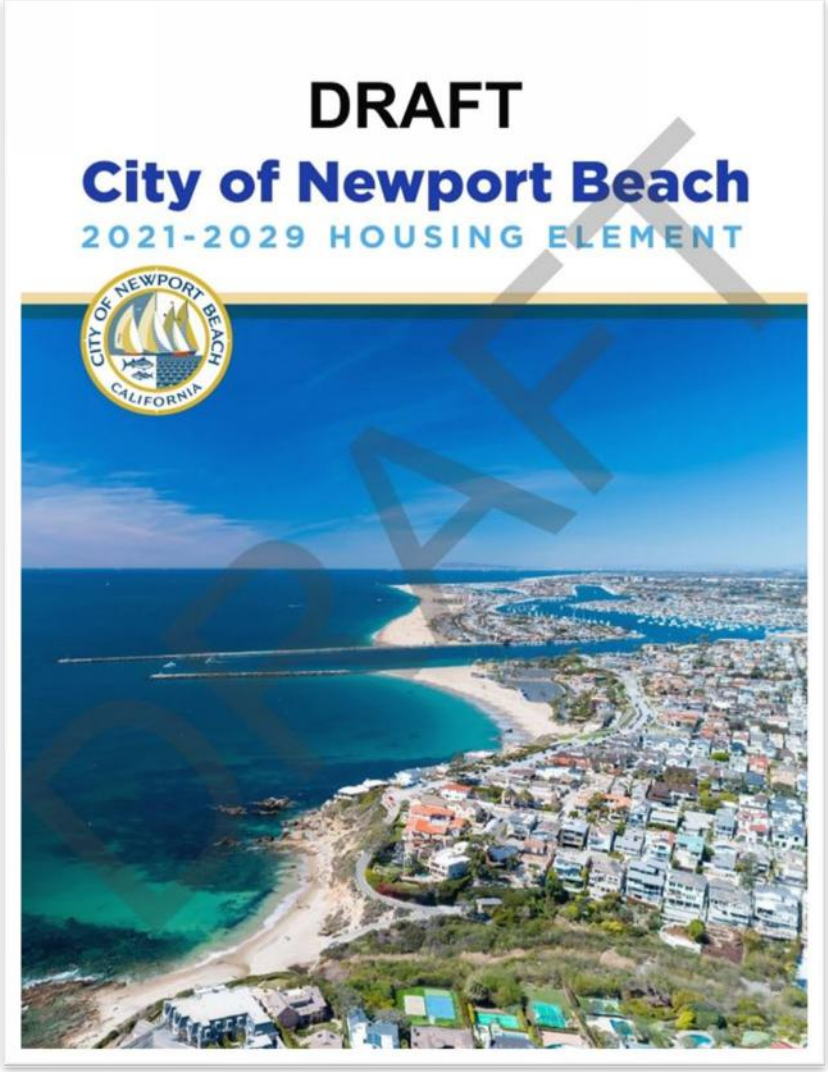
Housing Element Engagement Overview



Components of the Housing Element

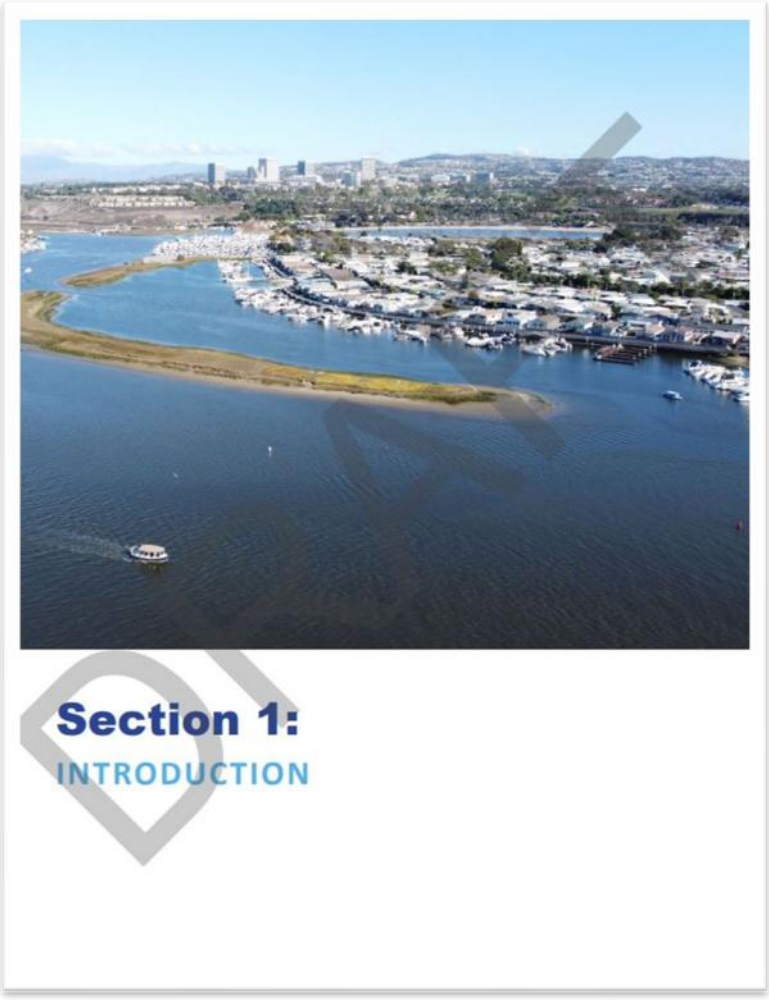
Overview of Content of Draft Housing Element

- Section 1 – Introduction
- Section 2 – Community Profile
- Section 3 - Housing Constraints and Resources
- Section 4 - Housing Plan
- Appendix A - Past Performance
- Appendix B - Sites Analysis
- Appendix C - Community Engagement



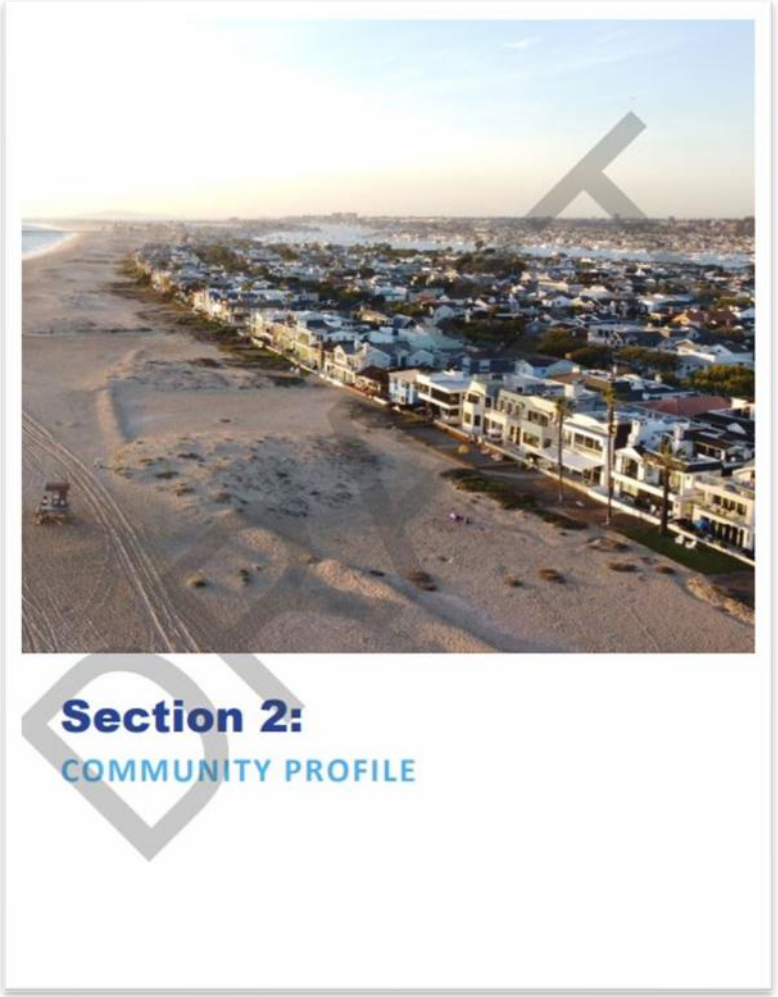
Section 1 - Introduction

- Statutory Authority
- Relationship to General Plan
- Data Sources Used
- Element Organization



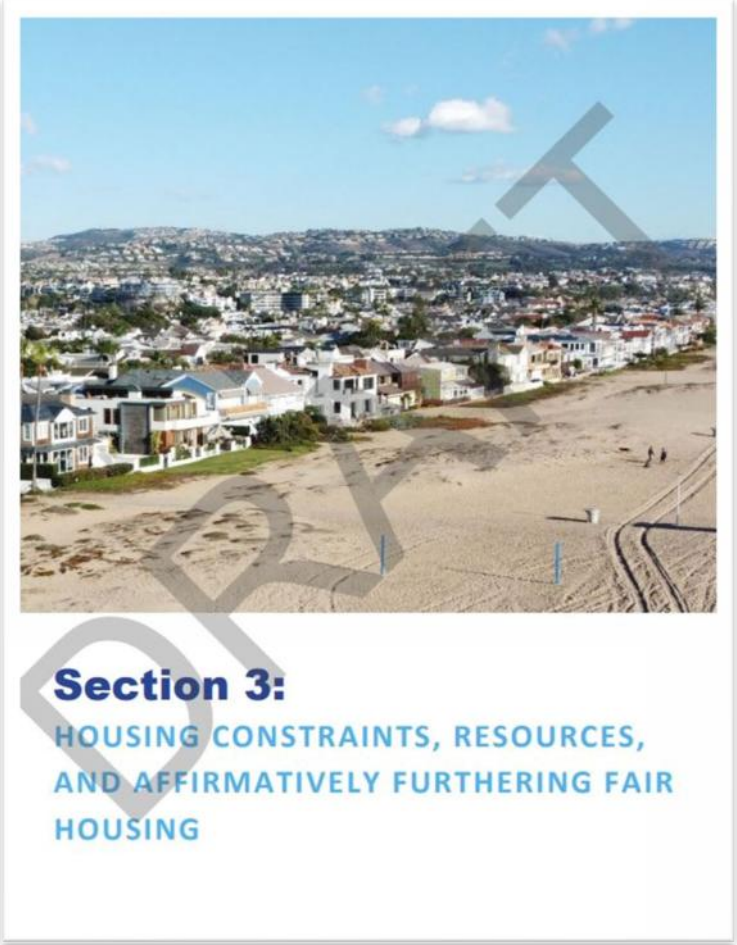
Section 2 – Community Profile

- Population trends
- Household characteristics
- Economic characteristics
- Housing problems
  - Overcrowding
  - Overpayment
- Special needs groups
- Housing stock profile



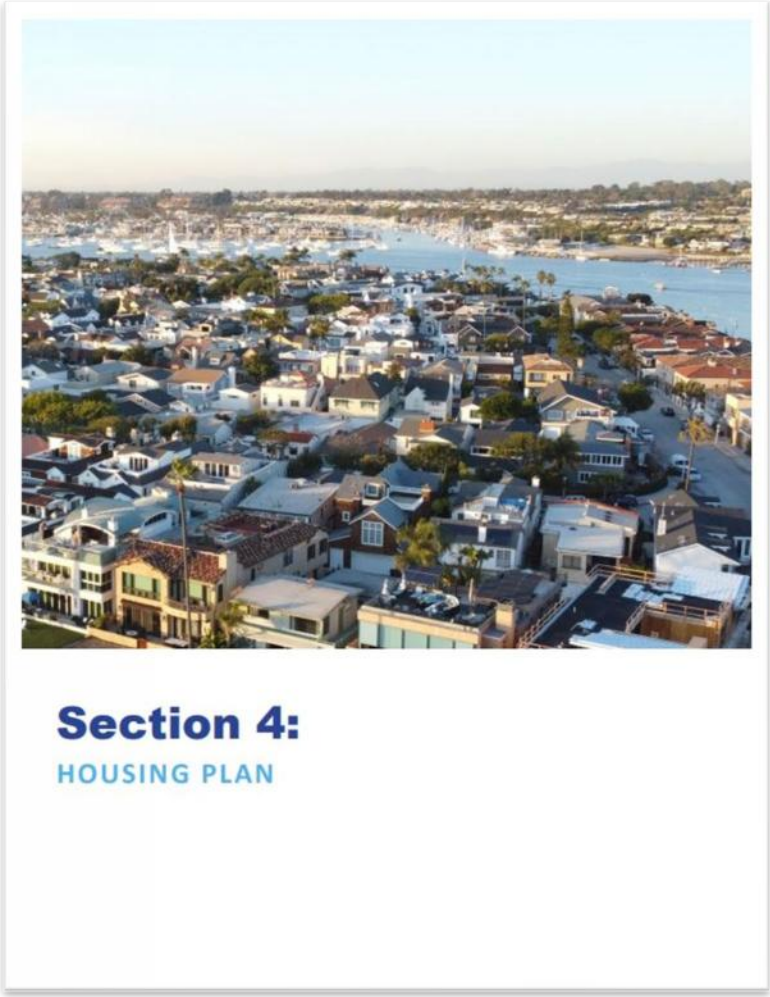
Section 3 - Housing Constraints and Resources

- Non-governmental constraints
  - Land/construction costs
- Governmental constraints
  - Land use controls
  - Infrastructure/environmental
- Fair housing analysis (AFFH)
- Housing resources
  - Adequate sites summary
  - Financial resources
  - Energy conservation



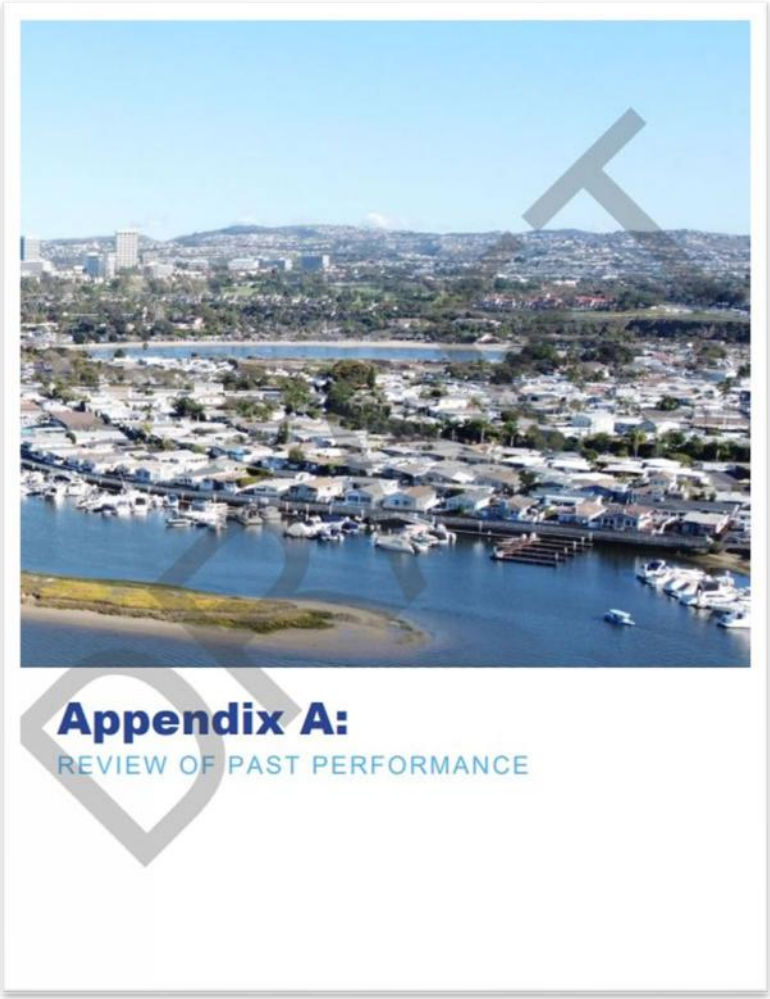
Section 4 - Housing Plan

- Overall housing goals
  - Stated “ends”
- Policies
  - Stated “means”
- Program actions
  - Specific action(s)
  - Timeline
  - Responsible party
  - Funding source
- Existing needs and growth need



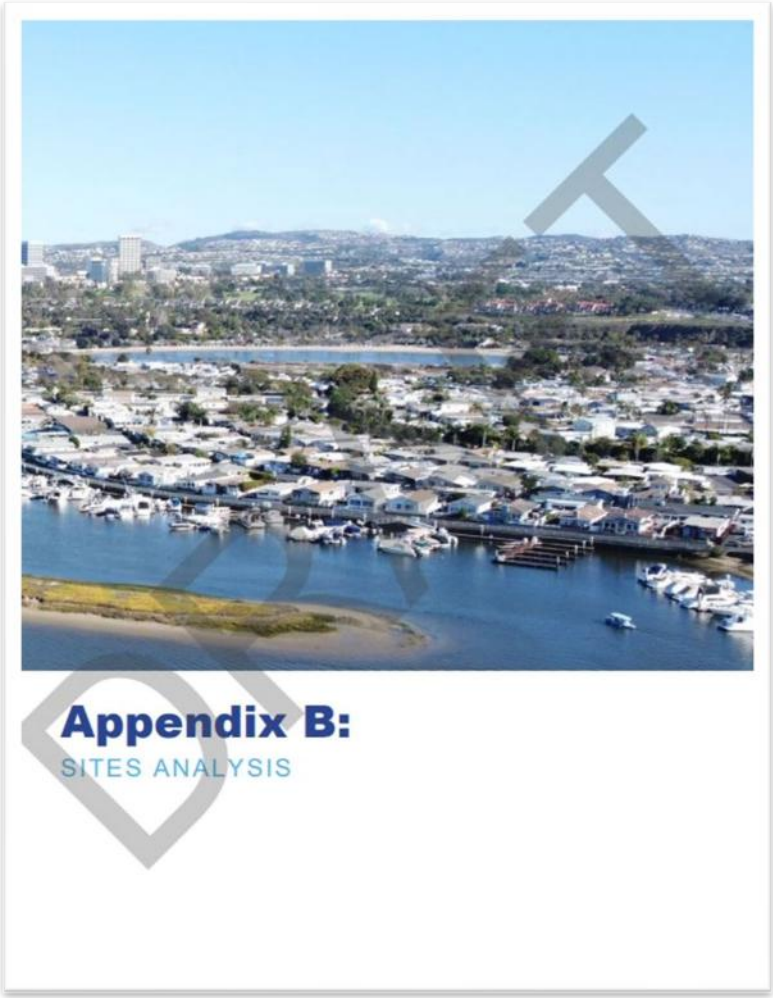
Appendix A – Review of Past Performance

- Review of 5th cycle housing element programs
- Assessment of progress
  - Qualitative/quantitative
- Basis for 6th cycle programs



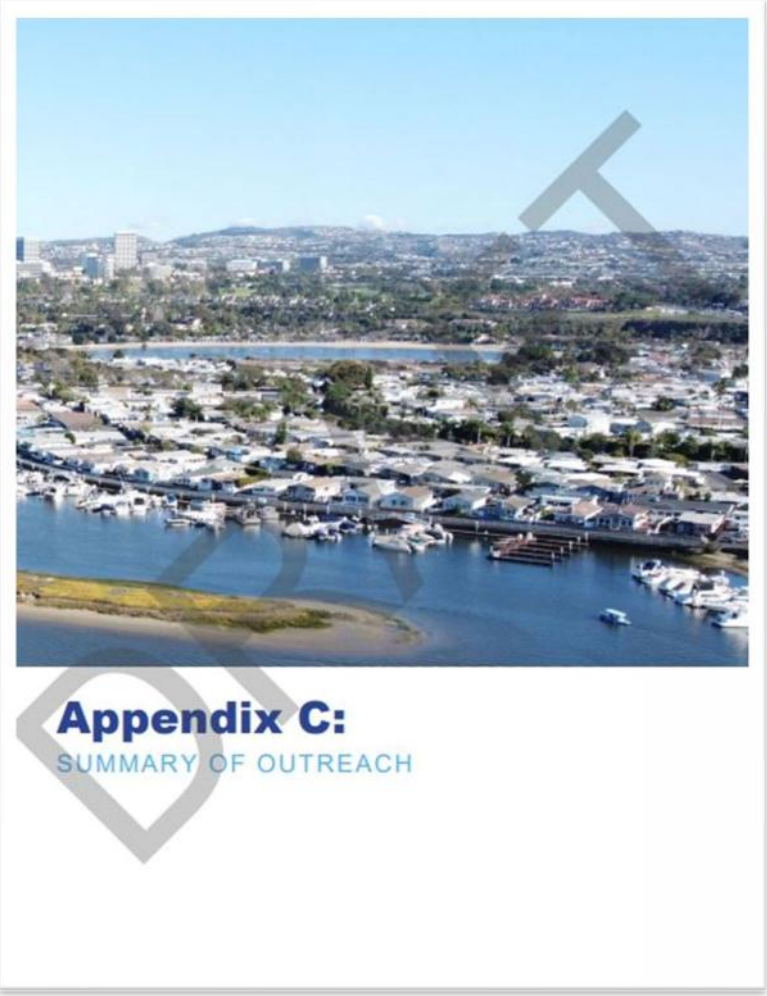
Appendix B – Adequate Sites Analysis

- Detailed analysis of adequate sites to accommodate RHNA
- Evaluation of capacity by APN
- Mapping of sites
- Statistical summary
- Discussion of feasibility and likelihood of redevelopment

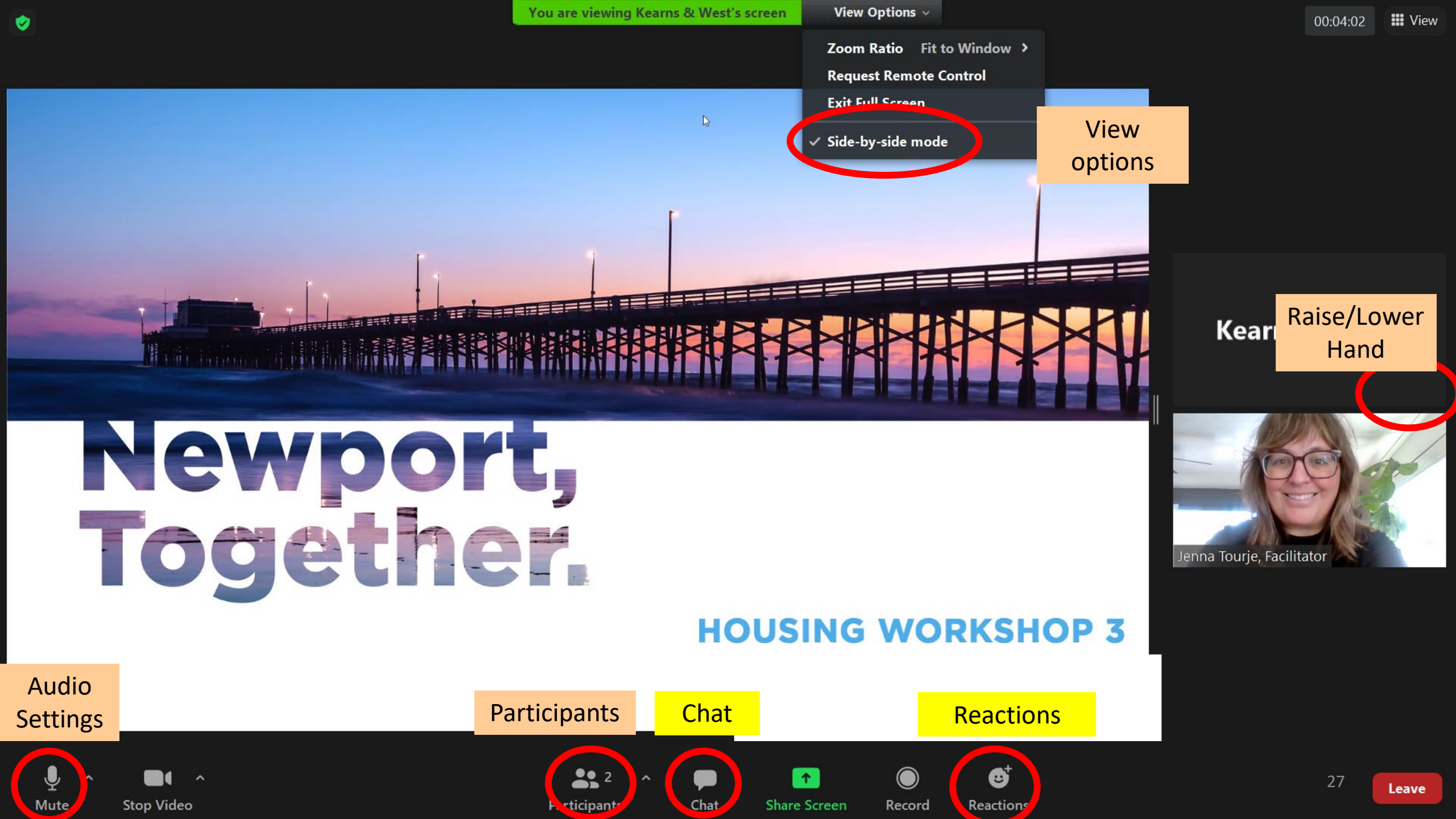


Appendix C – Summary of Outreach

- Summary of all outreach efforts
- Meeting presentations, minutes and summaries
- Demonstrates “diligent efforts” to engage public and stakeholders



Questions?


You are viewing Kearns & West's screen
View Options
00:04:02
View
Zoom Ratio
Fit to Window
Request Remote Control
Exit Full Screen
Side-by-side mode
View options
Raise/Lower Hand
Newport, Together.
HOUSING WORKSHOP 3
Jenna Tourje, Facilitator
Audio Settings
Participants
Chat
Reactions
Mute
Stop Video
2
Chat
Share Screen
Record
Reactions
27
Leave

Demonstrating Adequate Sites

Demonstrating Adequate Sites

- City must demonstrate the capacity to accommodate 4,845 new housing units for the 2021-2029 planning period
- Units Determined by the Regional Housing Needs Assessment (RHNA) "Fair Share" Allocation
  - State Department of Housing and Community Development (HCD)
  - Southern California Association of Governments (SCAG)
- Sites Identification Must Consider and Variety of New Laws and Requirements
  - "No Net Loss" Provisions – identify sites above RHNA allocations
  - More stringent criteria to define an adequate site
  - Sites must be demonstrated as viable opportunities
  - Monitoring and enforcement provisions on progress in meeting RHNA objectives

Demonstrating Adequate Sites

Summary of RHJNA Need					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	1,456 units	930 units	1,050 units	1,409 units	4,845 units
Sites Available					
Projects in the Pipeline	121 units		0 units	2,183 units	2,304 units
Accessory Dwelling Units	228 units		100 units	6 units	334 units
Existing Zoning Capacity (No Rezones)	0 units		342 units	40 units	382 units
Remaining RHNA Need	2,037 units		608 units	0 units	2,645 units

How we got here…



Initial Identification of Growth Areas



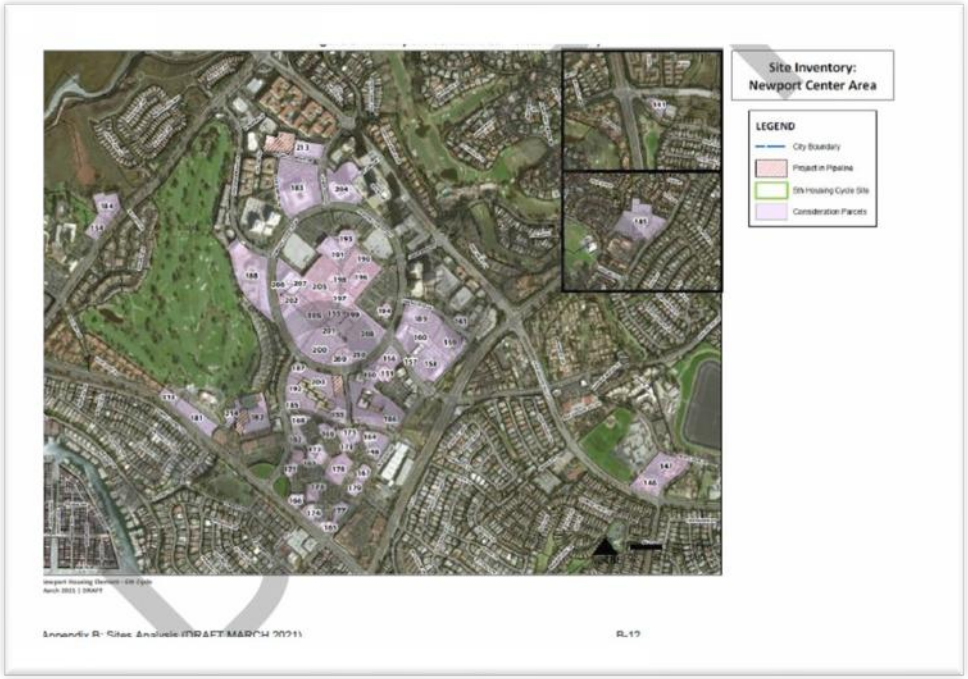
Identification of Focus Areas



Detailed Summary of Sites

Focus Areas

- Airport Environs
- West Newport Mesa
- Dover-Westcliff
- Newport Center
- Coyote Canyon
- Banning Ranch





Areas of Potential Change in Policy

ADEQUATE SITE , ACCESSORY DWELLING UNITS, AND INCLUSIONARY HOUSING POLICIES

Demonstrating Adequate Sites

POLICY STRATEGIES:

- Demonstrates capacity to meeting need that is not accommodated with current land use policy
    - Based on Focus Areas identified
    - Considers unique circumstances
- Overlay or similar rezone strategy
- Accessory Dwelling Units (ADUs)
- Inclusionary Housing

Adequate Sites Policies

POLICY 1A: AIRPORT ENVIRONS:

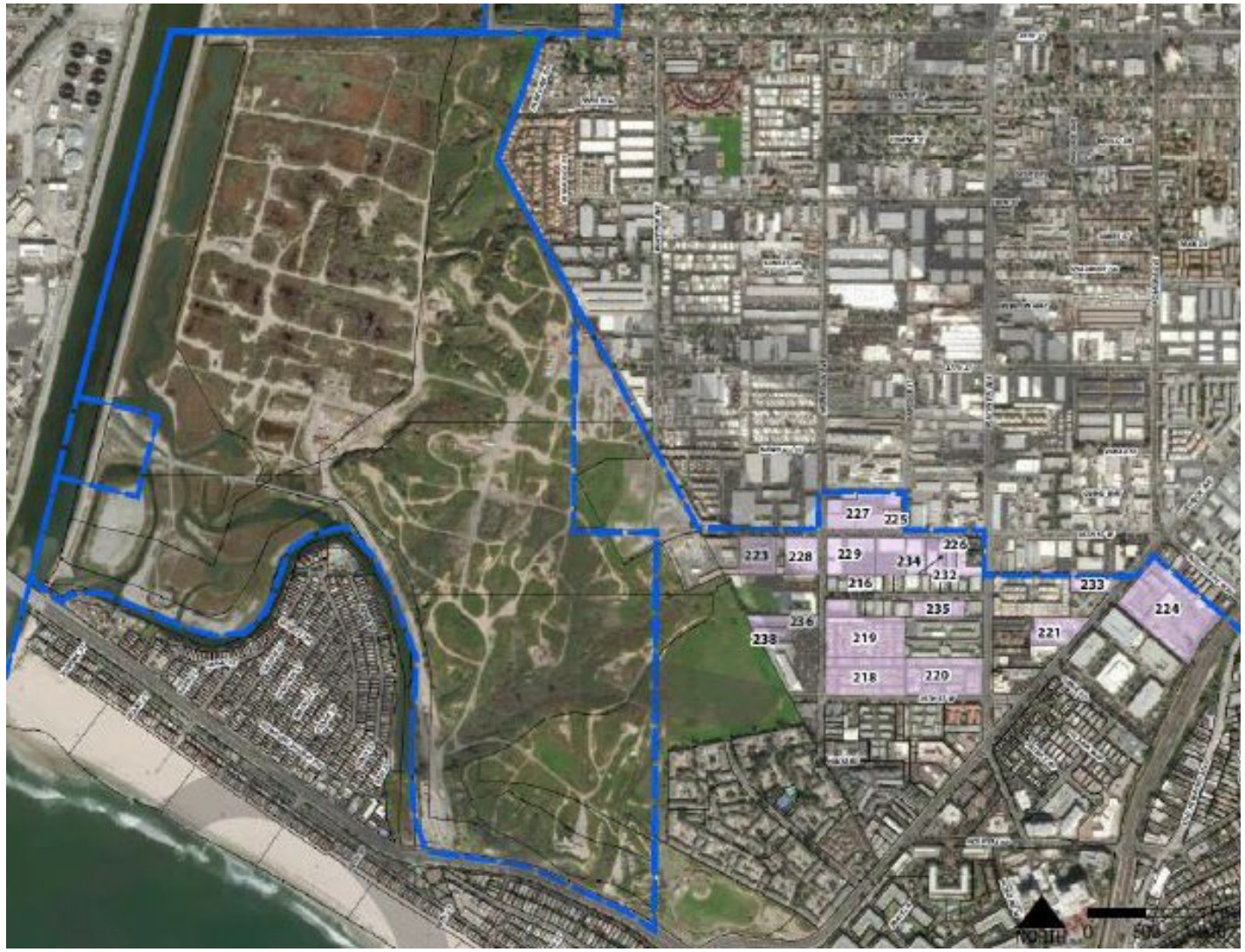
- Adopt overlay of similar rezone strategy
- 45 dwelling units/acre
- Ability to Accommodate:
  - 1,941 very low/low units
  - 485 moderate units



Adequate Sites Policies

POLICY 1B: WEST NEWPORT MESA:

- Adopt overlay of similar rezone strategy
- 45 dwelling units/acre
- Ability to Accommodate:
  - 347 very low/low units
  - 86 moderate units



Adequate Sites Policies

POLICY 1C: NEWPORT CENTER

- Adopt overlay of similar rezone strategy
- 45 dwelling units/acre
- Ability to Accommodate:
  - 178 very low/low units
  - 89 moderate units
  - 1,515 above moderate



Adequate Sites Policies

POLICY 1D: DOVER-WESTCLIFF AREA

- Adopt overlay of similar rezone strategy
- 30 dwelling units/acre
- Ability to Accommodate:
  - 4 very low/low units
  - 2 moderate units
  - 35 above moderate



Adequate Sites Policies

POLICY 1F: COYOTE CANYON

- Rezone of Site
- Average 40 dwelling units/acre
- Ability to Accommodate:
  - 88 very low/low units
  - 88 moderate units
  - 704 above moderate units



Adequate Sites Policies

POLICY 1E: BANNING RANCH

- Future Annexation
- Consistent with Previously City-Approved Plan
- Average of 30 dwelling units/acre
- Ability to Accommodate:
  - 206 Very/Low
  - 207 Moderate
  - 962 Above Moderate



You are viewing Kearns & West's screen

View Options

00:04:02

View

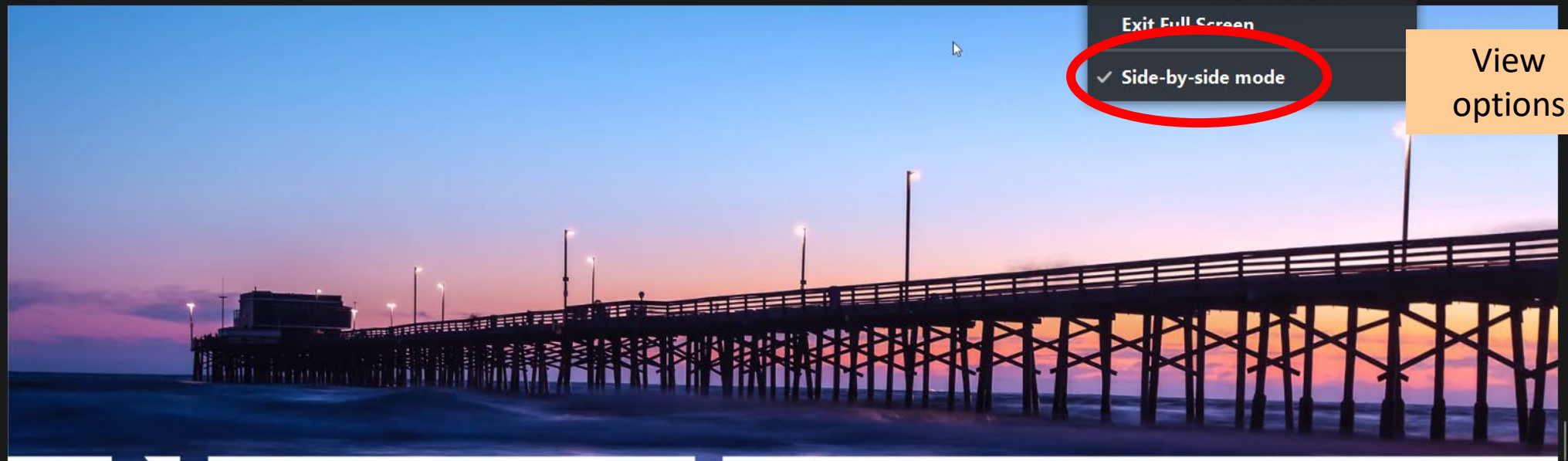
Zoom Ratio Fit to Window

Request Remote Control

Exit Full Screen

Side-by-side mode

View options

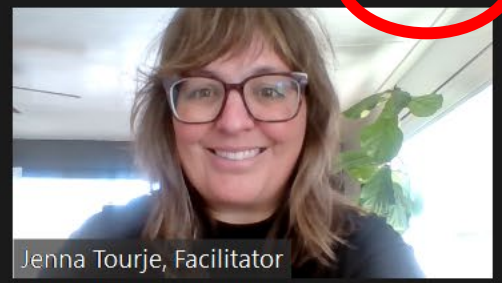


Newport, Together.

HOUSING WORKSHOP 3

Kear

Raise/Lower Hand



Jenna Tourje, Facilitator

Audio Settings

Participants

Chat

Reactions

Mute

Stop Video

2

Participants

Chat

Share Screen

Record

Reactions

41

Leave

Accessory Dwelling Units Policies

POLICY CONSIDERATIONS:

- Current average of 21 ADUs constructed each year
- Pursue “aggressive” approach to ADU construction on planning period
- Allows for “safe harbor” determination of affordability

Accessory Dwelling Units Policies

POLICY ACTION 1H: ACCESSORY DWELLING UNIT CONSTRUCTION

- Public awareness campaign
- Web-based resources
- Evaluate additional incentives to encourage ADU construction
- Evaluate permit-ready program with pre-approved plans
- Evaluate methods – 12 months
- Adopt programs – 24 months

Accessory Dwelling Units Policies

POLICY ACTION 1I: ACCESSORY DWELLING UNIT MONITORING PROGRAM

- Track progress of ADU construction in planning period
- Annual review of progress to meeting “aggressive” approach
- Adjust programs and requirements, as necessary

Accessory Dwelling Units Policies

POLICY ACTION 1J: ACCESSORY DWELLING UNITS AMENSTY PROGRAMS

- Allow existing unpermitted ADUs to obtain permits to legalize
- Permit, inspect and legalize existing unpermitted ADUs of any size
- Develop program – 24 months

You are viewing Kearns & West's screen

View Options

00:04:02

View

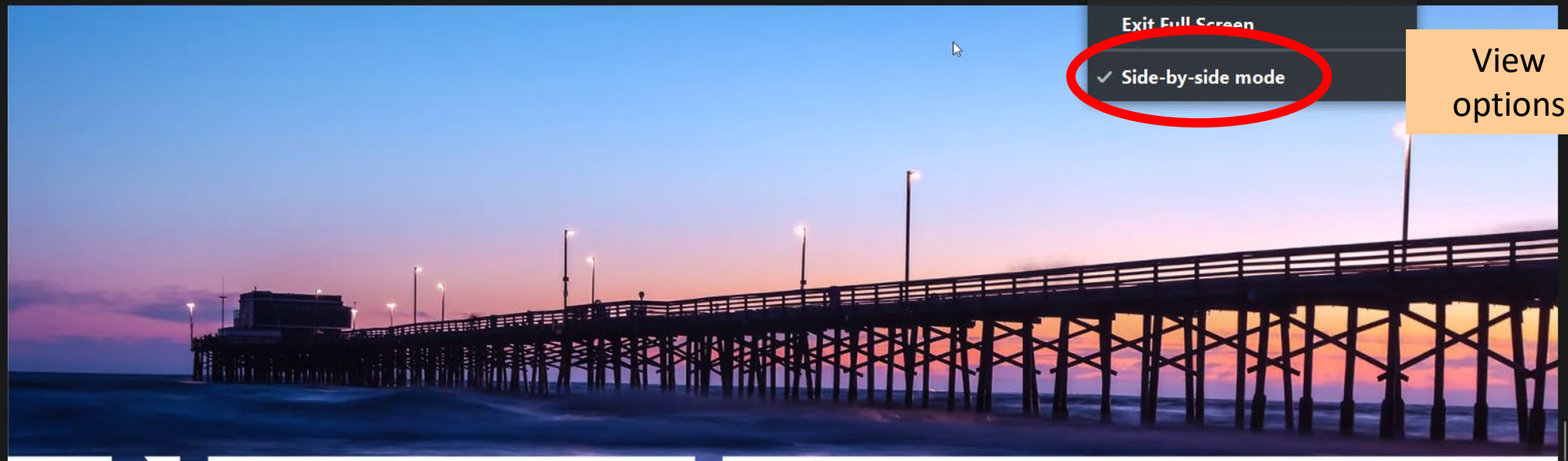
Zoom Ratio Fit to Window

Request Remote Control

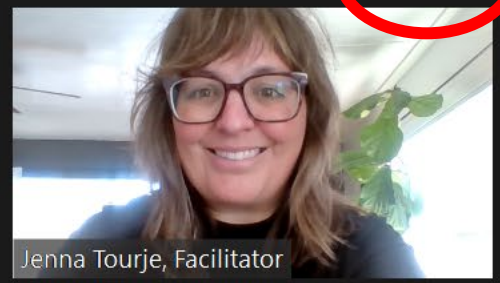
Exit Full Screen

Side-by-side mode

View options



Raise/Lower Hand



Newport, Together.

HOUSING WORKSHOP 3

Audio Settings

Participants

Chat

Reactions

Mute

Stop Video

2

Participants

Chat

Share Screen

Record

Reactions

46

Leave

Inclusionary Housing Policies

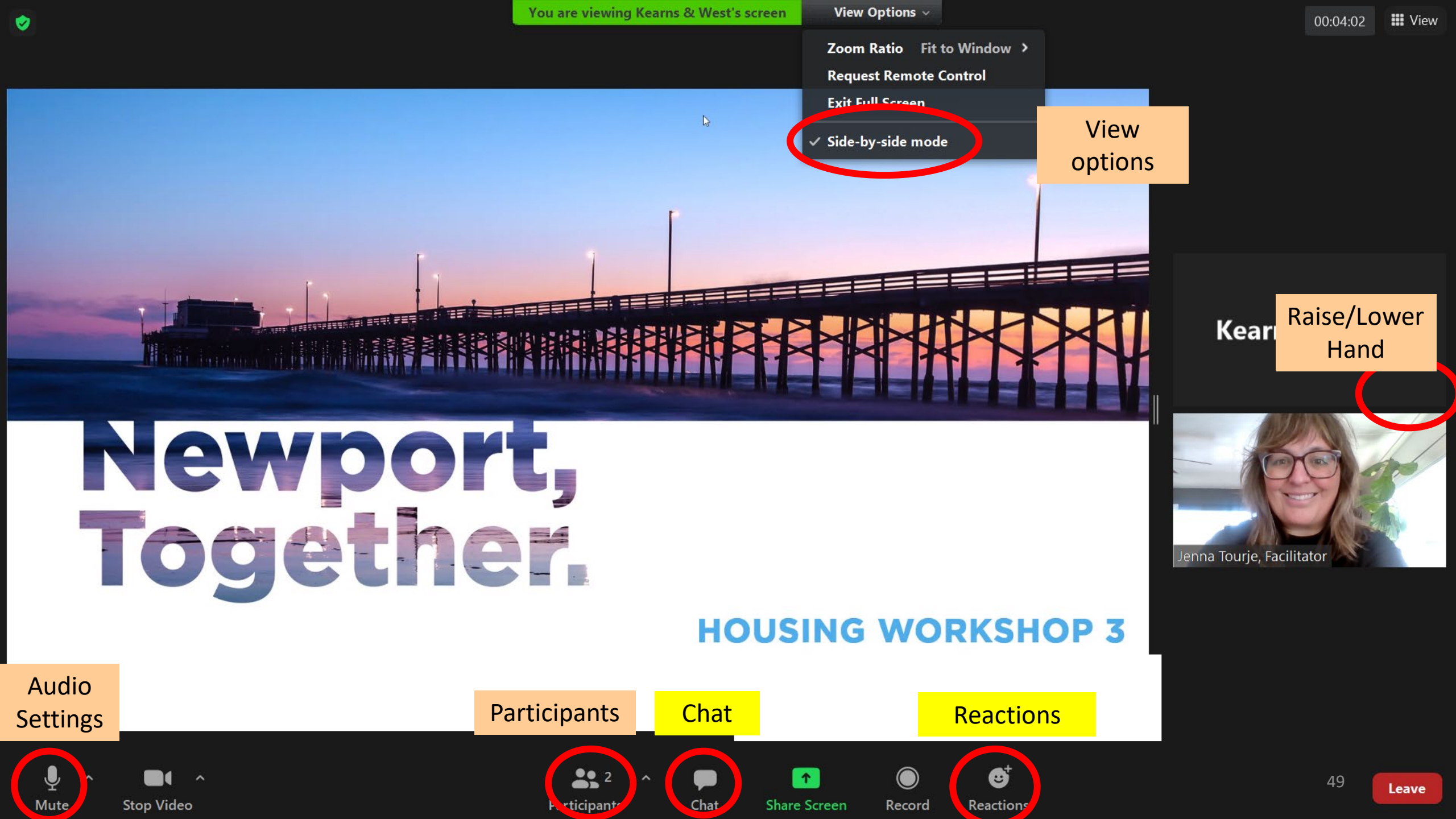
POLICY CONSIDERATIONS:

- **Ability to provide opportunity for lower income units in Newport Beach's current market**
- **Explore opportunities to accommodate lower income units as a requirement for certain types of development**

Inclusionary Housing Policies

POLICY ACTION 1K: INCLUSIONARY HOUSING

- Process to explore inclusionary policy
- Provides opportunities for mixed-income developments
- City of evaluate/analyze inclusionary policies/programs to determine viability and effectiveness
    - Interim requirement 15% - 6 months
    - Adopt inclusionary provisions – 24 months


You are viewing Kearns & West's screen
View Options
00:04:02
View
Zoom Ratio
Fit to Window
Request Remote Control
Exit Full Screen
Side-by-side mode
View options
Raise/Lower Hand
Newport, Together.
HOUSING WORKSHOP 3
Jenna Tourje, Facilitator
Audio Settings
Participants
Chat
Reactions
Mute
Stop Video
2
Participants
Chat
Share Screen
Record
Reactions
49
Leave

How To Provide Comment

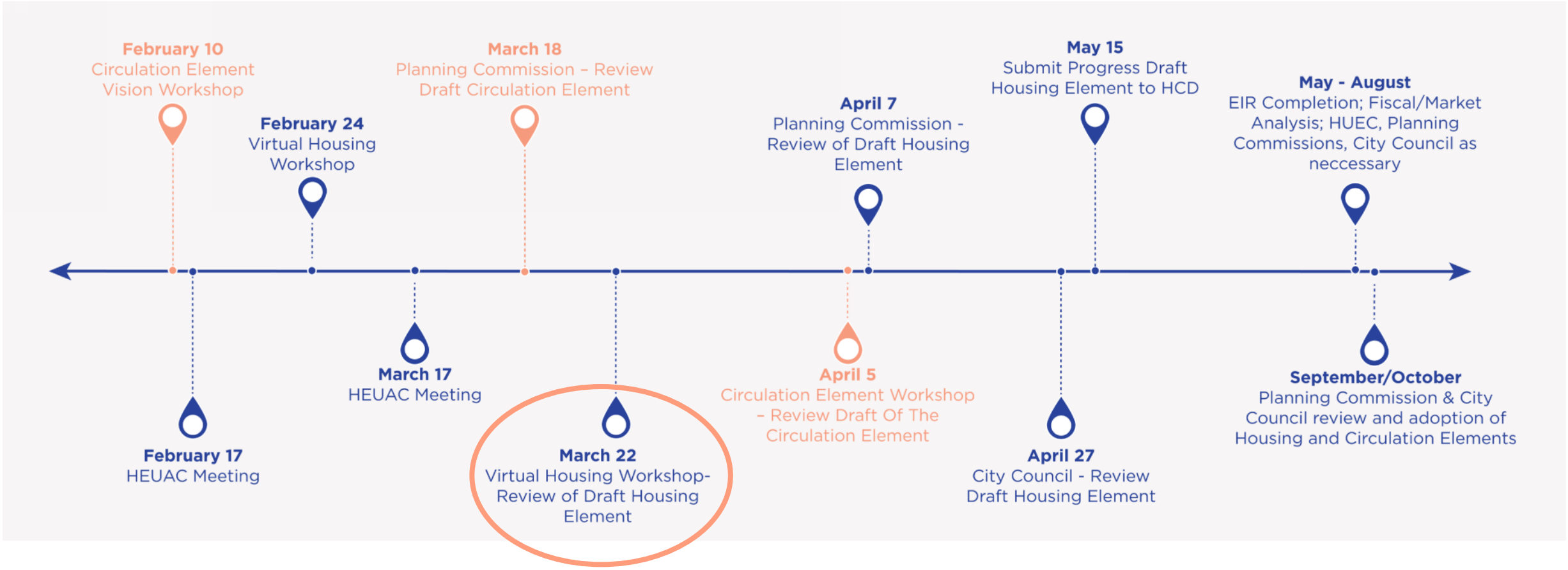
How to Submit Comments/Questions

- Please provide your comments on the initial draft no later than **April 30, 2021.** A revised version is anticipated to be available for review late Spring 2021.
- If you have any questions or to submit comments, please reach out to City staff by emailing **GPUpdate@newportbeachca.gov.**

Wrap Up & Next Steps

Your insights will continue to be used by technical team to inform the drafting of the Housing Element Update

Outreach Schedule



We are here





Contact

JIM CAMPBELL,
DEPUTY DIRECTOR

P: 949-644-3210

www.NewportTogether.com

BEN ZDEBA,
SENIOR PLANNER

P:949-644-3253

gpupdate@newportbeachca.gov


Newport,
Together.

Newport, Together.



Housing Element

Initial Draft Housing Element Workshop

March 22, 2021, 6 - 8 p.m.

Workshop Chat

Prepared by Kearns & West
March 23, 2021

Housing Element - Initial Draft Housing Element Workshop

17:54:03 From Christian Mendez (K&W) Technical Support to Everyone (in Waiting Room) : Welcome to the Newport Beach – Housing Element Workshop. We will open the meeting room at 5:55 pm, and the workshop will begin at 6:00 pm. Thank you, and we will see you soon!

18:00:57 From Christian Mendez (K&W) Technical Support to Everyone (in Waiting Room) : Welcome to the Newport Beach – Housing Element Workshop. We will open the meeting room at 5:55 pm, and the workshop will begin at 6:00 pm. Thank you, and we will see you soon!

18:03:52 From Ivana Rosas (K&W) Technical Support, she/her to Everyone (in Waiting Room) : Hello everyone. If you have any technical issues during today's webinar, please send me, Ivana Rosas, a private message describing your issue. I will help diagnose the problem.

18:04:06 From Ivana Rosas (K&W) Technical Support, she/her to Everyone : Hello everyone. If you have any technical issues during today's webinar, please send me, Ivana Rosas, a private message describing your issue. I will help diagnose the problem.

18:07:44 From Ivana Rosas (K&W) Technical Support, she/her to Everyone : Hello everyone. If you have any technical issues during today's webinar, please send me, Ivana Rosas, a private message describing your issue. I will help diagnose the problem.

18:11:58 From Ivana Rosas (K&W) Technical Support, she/her to Everyone : You can access the chat button at the menu of the bottom of your screen.

18:12:09 From John Loper to Everyone : John I think the Villas at Fashion Island are a great example of high density units done very well

18:12:46 From Suzanne Gignoux to Everyone : I don't live in a unit or project. I love Newport Shores.

18:13:12 From Melanie Schlotterbeck to Everyone : Melanie Schlotterbeck (representing Olen Properties), Great housing: San Jose

18:13:27 From Charles Klobe to Everyone : Baker Block in Costa Mesa

18:13:30 From Dorothy Kraus to Everyone : One Nautical Mile, 15th street, West Newport

18:13:55 From Sonja Trauss to Everyone : Sonja Philadelphia! Row houses, classic human scale form

18:18:39 From Susan Eaton to Everyone : Camarillo Homeless Housing Community formed at a decommissioned military facility. It is a large group of housing with medical facilities, local bus service, rehabilitated older units and family area in newer LEED certified housing. It felt like Park Newport where I live and love where I live.

18:22:04 From Susan Eaton to Everyone : Camarillo is in Long Beach.

18:23:11 From Mary Ann Soden to Everyone : I wish I could stay for this entire meeting, but cannot tonight. Here are my two cents. The plan appears to propose zoning a whopping 9,957 dwelling units to meet the 4845 allocation. That is not in the best interest of the City. Plan definitely needs reduction of the DU within the sight plane over Newport Center to ensure the zoning is compliant with that municipal commitment. Consideration of housing partnerships with affordable housing non profits to build what is needed and required, not 3217 above mod units that are not responsive

to the FHNA allocation. I'll follow up further online. Thank you.

18:24:46 From Jenna Tourje to Everyone : Thank you, Mary Ann! We are glad you could join tonight and are looking forward to your input online

18:25:04 From Christian Mendez (K&W) Technical Support to Everyone : To find the draft Housing Element, copy and paste this link into your browser: www.newportbeachca.gov/DraftHEUpdate

18:26:24 From Sonja Trauss to Everyone : I have q.s specifically about section 3

18:26:56 From Sonja Trauss to Everyone : Particularly about the map on page 70, figure 3-8

18:27:14 From Christian Mendez (K&W) Technical Support to Everyone : Hi Sonja, we will have an opportunity for questions in a few minutes

18:34:14 From Christian Mendez (K&W) Technical Support to Everyone : To find the draft Housing Element, copy and paste this link into your browser: www.newportbeachca.gov/DraftHEUpdate

18:41:09 From Christian Mendez (K&W) Technical Support to Everyone : Technical Support: Hello, everyone. If you have any technical issues during today's workshop, please send me (Technical Support) a private message describing your issue. I will help diagnose the problem.

18:53:50 From Herman Basmaciyan to Everyone : Herman Basmaciyan

18:54:01 From Christian Mendez (K&W) Technical Support to Everyone : To find the draft Housing Element, copy and paste this link into your browser: www.newportbeachca.gov/DraftHEUpdate

18:54:10 From Dorothy Kraus to Everyone : Question: Does the "overlay" for Newport Mesa include Banning Ranch? So, some of 347 low/very low, 86 mod units would be zoned on Banning Ranch? If yes, how many? Thank you.

18:58:58 From Herman Basmaciyan to Everyone : Is my understanding correct that the City has to show the capacity for accommodating these units, not necessarily make sure that the units are constructed? What happens if no developer comes in to construct the units? Are there any consequences? Will this plan require an environmental review and require that it is consistent with all other elements of the General Plan?

19:00:27 From Herman Basmaciyan to Everyone : The preceding questions are from Herman Basmaciyan.

19:07:07 From Sonja Trauss to Everyone : RHNA is a minimum, so if Newport Beach produces more housing and exceeds its RHNA, that's great, all the better. California has a housing shortage.

19:07:35 From John Loper to Everyone : Is there a reason why there are no plans for new housing in the Coastal Zone? Such as the Peninsula. Are there some sites that could be redeveloped?

19:07:45 From Christian Mendez (K&W) Technical Support to Everyone : To find the draft Housing Element, copy and paste this link into your browser: www.newportbeachca.gov/DraftHEUpdate

19:22:51 From Dorothy Kraus to Everyone : Jenna/Jim, will the City respond to each public comment submitted regarding the Draft HE update? Thank you.

19:22:58 From Glenn Hellyer to Everyone : Thanks to staff for presenting a plan to accomplish the RHINA goals

and recognized that NB is showing good faith in providing new housing stock.

19:33:51 From Glenn Hellyer to Everyone : Again thanks to Staff for recognizing ADUs as the low hanging fruit opportunity for increasing much needed housing stock. Why would the incentives take 2 years to employ?

19:36:49 From karen martin to Everyone : will this recording be available on the website?

19:37:45 From Jenna Tourje to Everyone : Hi Karen - the recording will be available this week on www.NewportTogether.com

19:37:54 From Jenna Tourje to Everyone : including a transcript of the chat as well

19:43:01 From John Loper to Everyone : would this be something as 5% very low, 5% low and 5% mod income levels?

19:44:02 From Glenn Hellyer to Everyone : Would the Inclusionary program be voluntary with density bonus as opposed to mandatory?

19:45:02 From John Loper to Everyone : thank you

19:47:50 From Christian Mendez (K&W) Technical Support to Everyone : To find the draft Housing Element, copy and paste this link into your browser: www.newportbeachca.gov/DraftHEUpdate

19:48:27 From Christian Mendez (K&W) Technical Support to Everyone : To find more information on the project, copy and paste this link into your browser: www.newporttogether.com.

19:49:05 From Charles Klobe to Everyone : The final draft will go to the City Council for a vote to submit, modify and submit, or revisit and submit nearer to the date it is due. It takes four City Council Members to advance this or another version. You will note that there has been no direct answer to the max possible units question. Estimates have run over 20,000 new apartments. Newport Beach land prices do not support single family homes or condos as affordable. This is about high density, high rise apartment construction only. There are alternative approaches that the City has chosen not to pursue. If you think the City should seek alternate ideas, please write to the City Council Members and ask them to slow this process down and visit alternate ideas.

19:50:06 From Dorothy Kraus to Everyone : will we get a response from city for our comments like what's done with either

19:50:46 From Dorothy Kraus to Everyone : Thank you.

19:51:23 From Dorothy Kraus to Everyone : will comments be made public?

19:52:11 From Dorothy Kraus to Everyone : comments in response

19:55:56 From Glenn Hellyer to Everyone : Thank you all!

19:57:10 From Susan De Santis to Everyone : Thank you!

19:57:17 From Christian Mendez (K&W) Technical Support to Everyone : To find the draft Housing Element, copy and paste this link into your browser: www.newportbeachca.gov/DraftHEUpdate

C.4 Community Workshop 5 Materials

This section contains the summary and chat responses from the virtual Community Workshop 5. Comments were received in the chat box and verbally during the meeting. Video recording of the workshop and verbal comments are available at https://www.newporttogether.com/.

C.5 Community Workshop 6 Materials

This section contains the summary and chat responses from the virtual Community Workshop 6. Comments were received in the chat box and verbally during the meeting. Video recording of the workshop and verbal comments are available at https://www.newporttogether.com/.

C.6 Online Community Survey

This section contains the summary of survey results.

[UPDATE AS WE PROCEED]

C.7 Planning Commission Study Session

This section contains the meeting minutes and materials provided at the study session. All recordings, agendas, and minutes can be found on the City's website at https://www.newportbeachca.gov/government/data-hub/agendas-minutes
.

C.8 City Council Study Sessions

This section contains the summary presentations and minutes for Study Sessions before the City Council occurring in 2021. All recordings, agendas, and minutes can be found on the City's website at https://www.newportbeachca.gov/government/data-hub/agendas-minutes

C.9 HEUAC Meetings

This section contains the meeting minutes and public comments for each meeting held up to February 3rd, 2021. All recordings, agendas, and minutes can be found on the City's website at https://www.newportbeachca.gov/government/data-hub/agendas-minutes/housing-element-update-advisory-committee.

CITY OF NEWPORT BEACH
HOUSING ELEMENT UPDATE ADVISORY COMMITTEE MINUTES
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE

WEDNESDAY, JULY 1, 2020
REGULAR MEETING – 6 P.M.

I. CALL MEETING TO ORDER – 6 p.m.

II. WELCOME, INTRODUCTIONS AND ROLL CALL

MEMBERS PRESENT: Chair Larry Tucker, Jeffrey Bloom, Susan DeSantis, Paul Fruchbom, Elizabeth Kiley, Geoffrey LePlastrier, Stephen Sandland, Ed Selich, Debbie Stevens, (Ex Officio Member) Mayor Will O'Neill

MEMBERS ABSENT: None

Staff Present: City Manager Grace Leung, Community Development Director Seimone Jurjis, Deputy Community Development Director Jim Campbell, Principal Planner Jaime Murillo, Senior Planner Ben Zdeba, City Traffic Engineer Tony Brine, Administrative Support Technician Amanda Lee

Chair Tucker welcomed everyone to the inaugural meeting of the Housing Element Update Advisory Committee (HEUAC). The Housing Element Update process begins with the State determining the number of housing units that agencies must plan for over the ensuing planning period.

Mayor O'Neill thanked committee members for their service to the City. The Council spent quite a bit of time in December 2019 and January 2020 thinking about how to address the Housing Element Update. Committee members were selected for specific reasons, including their background and expertise. In 2019, the Council talked to residents to ensure it understood what residents were looking for. Given the size and scope of the Housing Element, the Council will need to engage stakeholders. Finding the number of housing units will be incredibly difficult and will likely be divisive. At the beginning of the year, the Council adopted an approach to object to the State's mandate legally and politically/legislatively and to comply with the mandate. The goal for the HEUAC is to find a way for the City to comply or to explain why the City cannot comply with the mandate. Technically, the Southern California Association of Governments (SCAG) has not provided a certified number of housing units required for this planning cycle. SCAG has requested the California Department of Housing and Community Development (HCD) grant extensions for all municipalities. HCD has not responded. Indications are HCD will deny the request; however, enforcement will be extremely difficult. The City has been working with Senator John Moorlach and Assembly Member Cottie Petrie-Norris. In reference to his role on the HEUAC, Mayor O'Neill explained that he represents the Council, but he cannot speak for the Council without a majority vote on a topic. He may offer his personal opinion and present a topic or question to the Council.

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Jim Mosher hoped any conflicts of interest would be handled transparently given committee members' expertise in real property development and HEUAC's recommendations to the Council regarding the use of real property. If people are paid to attempt to influence committee members' opinions, they are regarded as lobbyists and should register with the City.

IV. CURRENT BUSINESS

a. Three-Pronged Strategy of City Council and Focus of the Committee

Recommended Action: No action taken

Chair Tucker reported the City is working legislatively and with other agencies to better define the Regional Housing Needs Assessment (RHNA) number and credits that can be applied to the number.

Community Development Director Seimone Jurjis advised that the City has engaged with multiple State agencies. SCAG has issued a draft RHNA number of 4,832 housing units for the City. The Mayor has written letters to SCAG opposing the methodology and to HCD requesting clarification. State law requires the City to permit accessory dwelling units (ADUs), but HCD's guidelines do not provide sufficient credits for ADUs to meet RHNA numbers. Staff has drafted legislative changes, and Assembly Member Petrie-Norris has introduced legislation that defines RHNA credits and provides guidelines for substantial evidence. The City needs to build a coalition to support the bill and will appeal its RHNA numbers.

Chair Tucker indicated the City has to identify sites where residential development could occur and prepare an Inventory of Sites. The Tax Assessor's parcel number for each property must be listed on the Inventory. The certified number of RHNA units and credits will not be known for some period of time. Any political efforts to reduce housing units will likely occur late in the process.

Chair Tucker invited the public to comment.

Jim Mosher noted HEUAC's purpose and responsibilities do not include a complete focus on RHNA numbers. HEUAC is more of a forum for public input. The General Plan Update Steering Committee (GPUSC) attempted to conduct outreach and research, which could inform HEUAC's discussions. HEUAC should obtain input from the people who will be impacted by the need for housing as well as developers.

David Tanner suggested HEUAC direct the public as to how it can help HEUAC achieve its goals. He requested an update regarding staff's efforts to expedite the processing of the Housing Element amendment, specifically an exemption from the California Environmental Quality Act (CEQA), to affect the Greenlight provision or Measure S.

Mayor O'Neill noted that Still Protecting Our Newport (SPON) submitted the same request as Mr. Tanner. The City has requested State Representatives sponsor legislation to exempt or at least expedite the CEQA process for a Housing Element Update. The sole purpose of the City's request was to try to meet the timing aspects of the Housing Element Update. The representatives declined the request.

Chair Tucker advised that he raised the issue of a CEQA exemption with the GPUSC in order to emphasize that HCD's schedule would be difficult to meet and if an EIR had to be prepared then additional time would be needed to complete a Housing Element Update. With respect to Mr. Mosher's comments, the resolution directs HEUAC to make any recommendations it believes necessary. To begin the compliance process, HEUAC will need to identify sites. Greenlight will not change the Committee's work, but rather will merely add one more layer of approval, a public

vote, after the Committee, Planning Commission and City Council complete their work. Therefore, Greenlight is outside HEUAC's purview.

In response to a committee member's question, Deputy Community Development Director Jim Campbell understood a housing project that is approved but not completed before June 30, 2021 may be counted towards the City's RHNA numbers. Currently, there is no information regarding counting live-aboards towards RHNA numbers. Staff will provide HEUAC with a tally of housing units.

Committee Member DeSantis noted SCAG has joined the San Diego Association of Governments and the Sacramento Area Association of Governments to sign a letter to the Governor and HCD to push back on the schedule. The Governor or the Legislature can change the timeline for the Housing Element Update, but HCD cannot. HCD recently extended the timeline for the local assistance program by six to eight months.

b. Discuss Methods to Identify Possible Housing Opportunity Sites

Recommended Action: Discuss procedures for (i) identifying and contacting owners of potential housing opportunity sites; (ii) discuss approach to encouraging sites that could enable affordable housing in whole or in part; and (iii) prioritizing sites in case the RHNA requirements are lower than currently anticipated

Chair Tucker related that there may be underutilized or vacant parcels in the City that can be opportunity sites. Newport Center, the west Newport area, and the Airport Area will be opportunity sites. He noted that in GPUSC community workshops, participants favored placing housing in Newport Center, the Airport Area, the area near Hoag Hospital, Banning Ranch, and the former landfill in Newport Coast. HEUAC will have to review each parcel in areas that might provide opportunity sites. The standard for opportunity sites is land that is suitable and available (feasible). Determining whether a parcel is available will require some technical analysis. Determining whether a parcel is suitable will be decided by the full Committee and will require public input. HEUAC will form a subcommittee to analyze sites to see how the process will play out. Anyone with ideas for potential opportunity sites should contact staff or committee members.

Committee Member Fruchbom added that feasibility means economically feasible.

Chair Tucker noted the City is required to plan for development, not to ensure sites are developed. State law states a municipality that plans to use non-vacant land for more than 50 percent of lower-income RHNA requirements has to provide substantial evidence that there are no impediments to the use of the property in order to claim credit for the property.

In reply to Committee Member Kiley's query, Chair Tucker advised that HEUAC will review recent housing applications that were not developed. The first step is to identify sites where development is feasible. If sites are feasible, HEUAC will consider their suitability. The hot topic for the community will be which sites are suitable for housing.

In answer to Committee Member Sandland's inquiry, Chair Tucker agreed that his memorandum proposed HEUAC rank opportunity sites. He did not believe the State would reduce the RHNA numbers materially. However, if the City cannot comply with the RHNA numbers and the State does reduce the numbers, the Council can use the ranking of sites by the Committee and supporting information rather than having to start the process again.

Committee Member DeSantis believed community input on a range of scenarios will be important when HEUAC prioritizes sites. The Orange County Business Council's in-fill capacity study focused on capacity within Orange County for additional housing development. Perhaps HEUAC can invite the study author to present information about changing market trends and the study's results.

Chair Tucker invited the public to comment.

Jim Mosher remarked that the public may not be familiar with committee members, which could be a problem if committee members want to engage with the public. He hoped committee members would have open minds. The infeasibility of the former landfill site is not obvious.

Chair Tucker indicated if development of the former landfill site was feasible, someone would have developed it by now.

An unnamed resident provided an unrelated comment about the COVID-19 pandemic.

c. Formation of Affordable Housing Subcommittee and Opportunity Sites Subcommittee

Recommended Action: Form an affordable housing subcommittee and a housing opportunity sites subcommittee to divide up workload

Chair Tucker reviewed the City's RHNA numbers by income level and stated he thought that three committee members had expertise in development of affordable housing. It was his hope that an affordable housing subcommittee would be able to educate HEUAC regarding choices.

Mayor O'Neill advised that Committee Members Bloom and Fruchbom have experience with affordable housing.

Chair Tucker proposed Committee Members Selich and Sandland form a housing opportunity sites subcommittee, which will analyze sites for feasibility. HEUAC will form a subcommittee for outreach in the future.

Jim Mosher asked if the affordable housing subcommittee will propose revisions to the goals and policies of the Housing Element and engage people living in or seeking affordable housing. Chair Tucker reported the purpose of the subcommittee is to assist HEUAC in understanding the financing and tax aspects of affordable housing and how the City can seek as many new affordable units as possible while still complying with RHNA. The subcommittee will not review the existing Housing Element regarding affordable housing from the vantage point of people living in or seeking affordable housing.

Mayor O'Neill suggested the City not only needs to zone for affordable housing, but hast to think it will actually happen. The question of whether the required number of affordable housing units can be constructed given the cost of land is legitimate. The Council needs to know if it is possible. If it is not possible, the Council needs to know the amounts of a subsidy and incentives that could achieve more affordable housing. The Council will need a primer on affordable housing and an explanation of what is needed to achieve affordable housing.

In response to Committee Member DeSantis' question, Chair Tucker stated programs that involve larger employers in the City to incentivize affordable housing is outside HEUAC's purview, although

he noted that is something that Committee Member DeSantis might want to discuss directly with the City Council.

Chair Tucker invited the public to comment. Seeing no one wishing to comment, he moved, seconded by Committee Member Selich, to appoint Committee Members Bloom and Fruchbom and Chair Tucker to the affordable housing subcommittee and Committee Members Selich and Sandland and Chair Tucker to the housing opportunity sites subcommittee.

AYE:	Tucker, Bloom, DeSantis, Fruchbom, Kiley, LePlastrier, Sandland, Selich, Stevens
NO:	None
ABSTAIN:	None
ABSENT:	None

d. Discuss Agenda Items for Next Meeting
Recommended Action: No action taken

Chair Tucker requested agenda items for a CEQA project description, a definition of substantial evidence, and an outreach process.

In reply to Committee Member Selich's query, Principal Planner Jaime Murillo advised that the proposed recommendations for substantial evidence were taken from the initial legislative amendments.

Chair Tucker invited the public to comment.

Charles Klobe suggested committee members may be confronted by folks who need a planning incentive to make affordable housing work. Residents may be resigned to the RHNA number, but they may not accept the City granting a subsidy or incentive that the resident has to pay for. HEUAC may not find enough sites to comply with the requirements, but the State will be hard pressed to impose fines for not trying.

V. COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

Committee Member DeSantis requested the author of the in-fill capacity study address HEUAC regarding development trends and data from the study relevant to Newport Beach.

Committee Member Sandland requested staff advise HEUAC regarding the consultant's work and how the consultant's work will affect HEUAC's work.

In answer to Committee Member Bloom's question, Chair Tucker indicated HEUAC will receive information about housing units entitled or permitted before June 30, 2021.

Community Development Director Jurjis recommended a presentation from the consultant regarding HCD's guidelines and information HCD is seeking.

VI. ADJOURNMENT – 7:36 p.m.

Next Meeting: July 15, 2020, 6 p.m. in the City Council Chambers.

CITY OF NEWPORT BEACH
HOUSING ELEMENT UPDATE ADVISORY COMMITTEE MINUTES
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE

WEDNESDAY, JULY 15, 2020
REGULAR MEETING – 6 P.M.

I. CALL MEETING TO ORDER – 6 p.m.

II. WELCOME AND ROLL CALL

MEMBERS PRESENT: Chair Larry Tucker, Jeffrey Bloom, Susan DeSantis, Paul Fruchbom, Elizabeth Kiley, Geoffrey LePlastrier, Stephen Sandland, Ed Selich, Debbie Stevens

MEMBERS ABSENT: (Ex Officio Member) Will O'Neill – arrived at 6:31 p.m.

Staff Present: Community Development Director Seimone Jurjis, Deputy Community Development Director Jim Campbell, Principal Planner Jaime Murillo, Senior Planner Ben Zdeba, City Traffic Engineer Tony Brine, Administrative Support Specialist Clarivel Rodriguez

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Deborah Allen, Harbor View Hills Community Association President, questioned the rationale of holding a public meeting on such an important topic in light of the coronavirus and suggested the City fight the State regarding the timing of the Housing Element Update.

Jim Mosher asked if the City would defend voters' disapproval of the Housing Element Update in a court because a provision of AB 1063 authorizes a court to order the Housing Element Update approved if the City submits it timely but final approval is delayed due to a local requirement for voter approval.

Philip Bettencourt believed consultants Kimley-Horn and LSA would serve the City well and appreciated the substantial materials provided to the public.

Dorothy Kraus hoped members of the Housing Element Update Advisory Committee (Committee) would introduce themselves and noted the foremost objective of the Committee is to serve as a public forum as stated in the Council resolution forming the Committee.

David Tanner inquired about the City's strategy to successfully update the Housing Element and public involvement in the process.

Chair Tucker advised that Committee members would introduce themselves later in the meeting. The Committee will serve as a forum for public comments. The Council needs a draft Housing Element Update to consider and possibly adopt if it chooses to comply with the California Department of Housing and Community Development's (HCD) requirements. With respect to AB 1063, if thresholds are met and a Measure S vote is required, there will be a further approval process for Council actions. Measure S means the electorate can decide whether to proceed.

IV. CONSENT CALENDAR

a. Minutes of July 1, 2020
Recommended Action: Approve and file

Chair Tucker noted his and Mr. Mosher's revisions.

Chair Tucker moved, seconded by Committee Member Selich, to approve the minutes of the July 1, 2020 meeting as amended by himself and Mr. Mosher.

AYE:	Tucker, Bloom, DeSantis, Fruchbom, Kiley, LePlastrier, Sandland, Selich, Stevens
NO:	None
ABSTAIN:	None
ABSENT:	None

V. CURRENT BUSINESS

a. Overview of Project Schedule
Recommended Action: No action; receive presentation from Kimley-Horn on the tentative project schedule and discuss as necessary.

David Barquist, Kimley-Horn & Associates, reported the State of California has imposed deadlines on all Metropolitan Planning Organizations (MPO), and the Southern California Association of Governments (SCAG), the MPO for Newport Beach, has imposed deadlines on all jurisdictions within its region. The Housing Element planning period extends from October 15, 2021 to October 15, 2029, and the Housing Element due date is October 15, 2021. The October 15, 2021 due date may be delayed for up to six months. Legislative action is required to extend the due date. The State provides the Regional Housing Needs Assessment (RHNA) allocations. The RHNA process includes development of allocations, an appeal period, and final adoption of the allocations at SCAG. Because of a number of issues, the State postponed the appeal period for up to 120 days, and the final allocations may not be approved until the end of 2020. In order to update the Housing Element, the City is assuming the draft allocation will be its final allocation. The baseline analysis, which will extend through October 2020, includes a demographic housing profile, a constraints and resources analysis, analysis of fair housing issues, and a review of the performance of the prior Housing Element. Drafting of the Housing Element will extend through February 2021. The public review period will extend from March through July 2021. A draft Housing Element will be submitted to HCD for compliance review in June 2021. HCD has 60 days to review the draft Housing Element. During that review, HCD staff and City staff can and will communicate regarding issues. Staff anticipates public hearings will be held in September or early October 2021 in order to comply with the adoption deadline.

Committee Member Sandland requested the fiscal analysis, Task 7.3, begin prior to February 2021.

In response to Chair Tucker's questions, Mr. Barquist advised that the market analysis will be conducted by Keyser Marston Associates. The analysis will look at the implications of growth as it relates to the fiscal model prepared by a prior City consultant. It will determine the cost dynamic for such things as future opportunities for growth, affordability levels, and the rental market versus the owner market. Task 2.2, development of housing plan, is the policy component of the Housing Element, and work on it will occur along with Task 2.4, draft Housing Element. A draft Housing Element could be ready for presentation by November 2020, but work and analyses may be

presented to the Committee prior to November. The project description is scheduled for an extended time period because there could be some issues with sites and decisions may affect the project description. Before the Environmental Impact Report (EIR) process begins in earnest, the project description should be accurate. The scoping meeting is typically held just after the notice of preparation is issued, but it can be held earlier or later in the process. The scoping meeting will define the bounds of the project for the public. The Initial Study, notice of preparation, and public process to begin the EIR is meant to focus on specific environmental issues.

In reply to Committee Member Selich's inquiries, Mr. Barquist indicated the EIR public review period is generally the final two months of the process. The public review period will be determined by the hearing dates before the Planning Commission and City Council. The public review period could occur between June and September 2021.

In answer to Committee Member DeSantis' query, Mr. Barquist related that the length of a Housing Element Update process depends on the jurisdiction and outreach and collaboration opportunities. The average process extends for 12-16 months. The COVID situation, the nature of outreach, and potential legislative changes will influence the length of the process. The proposed schedule is feasible.

In response to Committee Member Sandland's question, Mr. Barquist stated funding and financing opportunities for affordable housing are part of the requisite analysis for the Housing Element. The analysis will consider existing local programs and regional, state, federal and private programs for affordable housing. A summary of the programs will be provided to the Committee.

In reply to Committee Member DeSantis' inquiries, Mr. Barquist noted the area subject to the VMT analysis will be determined in the next few weeks and will be shared with the Committee. October or November may be too early to have information from VMT analyses.

In answer to Committee Member Stevens' query, Mr. Barquist advised that a baseline assessment is part of the Housing Element policy. Committee Member Stevens suggested including the baseline environmental study as a separate task. The scoping meeting should be held during the public comment period for the Initial Study and notice of preparation.

Jim Mosher agreed that the scoping meeting seems to be scheduled late in the process. He inquired about the City's position regarding the SoCal Connect Plan. He wanted to know what the public review draft, Item 2.6, would be and how long the review period would be.

David Tanner stated under normal times, the Housing Element Update process would extend over two years. The schedule is unrealistic. If it is realistic, there will not be any public participation. The schedule shows very little public involvement. He requested inclusion of Measure S in the schedule because Measure S will be required. He asked why the City is pursuing legislation that will exempt Measure S from a vote.

Chair Tucker assumed the consultant prepared the schedule based on the due date. The process will include public input. The Committee's task is to complete a draft Housing Element. Measure S is not within the Committee's purview.

b. Lessons Learned from Prior Outreach and Discussion of Future Outreach
Recommended Action: No action; receive presentation from staff on previous outreach efforts under the now dissolved General Plan Update Steering Committee and discuss future outreach efforts.

Senior Planner Ben Zdeba reported a major product of the General Plan Update Steering Committee was branding for the overall General Plan Update effort. Public engagement disclosed that the Land Use and Housing Elements were two of the most important elements for the community. A public workshop was held in each Council district on different days. More than 600 people were engaged in person and online during those workshops. One lesson learned from the prior outreach is engaging the public on such a complicated matter is not easy. The prior process developed a list of shared community values. Early in the process, outreach focused on community values and a vision statement. Approximately 400 people attended a kickoff event. The first workshop garnered the highest attendance with 68 people, and a workshop in December garnered the lowest attendance with 8 people. Workshops included an exercise for participants to map locations for housing. A large amount of housing was placed in the Airport Area, Banning Ranch, the Hoag area, Newport Coast, and Fashion Island/Newport Center. Some housing was scattered around the City and placed in boats off the coast.

Chair Tucker advised that he attended five of the seven workshops and found the usual community members at the workshops. An Outreach Subcommittee will be appointed, but engaging the community is difficult.

Mildred Perez, Kennedy Commission, suggested the City engage community organizations early in the process to discuss meeting the housing needs of low-income people and to engage low-income communities. The Kennedy Commission would like to assist with public outreach.

David Tanner remarked that the questions asked at the workshops reflected the consultant's view and not the public's view. He requested a discussion of the numerous impacts to the General Plan from housing laws.

Dorothy Kraus suggested advertising begin now for the Housing Element Update, perhaps through a banner on the City's homepage and announcements on social media platforms.

Committee Member Stevens noted the pandemic, the closure of City Hall, and misconceptions are impediments to outreach.

Committee Member DeSantis believed outreach would probably not be in person; therefore, different strategies and technologies will be needed.

c. Overview of Current Housing Opportunity Sites, HCD Guidebook for Site Selection Criteria and Substantial Evidence
Recommended Action: No action; receive presentation from Kimley-Horn and staff regarding current housing opportunity sites inventory of the Housing Element as well as the current site selection criteria pertaining to the update. The discussion should also touch on what "substantial evidence" means.

Nick Chen, Kimley-Horn, reported sites are suitable for residential development if zoned appropriately and available for residential use during the planning period. Approximately half of the City's RHNA allocation is designated for very-low-income and low-income housing. HCD's

memorandum is generally oriented toward meeting the lower-income need. The analysis of sites begins with units entitled after the start of the projection period, June 30, 2021, which can be counted towards the RHNA allocation. Next are the most available or the easiest to develop sites, also known as vacant sites, but vacant sites are not a readily available resource in Newport Beach. Next in the analysis are non-vacant or underutilized sites, which are sites currently zoned for residential or other uses that are deemed, based on substantial evidence, re-developable for affordable housing within the planning period. New guidance states if 50 percent or more of the allocation is fulfilled with non-vacant or underutilized sites, there is an impediment to housing development and further evidence must be provided, evidence such as past performance in developing these types of sites or market analysis. The City is not responsible for development of sites, but for providing an environment for development of sites. Creative measures or alternative methods, such as accessory dwelling units, can be used to fulfill the allocation. HCD's memorandum provides methods for anticipating the number of accessory dwelling units that can be counted toward the allocation. Boats as housing units may be an alternative method. Development has to result in no net housing loss, and any loss of units has to be accounted for in the Housing Element and sites analyses. Fair housing and the equitable distribution of housing has to be addressed and analyzed. The HCD memorandum defines substantial evidence as facts, reasonable assumptions or expert opinion that can be supported by facts.

In reply to Committee Member Fruchbom's query, Mr. Chen advised that if the analysis shows that fulfilling a requirement is infeasible, staff would have to discuss with HCD next steps and an approach for addressing the situation.

Chair Tucker commented that locating affordable units on the coast will result in fewer units than locating them near Hoag or the airport. Equitable distribution will be a challenge. Mr. Chen explained that equitable distribution ensures units are not concentrated in lower resource areas. All census tracts in Newport Beach are likely high resource areas. Chair Tucker noted the Airport Area is zoned for a different school district. HCD suggests a jurisdiction vary its development standards if it cannot generate sufficient affordable units. At some point, increased density becomes counterproductive. Landowners' decisions to redevelop their properties will be driven by economics.

In response to Committee Member LePlastrier's inquiry, Principal Planner Jaime Murillo explained staff's development of the sites inventory prepared for the 2006 General Plan Update. Staff included justification for the sites being legitimate opportunity sites. The Airport Area provided the greatest opportunity for housing, followed by Newport Center, Mariners Mile, and a few smaller sites. More analysis is needed to determine sites that can accommodate lower-income units. State law provides that if a site can accommodate at least 30 dwelling units per acre, it is presumed the site can accommodate lower-income housing. The Airport Area is the only area in the City with that minimum density. The Airport Area requires a minimum 10-acre site, and the City implemented a housing overlay exempting a development with at least 30 percent affordable units from the site requirement. Lower-income housing sites are concentrated in the Airport Area, but it is a high resource area. Unfortunately, development projects have reduced the number of lower-income units that can be developed in the Airport Area.

Committee Member Kiley remarked that because of the proximity to employment and transportation, the Airport Area is the logical location for affordable housing. In answer to her query, Principal Planner Murillo related that staff is looking at the possibility of accessory dwelling units (ADU) qualifying as affordable units. The potential for development of ADUs in the City is great. SCAG is developing pre-approved methodologies to count ADUs regionally. At the time of

permitting, property owners complete a questionnaire indicating the rent for an ADU, and in some cases the ADUs can be counted as low-income housing units.

In answer to Committee Member Fruchbom's question, Principal Planner Murillo explained that in the Airport Area the minimum density is 30 units per acre and the maximum is 50 units per acre. Staff used 30 units per acre and parcel size to develop the realistic capacity for the Airport Area. The actual capacity of the Airport Area is closer to 4,000 units. Staff did not consider 60 or 80 units per acre because the General Plan does not allow such high densities.

Chair Tucker recalled the Mayor's letters to legislators regarding credit for ADUs. Public opinion seems to be split as to whether ADUs will be developed.

In response to Committee Member DeSantis' inquiries, Principal Planner Murillo believed the Committee will explore the potential for redeveloping existing land uses as housing. Changes in retail business models and the pandemic may provide justification for redevelopment of sites as housing.

Chair Tucker indicated surface parking lots are being redeveloped for other uses. The Sites Subcommittee is exploring all possibilities and hopes to find sites on the perimeter of town.

In reply to Committee Member Sandland's inquiry, Principal Planner Murillo reported the Newport Crossings project with 350 units and Uptown Newport project with approximately 600 units have been entitled, but they have not been submitted for plan check. As such, it is likely they will be counted towards the City's RHNA allocation for the upcoming cycle. Unfortunately, the units that can be counted will be moderate or above-moderate-income units because the lower-income components have been completed. Staff will prepare a list of projects and units for the next meeting.

Jim Mosher commented that the vast majority of opportunity sites identified in 2013 have not been redeveloped during the current planning period, but some of the areas that have been redeveloped with housing were not identified as housing opportunity sites. The Committee may want to know the number of ADUs to which the safe harbor provisions of the HCD memo refer. Locating housing on the County's portion of Banning Ranch may not be a good idea because of the requirements to annex the property and to assume the County's RHNA allocation for the site.

Deborah Allen indicated the community strongly supports locating 4,800 units on the periphery of the City.

David Tanner requested clarification of the viability under the new regulations of opportunity areas previously shown on the General Plan and not developed. Current laws allow each residential property owner within the City to construct an ADU on his property. More than 40,000 ADUs could be built within the City.

Dorothy Kraus inquired about preparation of a baseline number of units that have been built and the remaining capacity and about the Coastal Commission's review of opportunity sites in the Coastal Zone and the impact of the Coastal Commission's review on the October 2021 deadline.

Chair Tucker advised that opportunity sites within the Coastal Zone are not under consideration presently.

Deputy Community Development Director Jim Campbell explained that the City has a robust GIS database of density. Much of the under-built density is located on R-2 properties. Staff has not created any summaries but has created maps, which have been provided to the consultant for evaluation of the current baseline. Staff will work with HCD to develop projections for ADUs and work with the community to increase development of ADUs. Redeveloping single-family homes on R-2 lots as duplexes may be an untapped resource for housing units, but it could be difficult to justify to HCD because staff would have to assess the amount of redevelopment over the next eight years based on a nonexistent program.

In response to Committee Member Kiley's inquiry, Deputy Community Development Director Campbell related that staff would like to count existing, unpermitted ADUs. However, HCD might take the position that existing ADUs are not a net increase in housing. The City may need to develop policies and programs to promote permitting of existing unpermitted ADUs and redevelopment on R-2 parcels so that HCD will accept the housing units.

d. CEQA Project Description

Recommended Action: No action; receive presentation from staff on the project description as it pertains to compliance with the California Environmental Quality Act (CEQA) and discuss as necessary.

Deputy Community Development Director Campbell reported the environmental review will be programmatic. The CEQA analysis will be based on discrete geographies and specific densities, which are the fundamental components of a project description. This approach to a programmatic environmental review will likely result in an EIR that reflects more impacts than what will be approved. There will not be an opportunity to change the project description to match the final inventory.

In reply to Chair Tucker's questions, Deputy Community Development Director Campbell explained sites may be removed from the inventory if they are not feasible or do not meet legal definitions, but sites cannot be added to the inventory. The project scope may be larger than the final sites inventory. Amendments to the Circulation Element may require environmental review and analysis. Policies added to the Housing Element and Land Use Element may need to be evaluated. The project description has to be broader than potential sites. Many components will need to be analyzed before preparation of the EIR begins. The sites inventory will be specific while areas of interest can be fairly broad. Sites will be considered in parallel to preparation of the EIR. Staff and the consultants will prepare a project description and present it to the Committee for review and action. Meanwhile, the Committee will be reviewing potential sites. A Statement of Overriding Considerations is a possibility even if the RHNA allocation is fulfilled. While Level of Service has been replaced with Vehicle Miles Traveled, a Level of Service analysis will be needed to properly plan for intersections and to ensure housing fits as best it can within projections.

In answer to Committee Member DeSantis' inquiry, Deputy Community Development Director Campbell indicated staff will attend SCAG's workshop regarding a new tool for the site inventory.

In response to Committee Member Fruchbom's query, Deputy Community Development Director Campbell related that there has been talk about exempting the Housing Element Update from CEQA requirements so that jurisdictions can complete it on time. Staff will proceed under the assumption that the Housing Element Update is not exempt from CEQA requirements.

David Tanner stated the project description should not be developed by staff or consultants. The City's Traffic Phasing Ordinance will require a Level of Service analysis. There will be massive gridlock if ADUs are developed and RHNA numbers are met.

e. Subcommittee Progress Reports

Recommended Action: Receive verbal progress reports from both subcommittees and discuss as necessary.

Chair Tucker advised that the Affordable Housing Subcommittee discussed funding, financing, tax credits, subsidies, and rent restrictions for affordable housing. The challenge will be creating incentives that allow the construction of as much affordable housing as possible. At this time, achieving the RHNA allocations for affordable housing does not appear realistic.

Committee Member Fruchbom introduced himself as an affordable housing developer. The cost of providing an affordable unit in Newport Beach is higher than in many other cities, but state and federal regulations for affordable housing rents do not consider that fact. Tax credits generally do not provide sufficient income to construct the required number of affordable units. Because rents are high in Newport Beach, increasing the density to some economic limit creates more value for projects in Newport Beach than in an area with lower rents. Hopefully, the developer's profit from high-rent units will be sufficient to subsidize the affordable rents.

Committee Member Jeffrey Bloom introduced himself as the head of commercial lending for a regional bank. In addition, he oversees the bank's investment in low-income housing tax credits. Finding tax credit investments in higher-income areas is extremely difficult. Incentives are needed for developers to construct projects in high-income areas and allocate funds saved from that project to projects in less-costly areas.

Chair Tucker indicated the Sites Subcommittee began analyzing parcels in a portion of the Airport Area for potential opportunities. There are many large parking lots in the area; however, office buildings have the rights to park in those lots. The subcommittee will probably draft letters to the property owners. The Airport Area is limited to 550 infill units, but that number will probably change.

Committee Member Selich introduced himself as a housing developer and a former member of the Newport Beach City Council, Planning Commission, Affordable Housing Task Force, and Local Coastal Program Implementation Committee.

Committee Member Sandland introduced himself as a licensed architect and retired real estate developer, primarily in infill and reuse projects. He has served on the City Hall Design Committee and the Building and and Fire Board of Appeals. The Sites Subcommittee also discussed buildings that could be repurposed or demolished for a higher and better use and wrap and podium projects. For all of these projects, the property owner has to be willing to redevelop his property.

Committee Member LePlastrier introduced himself as a business adviser and a member of the Board for Olson Urban Housing.

Committee Member Kiley introduced herself as a commercial real estate appraiser.

Committee Member DeSantis introduced herself as a consultant for stakeholder engagement and advised that she has worked with the California Association of Realtors, as the Director of the State Department of Housing, and with an urban planning firm.

Committee Member Stevens introduced herself as an environmental consultant primarily for CEQA documents and as President of the Corona del Mar Residents Association.

Chair Tucker introduced himself as a former attorney for residential, retail and industrial real estate developers, an investor in commercial properties, and a former licensed real estate broker. He has also served on the Planning Commission, City Hall Design Committee, and Finance Committee.

Jim Mosher appreciated the introductions and the detailed subcommittee reports and hoped future agendas would include subcommittee reports.

f. New Subcommittee Appointments
Recommended Action: Appoint an additional opportunity sites subcommittee and appointment an outreach subcommittee.

Chair Tucker appointed Committee Members LePlastrier, Selich and Kiley to the Opportunity Sites Subcommittee for West Newport/Mesa and Committee Members DeSantis and Stevens to the Outreach Subcommittee.

Chair Tucker moved, seconded by Committee Member Selich, to confirm the appointments to the Opportunity Sites Subcommittee and the Outreach Subcommittee.

AYE:	Tucker, Bloom, DeSantis, Fruchbom, Kiley, LePlastrier, Sandland, Selich, Stevens
NO:	None
ABSTAIN:	None
ABSENT:	None

VI. COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

Chair Tucker did not believe a presentation of the 2018 Orange County Business Council study would be useful even though it is an interesting study. The study could be good support for a draft Housing Element Update.

VII. ADJOURNMENT – 8:41 p.m.

Next Meeting: August 19, 2020, 6 p.m. in the City Council Chambers.

CITY OF NEWPORT BEACH
HOUSING ELEMENT UPDATE ADVISORY COMMITTEE MINUTES
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE

WEDNESDAY, SEPTEMBER 2, 2020
REGULAR MEETING – 6 P.M.

I. CALL MEETING TO ORDER – 6 p.m.

II. WELCOME AND ROLL CALL

MEMBERS PRESENT: Chair Larry Tucker, Jeffrey Bloom, Susan DeSantis, Elizabeth Kiley, Geoffrey LePlastrier (remote), Stephen Sandland, Ed Selich, Debbie Stevens, (Ex Officio Member) Will O'Neill (arrived at 6:10)

MEMBERS ABSENT: Paul Fruchbom

Staff Present: Community Development Director Seimone Jurjis, Deputy Community Development Director Jim Campbell, Principal Planner Jaime Murillo, Senior Planner Ben Zdeba, City Traffic Engineer Tony Brine, Administrative Technician Amanda Lee

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

David Tanner inquired regarding the City's strategy for updating the Housing Element; the rationale for spending more than $2 million to update the Housing Element; a Greenlight election; and the City's involvement in AB 1063. He offered to explain an alternative strategy that would save the City time and money.

Jim Mosher noted there have not been agenda items to discuss the frequency of the Housing Element Update Advisory Committee (HEUAC) meetings or the consultant's work on the Environmental Impact Report (EIR). The Circulation Element Update has been delegated to the Planning Commission when the City Council charged the HEUAC with updating the Circulation Element.

Nancy Scarbrough asked if the City has applied for any planning grants offered by the California Department of Housing and Community Development (HCD).

Senior Planner Ben Zdeba reported the City has been awarded grants under the SB 2 planning grant program and the Local Early Assistance Planning (LEAP) grant program. The grant funds have been used to update the City's land management software.

Chair Tucker suggested the City Council is the appropriate body to consider Mr. Tanner's alternative strategy. The City Council has indicated a Greenlight vote will be held if the Housing Element Update triggers one. Chair Tucker believed a vote would be necessary. AB 1063 failed to receive the support necessary for advancing through the Legislature. The HEUAC will meet as needed and when necessary information is available. The HEUAC will receive updates regarding the environmental document. The decision has been made to delegate the Circulation Element Update to the Planning Commission.

Mayor O'Neill advised that the need for a Greenlight vote will not be known until the end of the update process.

IV. CONSENT CALENDAR

a. Review Minutes of the July 15, 2020 Meeting
Recommended Action: Approve and file the minutes of July 15, 2020

At Committee Member Sandland's request, Principal Planner Jaime Murillo clarified that the Newport Crossings project has been entitled, but it has not been submitted for plan check. Staff anticipates the project's housing units can be counted towards the City's Regional Housing Needs Assessment (RHNA) allocation for the upcoming cycle.

Committee Member Sandland requested the minutes reflect Mr. Murillo's clarification of comments in the fifth paragraph on page 6 and reflect Building and Fire Board of Appeals rather than Building and Life Safety Board of Appeals on page 8.

David Tanner asked the City to create a folder to store all public comments rather than including public comments in each agenda item.

Chair Tucker requested the incorporation of Mr. Mosher's correction of typographical errors and proper names.

Committee Member Sandland moved, seconded by Committee Member Selich, to approve the minutes of the July 15, 2020 meeting as amended.

AYE:	Tucker, Bloom, DeSantis, Kiley, LePlastrier, Sandland, Selich, Stevens
NO:	None
ABSTAIN:	None
ABSENT:	Fruchbom

V. CURRENT BUSINESS

a. Community Outreach Plan
Recommended Action: Review and discuss the draft outreach plan. Provide direction to staff on how to proceed.

David Barquist, Kimley-Horn & Associates, reported the purpose of the plan is to ensure community engagement is sustained throughout the planning process. The overall goal is to provide a transparent process that provides sufficient and varied opportunities for public participation. The plan can be adapted to respond to the COVID situation. The process chart depicts the planning phases and outreach activities for each phase. He summarized the use of Bang the Table, the online platform, and workshops; the HEUAC's and City Council's involvement; and opportunities for feedback regarding the EIR.

Committee Member DeSantis appreciated staff and the consultant incorporating the outreach subcommittee's comments in the plan. In response to her questions, Mr. Barquist recommended a four-week lead time to promote the initial workshop in October. Staff and consultants are working on the details of the workshop. A specific date in October has not been announced. Consultants will suggest technologies they feel are best for tasks. Bang the Table can be used for polling,

analysis, mapping, and many other activities and will be the base technology. Workshops will be recorded and available for the public to review and provide feedback.

In reply to Committee Member Stevens' inquiry, Senior Planner Zdeba advised that the website has been updated and is live. A member of the public has commented on the removal of the prior planning effort, and staff is working on returning it to the website. The website will be updated throughout the process.

In answer to Committee Member Sandland's queries, Mr. Barquist indicated the overall schedule and associated action items are being updated and will be provided to the HEUAC at or before its next meeting.

Chair Tucker remarked that the HEUAC needs to review and understand information about housing sites before it can provide direction regarding outreach. The HEUAC needs the information in order to obtain specific input from the public.

Deborah Allen, Harbor View Hills Community Association President, agreed with Chair Tucker's comments. The sites will be the issue for public comment. Notices of meetings and workshops should be provided to community associations and homeowners associations for distribution to the members.

Jim Mosher inquired regarding the anticipated deliverables from the workshops and the purpose of outreach. For outreach to be effective, the topic for public comment should be specific, and the input should have a meaningful effect on the outcome of the process. The HEUAC should consider better branding for the update effort. The number of community members who have used the outreach tools is probably small, and community familiarity with the tools is not sufficient reason to continue using the tools. Stakeholders should include potential future residents with low incomes.

David Tanner suggested the workshops be dialogs with the community such that the community helps draft the document. The schedule should be revised to accommodate a Greenlight election and Coastal Commission approval. None of the documentation refers to updating the Safety Element. Voters want to know the assumptions being used in modeling.

Nancy Scarbrough expressed concern about the timing of the outreach program. The content of workshops should be reviewed in advance to ensure the workshops will be productive and effective. Community input needs to be more than responses to questions.

Chair Tucker believed sites would drive discussions and community input. Hopefully, the outreach program will be designed to elicit input about sites. Stakeholders are residents, businesses, and owners of commercial properties where housing sites may be located.

Committee Member Stevens suggested a review of the housing sites subcommittee's work would help the public understand the complexities of selecting sites.

Committee Member DeSantis understood the community wants to know the location of housing sites and the effect of development at those sites on the look of the community. This will add another layer to the complexity of identifying sites.

Chair Tucker expected the look of potential developments to be a factor in decisions. In all likelihood, only a small number of sites could accommodate an all affordable housing project. The

majority of affordable units would likely be components of large, above-moderate-income development projects.

b. Subcommittee Progress Reports

Recommended Action: Receive verbal progress reports from all subcommittees and discuss as necessary.

Chair Tucker reported the sites subcommittee has reviewed sites in the Airport Area to determine possible sites for housing. He reviewed each of the sites and pros and cons for redeveloping the sites.

Committee Member Selich advised that limited housing opportunities are available in West Newport areas zoned for residential, medical office, and public facility uses. Housing may be possible in areas zoned for industrial/commercial uses and in areas containing mobile home lots.

Chair Tucker explained that a zoning overlay retains the current use and adds a new use. An overlay may be important for the east side of MacArthur Boulevard. Tenants of affordable housing pay rent, but the rent amount is based upon income. Incentives will be needed for the development of affordable housing.

Committee Member Kiley related that rezoning a one or two-story commercial building to residential could increase the utilization of the site, which may be preferable to the property owner. The cost of demolishing a commercial building from the 1970s and replacing it with housing could be less than remodeling the commercial building.

Jim Mosher believed the State allows housing with adequate sound attenuation in 65 dB areas. However, Noise Element Policy N 3.2 prohibits new residential development in 65 dB areas. A General Plan amendment has been noticed for the September 8 City Council meeting. The amendment would extend the existing overlay for housing into an area where housing is not allowed. He requested clarification of Committee Member Bloom's concept of incentives for development of projects in high-income areas.

Chair Tucker indicated developers could pay a fee for projects in high-income areas, and the fees would be used for affordable housing projects in areas with lower land costs.

In answer to Committee Member DeSantis' questions, Chair Tucker stated the HEUAC does not advise the Council regarding planning applications. If the Council approves the General Plan amendment, the HEUAC will have less to consider. The units have been incorporated into the roadmap.

c. Housing Element Sites Strategy

Recommended Action: Receive an overview of current projects in the development pipeline that can count towards the RHNA allocation and discuss strategies to identify housing opportunities.

Senior Planner Zdeba reported the City's draft RHNA allocation will be increased to 4,834 units. The roadmap is simplistic and does not include income designations. Entitled and unbuilt projects may be under construction but have not received a certificate of occupancy and will provide 1,136 units. Projects under review have not been entitled and could provide 878 units.

In reply to Chair Tucker's questions, Senior Planner Zdeba indicated the unit count for the Uptown Newport project pertains to Phase 2. Phase 2 will begin when TowerJazz's lease expires. Principal Planner Murillo explained that the Newport Crossings project was approved under the Newport Place affordable housing overlay. The overlay allows housing development up to 50 dwelling units per acre subject to design review only. To qualify for housing under the overlay, the developer has to commit to providing a minimum of 30 percent of units at the low-income level. The developer has received a density bonus in exchange for low-income housing. This is the first application to utilize the overlay. Plans have not been submitted for plan check. The Airport Area has a maximum development limit of 2,200 units, but most of those units have to be developed through the conversion of commercial floor area. Five hundred fifty infill units are also allowed. The Residences at 4400 Von Karman project is utilizing 260 of those infill units. The developer received a density bonus for providing very-low-income units. The Newport Village project complies with minimum commercial standards and maximum residential standards and is currently under review. The project does not seek more intensity than is allowed.

Committee Member Kiley suggested the RHNA allocation and business closures caused by COVID may provide an opportunity to amend the General Plan to support more residential and less commercial space in mixed-use projects.

In answer to Mayor O'Neill's queries, Principal Planner Murillo explained that if a project is permitted and built prior to June 30, 2021, the units in the project will be credited to the current cycle. The guidelines state the cutoff date is the date of entitlement, permitting, or issuance of a certificate of occupancy. Staff relies on the date a certificate of occupancy is issued. The Newport Crossings project has been entitled but has not obtained permits. The Uptown Newport project is subject to a Development Agreement.

Senior Planner Zdeba advised that 781 units from the 2014-2021 Housing Element inventory could count if they comply with the guidelines for the current cycle. The number of units does not include any units at Banning Ranch because annexation probably could not occur prior to the deadline.

In response to Committee Member Sandland's inquiry, Senior Planner Zdeba indicated the 781 units are based on the realistic development capacity of the existing inventory and do not include sites slated for redevelopment. He agreed to provide a tabulation of the units.

Senior Planner Zdeba described alternatives to new construction as preservation of existing affordable units and conversion of market-rate units to affordable units. The guidelines limit the number of alternative units to 25 percent of the City's very low and low-income requirements. Mobile home units can be identified as committed and preserved for affordable housing, but the 55-year minimum affordability term may be a deterrent to property owners taking that action.

In reply to Chair Tucker's queries, Senior Planner Zdeba stated realistically 12 units could be preserved within the timeframe for the current cycle. Chair Tucker believed there are few opportunities to achieve the 594 units.

Senior Planner Zdeba related that 1,000 units is an aggressive target for the production of accessory dwelling units (ADUs). With the changes in State law, the production of ADUs is much easier. To achieve this number, the City would have to commit to promoting ADUs, monitoring ADU production, and being held accountable should 1,000 units not be achieved. The ADU target number is open for discussion.

In response to Chair Tucker's inquiries, Senior Planner Zdeba indicated there would be consequences for failing to achieve 1,000 ADUs. State law does not allow the imposition of new or existing private restrictions on ADUs.

Senior Planner Zdeba explained that the City could commit to a rezoning program that would account for shortfalls in achieving goals.

In answer to Committee Member Sandland's questions, Senior Planner Zdeba advised that the beginning of the planning period is June 30, 2021. None of the goals include potential units at Banning Ranch. Principal Planner Murillo reported live-aboards with permanent utility hookups can count towards the allocation. Moorings in Newport Harbor do not provide permanent utility hookups and cannot count.

In reply to Committee Member Selich's queries, Senior Planner Zdeba reported the number of units obtained through rezoning could be 445 if the other goals are achieved. Staff has not analyzed the number of units from the existing inventory to suggest a realistic number of units that could be achieved. The assumptions for existing inventory sites, alternatives to new construction, and ADUs will affect the target for rezoning.

Committee Member Bloom remarked that the net number of needed units is 2,009 absent income restrictions. With income restrictions, the target for low-income units is about 3,300 units. Approximately 6,200 units will be needed to satisfy the income restrictions. Principal Planner Murillo related that only 88 of the 1,136 units entitled and unbuilt are lower-income units. Staff needs to present the number of units per income category for each target.

In answer to David Tanner's question, Chair Tucker stated the HEUAC will attempt to find sufficient sites to accommodate housing. If the HEUAC cannot accomplish that, it will report it to the Council. Mr. Tanner suggested the HEUAC ask staff and consultants about the strategy if the allocation cannot be fulfilled. He inquired about opportunities for public input in the roadmap.

Jim Mosher remarked that the HEUAC is not envisioning all affordable housing projects. The goal for low and very-low-income units is more than 2,000. To achieve 2,000 units, the number of overall units will have to be more than 4,834. The City Council has asked the Harbor Commission to review live-aboards, perhaps with the idea of counting them towards the RHNA allocation. The Harbor Code prohibits houseboats.

Chair Tucker reported approximately 2,400 units in the lower affordability range are required. If market-rate housing projects can include no more than 20 percent affordable housing, 12,000 housing units will be needed to provide 2,400 affordable units.

Mayor O'Neill recalled the Council's direction for three paths: providing a compliant Housing Element, pushing back legislatively, and pushing back legally. The Council will consider an appeal and legal options when it receives the formal RHNA allocation. The Council's legislative efforts ended when the bill it supported died. Completing the Housing Element Update in 14-15 months is not possible. The expectation for the HEUAC is to find as much compliance as possible and make recommendations to the Council. The Council will then review its options.

In reply to Committee Member Selich's question, Principal Planner Murillo advised that a rezoning program, if needed, would be contained in the Housing Element that the City Council adopts. The City will have three years to complete rezoning, which could include General Plan amendments. A

Greenlight vote would not occur until rezoning and associated General Plan amendments are proposed. A Greenlight vote and Coastal Commission approval are not needed to submit the Housing Element to HCD.

Committee Member DeSantis remarked that affordable housing does not have to be achieved through inclusionary requirements only. The HEUAC can explore other methods to achieve affordable housing that will not increase the number of overall units. A housing trust fund and mortgage programs are examples of such methods. Newport Beach employers could be interested in contributing to a housing trust fund for workforce housing.

Chair Tucker commented that the HEUAC will need to document and describe the reasons it cannot meet the RHNA allocation, if that occurs.

Mayor O'Neill referred to the City's efforts to subsidize permanent supportive housing, which could aid compliance with the RHNA allocation.

Mary Ann Soden encouraged the HEUAC to consider nonprofit and affordable housing partners to build affordable housing.

In answer to Committee Member Sandland's question, Chair Tucker indicated he is working with staff to draft a letter to property owners regarding redevelopment of their properties.

d. Appointment of an Additional Sites Subcommittee
Recommended Action: Appoint an additional sites subcommittee.

Chair Tucker moved, seconded by Committee Member Selich, to establish an Additional Sites Subcommittee composed of Chair Tucker and Committee Members Selich and Stevens.

AYE:	Tucker, Bloom, DeSantis, Kiley, LePlastrier, Sandland, Selich, Stevens
NO:	None
ABSTAIN:	None
ABSENT:	Fruchbom

VI. COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

Chair Tucker requested details of affordable housing.

VII. ADJOURNMENT – 8:39 p.m.

Next Meeting: October 7, 2020, 6 p.m. in the City Council Chambers.

CITY OF NEWPORT BEACH
HOUSING ELEMENT UPDATE ADVISORY COMMITTEE MINUTES
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE

WEDNESDAY, OCTOBER 7, 2020
REGULAR MEETING – 6 P.M.

I. CALL MEETING TO ORDER – 6 p.m.

II. WELCOME AND ROLL CALL

MEMBERS PRESENT: Chair Larry Tucker, Jeffrey Bloom, Susan DeSantis, Paul Fruchbom (remote), Geoffrey LePlastrier, Stephen Sandland, Ed Selich, Debbie Stevens

MEMBERS ABSENT: Elizabeth Kiley (excused), (Ex Officio Member) Will O'Neill

Staff Present: Community Development Director Seimone Jurjis, Deputy Community Development Director Jim Campbell, Principal Planner Jaime Murillo, Senior Planner Ben Zdeba, Administrative Support Specialist Clarivel Rodriguez

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Jim Mosher noted the City Council has amended the General Plan and approved a development agreement for a developer to build housing that does not require low-income or very-low income units on property adjacent to the Airport. Allowing all developers to do this would result in the need to find locations for up to 49,000 units to achieve quotas for affordable housing.

Nancy Scarbrough commented that the Circulation Element had been delegated to the Planning Commission without a Council vote or public awareness. She wanted to know when and where that decision was made and whether staff or consultants have begun work on updating the Circulation Element.

IV. CONSENT CALENDAR

a. Minutes of the September 2, 2020
Recommended Action: Approve and file the minutes of September 2, 2020

Chair Tucker indicated Mr. Mosher has provided a minor correction.

Chair Tucker moved, seconded by Committee Member Selich, to approve the minutes of the September 2, 2020 meeting as presented.

AYE:	Tucker, Bloom, DeSantis, LePlastrier, Sandland, Selich, Stevens
NO:	None
ABSTAIN:	Fruchbom
ABSENT:	Kiley

V. CURRENT BUSINESS

a. Subcommittee Progress Reports

Recommended Action: Receive verbal progress reports from all subcommittees and discuss as necessary.

Chair Tucker reported the sites subcommittees for the Airport Area and West Newport Mesa have completed their reviews, and staff has posted the subcommittees' notes to the website. The site subcommittee for the remainder of the City is awaiting information from staff. The goal is to have the subcommittee's review complete and its notes posted prior to the next HEUAC meeting and the workshop.

Senior Planner Ben Zdeba advised that the information should be available for the subcommittee the following week.

Chair Tucker explained that the sites subcommittees graded each site as feasible, potentially feasible, or infeasible. Feasible sites have physical characteristics that may allow housing development. Infeasible sites appear not to have the ability to accommodate housing. Potentially feasible sites may accommodate housing, but the subcommittee could not make a determination based upon current information. After public input, the HEUAC will decide if a parcel is suitable for housing.

Committee Member Sandland requested staff maintain a tabulation of the number of acres and potential units the sites could generate in each category. Deputy Community Development Director Jim Campbell advised that staff will maintain a tabulation of the acreage of the sites and could provide a range of densities or unit yields at different densities.

In response to Deputy Community Development Director Campbell's query, Chair Tucker explained that the HEUAC should determine sites are suitable for housing prior to staff contacting the property owners. The subcommittees have no decision-making authority. Deputy Community Development Director Campbell expressed concern because the HEUAC would receive public input prior to making a decision, and public input would occur over a number of months. Staff should contact property owners sooner rather than later to learn of their interest in building housing on their properties. In addition, staff should probably contact more property owners than the HEUAC identifies in order to gather additional information about sites. Chair Tucker expected the workshops to provide public input regarding the sites that could accommodate housing. The October 20, 2020 workshop could provide input for the HEUAC to consider in its October 21 meeting. The HEUAC will review sites in the Airport Area and West Newport Mesa on October 21 and the rest of the City on November 4. By November 4, the HEUAC should have enough input for staff to begin contacting property owners. Deputy Community Development Director Campbell did not believe the October 20 workshop would consider specific sites; therefore, the HEUAC would not have public input regarding specific sites for its October 21 meeting.

Jim Mosher requested a more logical numbering system for the parcels and suggested the HEUAC webpage contain a list of subcommittees, subcommittee members, and the task of each subcommittee.

Chair Tucker related that the numbering system was provided to the subcommittee, and the subcommittee did not change it.

Deputy Community Development Director Campbell indicated the webpage could be updated to include a list of subcommittees.

Dorothy Kraus remarked that the lack of a response to Ms. Scarbrough's comments about the Circulation Element leaves an unsettling feeling. She inquired about the rationale for deeming the Road and Track building as infeasible when the underlying zoning for the parcel is residential.

Chair Tucker explained that he made a recommendation to staff and the Mayor that the Planning Commission update the Circulation Element as it has experience with traffic matters and HEUAC members do not. He was not privy to how the decision occurred.

Committee Member Selich advised that the subcommittee was informed that the Road and Track building is undergoing remodeling for a private school's educational offices. With the school's investment in the building, the subcommittee felt it was infeasible for housing. In addition, a major portion of the parking lot for the building is in the public right-of-way for the extension of 15th Street.

Deputy Community Development Director Campbell reported several years ago the Hearing Officer granted an extension of the nonconforming office use for Kobe's project at the Road and Track site. Pacifica Christian School is making similar investments and extending that nonconforming privilege. Changing zoning on the site from residential to commercial would require a General Plan Amendment. Also, the shape and size of the parcel makes a residential development on the site challenging. In order to include the site in the Housing Element Update, the City needs reasonable evidence that the site could change land uses during the planning period.

Chair Tucker appreciated Ms. Kraus' input as the type of input the HEUAC wants to receive.

b. Strategy for Public Input on Sites

Recommended Action: Discuss and provide direction on how to best seek public input on the housing opportunity sites inventory.

Chair Tucker wanted to receive quality input regarding the suitability of sites listed in the subcommittees' notes. Following the October 20 workshop, the HEUAC will review feasible and potentially feasible sites, hear public input provided at the workshop, and determine sites suitable for housing. HEUAC review of sites in the Airport Area and West Newport Mesa will be scheduled for October 21, and sites in the remainder of the City will be scheduled for November 4.

In response to Chair Tucker's question, David Barquist, Kimley-Horn and Associates, advised that the City has the right to adopt a Housing Element as it sees fit, but the City has to abide by State law. If the City adopts a Housing Element that does not comply with statutory requirements, the State will not certify the Housing Element. There are some challenges to self-certifying a Housing Element. In his opinion, the community's desires and statutory requirements should be considered equally. Chair Tucker understood penalty provisions contained in recent legislation apply pressure on cities to achieve their RHNA allocations. Mr. Barquist could provide the HEUAC with relevant legislation.

Chair Tucker did not want the public to participate in the engagement process and then feel as though the HEUAC ignored its input. He read the Code section regarding public participation.

c. Outreach Plan Update

Recommended Action: Receive an overview of the outreach plan efforts, including information on the schedule moving forward and the upcoming October 20 virtual workshop and the November 16 virtual workshop for the Circulation Element Update.

Mr. Barquist reviewed opportunities for community engagement, which include digital engagement, committee/advisory meetings, in-person or virtual workshops, online video presentations, and webinars. The first community workshop is scheduled for October 20, 2020, will be held online, and will be interactive without a presentation. Engagement opportunities will be available through the website and HEUAC meetings

Senior Planner Zdeba related that 36 people have registered via Zoom for the October 20 workshop. The community was notified of the workshop through email blasts and Nextdoor posts. The community may register for the workshop on the website. A Circulation Element kickoff workshop is scheduled for November 16, 2020.

In response to Committee Member DeSantis' inquiries, Mr. Barquist emphasized the interactive nature of the October 20 workshop. The workshop will include lessons learned from prior outreach efforts, the context for RHNA, a series of activities, and next steps. Scenario building or modeling with different densities will occur after the October workshop. Vehicle miles traveled (VMT) and circulation will be part of the analysis. Mitigation measures for VMT impacts and many other topics will be part of community education.

In answer to Committee Member Stevens' question, Mr. Barquist stated the Lego exercise will not be repeated as staff has clearly directed the consultant team not to repeat activities. The workshop will focus on locations within areas of the City.

Chair Tucker remarked that if the HEUAC cannot achieve the RHNA allocation during the update process, sites will be selected based on their ability to provide housing units, which is not a good planning method.

Committee Member DeSantis referred to a letter from Olen Properties. Visioning is not reviewing individual sites but preparing a realistic model for an area based on available sites and the development community's input regarding feasibility.

In reply to Committee Member Selich's query, Mr. Barquist explained that during the workshop, participants can respond to polls and share their ideas.

Jim Mosher hoped the workshop will have some form. He expressed concern about having to provide information to Zoom in order to register for the workshop. He inquired whether workshops would be recorded and posted on the website. He requested clarification of the Circulation Element workshop and the center column of the chart for outreach opportunities.

Charles Klobe commented that without State and Federal subsidies, the City will not find enough sites to accommodate 49,000 housing units, which will include the required number of affordable housing units. The HEUAC should decide it will submit an incomplete Housing Element. He suggested staff reach out to coastal cities in the same position as Newport Beach and develop a regional coalition to approach the State.

Dorothy Kraus expressed confusion regarding the role of the outreach subcommittee in obtaining public input on sites. The HEUAC seems to be glossing over Committee Member DeSantis' comments regarding visioning. The Outreach Plan and the websites are confusing and do not relate to each other.

Chair Tucker advised that Committee Members DeSantis and Stevens form the outreach subcommittee. They coordinate the outreach program with staff and consultants in order to obtain meaningful public input. The City can fight its RHNA allocation or update the Housing Element to achieve the allocation. If individuals feel the City should fight the allocation, they should address the City Council.

Deputy Community Development Director Campbell indicated the workshops will be recorded and posted on the website. A detailed script or agenda of the workshop is not ready for publication. Zoom registration requires a name and email address. Staff will update the City Council on October 13, 2020, but currently no other meetings with the Planning Commission or City Council have been scheduled.

Chair Tucker requested the workshop script be provided to the outreach subcommittee for comment. The affordable housing subcommittee is awaiting information from Principal Planner Jaime Murillo.

Committee Member DeSantis noted Orange County has a housing trust fund, and cities may create a local fund to subsidize housing units.

Senior Planner Zdeba explained that the Circulation Element webinar is listed at the top of the chart.

In response to Committee Member Sandland's question, Deputy Community Development Director Campbell clarified that workshops and webinars will allow the community to participate through chat and polling features.

Chair Tucker recommended the workshop include an announcement of the HEUAC's schedule for reviewing sites in the Airport Area, West Newport Mesa, and the remainder of the City.

d. Affordable Housing Compliance

Recommended Action: Receive an overview of what "affordable housing" means in the context of Orange County, as well as the new affordable housing requirements related to the housing opportunity sites inventory. Discuss strategies for compliance.

Mr. Barquist defined affordability as the ability to pay based on income and housing cost. Affordability is based on median family income (MFI), which is calculated by the Department of Housing and Urban Development (HUD) for each county. Orange County's MFI of $103,000 is high in comparison to many counties in the state. RHNA assumes a family of four individuals. The Housing Element is required to identify sites by income category. Affordability for a site is generally based upon the density allowed for the site. According to the State, 30 dwelling units per acre is the default density for affordable units. Sites can accommodate more than one income category. The Department of Housing and Community Development (HCD) recommends a 15-30 percent buffer for additional dwellings to cover no net loss.

In reply to Committee Member Selich's questions, Mr. Barquist indicated the City would have to find sites to accommodate affordable housing that a developer does not build on a site designated for affordable housing. Staff will track affordable housing sites and construction of affordable housing. A subsidy could be a policy solution for construction of affordable housing.

Chair Tucker advised that most sites in Newport Beach are non-vacant, which is required for housing in the lower-income range. Therefore, the substantial evidence rule will come into effect.

In answer to Chair Tucker's query, Mr. Barquist explained that different strategies and methods can encourage property owners to redevelop their land.

Committee Member Selich remarked that the City cannot provide enough incentives, fee reductions, or bonus programs to make up the deficit of constructing affordable housing.

Committee Member Fruchbom related that coastal cities have the most difficulty providing affordable housing because their rents are higher than countywide rents, on which RHNA requirements are based. He calculated a developer's loss in constructing a hypothetical one-bedroom apartment unit at 50-60 percent AMI in Huntington Beach and in Newport Beach. According to his very rough estimation, a bond measure levying $6,000 on every man, woman, and child in Newport Beach could provide funding for affordable housing. Theoretically, it is possible for tax credits and cheap land to fill a developer's deficit, but the demand for tax credits is immense. The City could offer increased density in exchange for affordable units. In the past, he surveyed the City for sites that could accommodate a development with affordable housing and found only one site, City-owned land near the maintenance yard.

Chair Tucker questioned whether the State would accept a Housing Element that utilizes strategies to achieve affordable housing allocations, regardless of the success of the strategies.

Committee Member Selich expressed concern regarding the no net loss requirement.

Chair Tucker suggested the no net loss requirement will have to be covered through an overlay that requires affordable housing as part of a residential development.

In response to Committee Member DeSantis' inquiry, Mr. Barquist stated the City could use in-lieu fees to construct affordable housing in other cities. Committee Member DeSantis noted UCI has a fund for silent second mortgages on affordable housing. The City of Livermore and the County of Marin are subsidizing mortgages to attract residents. Chair Tucker added that UCI is subsidizing affordable housing located on UCI's property. He questioned whether the State would accept affordable housing built in another city.

Mr. Barquist clarified that the Housing Element contains courses of actions that should achieve the RHNA allocation. The specific details of those actions do not have to be included in the Housing Element. To obtain affordable housing, the City could provide incentives or streamline permitting for accessory dwelling units (ADU), increase densities, create affordable overlay zones, promote the preservation of existing affordable units, or promote the conversion of market-rate units to affordable units.

In reply to Committee Member Sandland's questions, Mr. Barquist explained the City's ability to count affordable units when their affordable covenants, which are set to expire, are renewed. Deputy Community Development Director Campbell reported the current Housing Element

contains a list of project sites subject to affordable covenants. Staff has registered with the State to receive notice prior to the expiration of covenants. Theoretically, the City could negotiate with property owners to pay for an extension of the covenants. Staff has contacted property owners where the covenants were about to expire, and all property owners have rejected offers to extend the covenants. Senior Planner Zdeba indicated covenants on 12 properties will expire during the 2021-2029 planning cycle.

In answer to Committee Member Selich's query, Mr. Barquist related that the no net loss requirement applies to the entire RHNA allocation.

Chair Tucker commented that staff and consultants will provide the HEUAC with alternatives for affordable units. The HEUAC will likely consider an inclusionary fee.

Mr. Barquist indicated HCD considers whether the Housing Element meets the spirit and intent of the law and substantially complies with the law. Staff can discuss potential programs and strategies with HCD prior to completing the Housing Element.

Committee Member DeSantis suggested salaries for Newport Beach jobs should be prominent in the workshop discussion so that the community can relate to residents of affordable housing

Jim Mosher suggested staff clarify the statement that HCD considers a density of 30 units per acre as suitable for affordable housing and the application of that density to the Newport Airport Village project.

Deputy Community Development Director Campbell reported a site identified for affordable housing must have a density of 30 units per acre. He recommended the Housing Element reflect the number of affordable units proposed for the Newport Airport Village project rather than the maximum number of units that could be built on the site. His recommendation would apply to the Newport Crossings project and any remaining development in the Uptown Newport project.

e. RHNA Appeal Filing-Council Item for October 13
Recommended Action: Receive and file.

Chair Tucker remarked that the appeal lists retail commercial and industrial properties without describing economic constraints on converting those properties to residential uses. He has submitted language addressing that issue to staff. In determining the number of housing units needed, the State did not consider the availability of land for housing.

Jim Mosher stated other cities will appeal their allocations and make arguments similar to Newport Beach's arguments.

Deputy Community Development Director Campbell advised that a draft letter has been included in the meeting packet and will be presented to the City Council on Tuesday along with a request to authorize an appeal. The Southern California Association of Governments (SCAG) will convene its litigation committee, which could mean SCAG is considering litigation regarding RHNA.

In answer to Committee Member DeSantis' query, Principal Planner Murillo reported the deadline to submit an appeal is October 26, 2020. A 45-day comment period will follow the deadline. Once the comment period expires, SCAG will hold hearings, which are estimated to last four to six weeks.

The appeal process is expected to conclude in late January or early February 2021. At that time, cities will have their final RHNA allocations.

VI. COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

Chair Tucker requested a presentation by the Kennedy Commission and a discussion of the appropriate time for staff to contact property owners about building housing on their properties.

Committee Member DeSantis' requested a presentation by Renaissance Housing, an affordable housing developer. Chair Tucker suggested that occur when the Affordable Housing Subcommittee has information to share.

Committee Member Sandland requested Mr. Barquist provide an updated outreach schedule by October 21, 2020.

VII. ADJOURNMENT – 8:23 p.m.

Next Meeting: October 21, 2020, 6 p.m. in the City Council Chambers.

CITY OF NEWPORT BEACH
HOUSING ELEMENT UPDATE ADVISORY COMMITTEE MINUTES
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE

WEDNESDAY, OCTOBER 21, 2020
REGULAR MEETING – 6 P.M.

I. CALL MEETING TO ORDER – 6 p.m.

II. WELCOME AND ROLL CALL

MEMBERS PRESENT: Chair Larry Tucker, Jeffrey Bloom, Susan DeSantis, Elizabeth Kiley, Geoffrey LePlastrier, Stephen Sandland, Ed Selich, Debbie Stevens

MEMBERS ABSENT: Paul Fruchbom, (Ex Officio Member) Will O'Neill (excused)

Staff Present: Community Development Director Seimone Jurjis, Deputy Community Development Director Jim Campbell, Principal Planner Jaime Murillo, Senior Planner Ben Zdeba, City Traffic Engineer Tony Brine, Administrative Support Specialist Clarivel Rodriguez

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Jim Mosher remarked that a loophole in the Housing Crisis Act allows people to merge lots and demolish multifamily housing if the new development is limited to a single unit, which seems contrary to the intent of the Housing Crisis Act.

IV. CONSENT CALENDAR

a. Minutes of the October 7, 2020 Meeting
Recommended Action: Approve and file the minutes of October 7, 2020

Chair Tucker advised that Mr. Mosher has suggested some minor corrections to the October minutes.

Chair Tucker moved, seconded by Committee Member Selich, to approve the minutes of the October 7, 2020, meeting with Mr. Mosher's revisions.

AYE:	Tucker, Bloom, DeSantis, Kiley, LePlastrier, Sandland, Selich, Stevens
NO:	None
ABSTAIN:	None
ABSENT:	Fruchbom

V. CURRENT BUSINESS

a. Presentation by The Kennedy Commission
Recommended Action: Receive a presentation from Cesar Covarrubias of The Kennedy Commission followed by brief questions and answers.

Chair Tucker indicated The Kennedy Commission is an affordable housing advocacy group that was founded in 2001. The Housing Element Update Advisory Committee (HEUAC) is interested

in hearing about strategies, policies, and incentives that will result in affordable housing development.

Cesar Covarrubias shared information regarding median home price, household income, affordability, and Regional Housing Needs Assessment (RHNA) allocations for Orange County. Two cities in Orange County have specific policies for affordable housing and have met their RHNA allocations in the very-low-income and low-income categories. Overlays and specific plans can encourage housing as part of mixed-use developments. Institutional and church campuses are potential sites for mixed-use concepts. The Surplus Land Act, a mixed-income housing ordinance, an affordable housing strategic plan, housing opportunities zoning or an overlay, and an affordable housing land trust support affordable housing. The Veterans and Affordable Housing Bond Act, the No Place Like Home program, the Orange County Housing Finance Trust/JPA, the Orange County Housing Trust, the Orange County Housing Bond 2020, and the Mental Health Services Act can be used to fund affordable housing.

Chair Tucker commented that there are areas in the City where property owners may be enticed to build housing on their properties. Policies that relax development standards and increase allowed density can encourage housing development, but at some point increased density makes construction costs infeasible.

Mr. Covarrubias suggested incorporating the City's housing objectives into an overlay or zoning change. Changes to the State Density Bonus Law may result in more affordable housing. Office buildings can be redeveloped with a more intense and intentional use. Adopting policies and programs for affordable housing is essential to the development of affordable housing.

In answer to Committee Member Sandland's question, Mr. Covarrubias advised that The Kennedy Commission is reviewing the potential for housing located in areas such as Banning Ranch and portions of the Airport Area located within the 65 dB CNEL contour. Planning growth around existing uses is challenging but doable.

In reply to Committee Member DeSantis' query, Mr. Covarrubias indicated he is aware of cities discussing agreements to use funding from one city to build affordable housing in the other city. However, he did not anticipate such agreements would work well because of each city's need to fulfill its allocation for low and very-low-income housing.

In response to Committee Member Stevens' comment, Mr. Covarrubias remarked that if amenities are located close to housing, residents will probably make fewer vehicle trips.

b. Orange County Mayors' Letter to the Southern California Council of Governments (SCAG)
Recommended Action: Receive and file.

Chair Tucker felt the Mayors' letter could be more fruitful in reducing RHNA allocations than other approaches. The public should be aware of the letter.

Jim Mosher inquired regarding the reasons for the Mayors of Dana Point and San Clemente not signing the letter.

c. Subcommittee Progress Reports

Recommended Action: Receive verbal updates from each subcommittee, as appropriate.

Chair Tucker reported that the subcommittee for opportunity sites in the remainder of Newport Beach met the prior day, and a report will be scheduled for the next HEUAC meeting. The affordable housing subcommittee will review different approaches to obtain affordable housing at different income levels and may craft an inclusionary plan.

d. October 20, 2020 Virtual Housing Workshop Recap

Recommended Action: Receive an overview of the first virtual housing workshop and discuss any takeaways. Provide feedback or direction to staff and the consultants on any changes or considerations for future workshops.

David Barquist, Kimley-Horn and Associates, reported 72 people participated in the workshop. Analysis of feedback provided during the workshop is underway, and a report will be available via the Newport Together website. Engagement occurred during the workshop and will continue online. During the workshop, members of the public inquired about a no housing response to questions. In light of the draft RHNA allocation for Newport Beach, the consultant team does not believe a no housing response is practical. In subsequent stages of outreach, the team can explore the most appropriate locations for growth and development and different types of housing. The public can view the workshop and provide feedback on the Newport Together website.

In reply to Committee Member Stevens' question, Mr. Barquist advised that the team will explore methods to obtain public input for individual opportunity sites during both in-person and virtual meetings. Committee Member Stevens remarked that the interactive portion of the workshop was easy and a good start to obtaining public feedback.

Committee Member DeSantis suggested future virtual workshops include more opportunities for two-way communication. The presentations and polling were well done. The workshop could have been longer to allow more dialog with the community. She emphasized the importance of creating visions for opportunity areas while reviewing parcels in the areas. Mr. Barquist noted the difficulty of sustaining the public's attention for an extended period of time. Engagement will build and improve as the schedule progresses. The team is working with the City's Public Information Officer to distribute information to the community through different avenues. The public and committee members can assist by sharing links and posts to meetings and information.

Deborah Allen, Harbor View Hills Community Association President, advised that she discussed the workshop with seniors at OASIS, a number of whom attended the workshop, and neither the seniors nor she felt the technology was easy to use or the workshop encouraged community input. The input may have been too structured for a community that is accustomed to voicing their opinions. Questions have to have a no project response. If the goal is to obtain community input, the public has to be allowed to express opinions.

Nancy Scarbrough noted 18 of those present for the workshop were staff and committee members. The inability to converse was extremely frustrating. Future workshops need to be more interactive with the public.

Jim Mosher concurred with comments regarding the lack of two-way communication. The workshop did not mention HEUAC meetings, and the website does not list all HEUAC meetings.

Adriana Fourcher felt the workshop was not collaborative. In-person meetings with small group discussions should be possible. She had some difficulty participating in the polling and did not believe her responses were counted. Input from the business community is needed.

Melanie Schlotterbeck, representing Olen Properties, expressed disappointment with the repetition of information during the workshop. She supported the use of breakout rooms during virtual meetings to allow individuals to comment. There has been no mention of new and innovative housing types and mixed-use development. Housing options need to include a range of sizes, prices, and affordability. The City needs a vision for the Airport Area.

Hoiyin Ip suggested community groups will help distribute information about meetings and workshops. One city in Orange County has been assessing in-lieu housing fees for many years.

David Tanner hoped the City would work with The Kennedy Commission to learn about the effects of affordable housing on public services. Staff is intentionally misinforming the public regarding the scope of the Housing Element Update by discussing only RHNA information.

Dorothy Kraus remarked that workshop participants were the usual group who attend or participate in public meetings. Staff and the consultants need to use more traditional means to notify the public about meetings.

Chair Tucker advised that the State has disrupted the City's planning process and shortened the time for a planning process. Staff has not intentionally misled anyone. Public comments have included some valid criticisms of the outreach process. The HEUAC is charged with preparing a plan to comply with State requirements. Consequently, no development is not an option.

Committee Member Stevens related that the City's Public Information Manager asked the outreach subcommittee to distribute information about the workshop, and the subcommittee sent emails to almost 1,000 people. The community may not be interested in planning efforts.

e. Sites Rundown: Airport Area

Recommended Action: Review the list of potential sites and discuss feasibility. Solicit input from the public on the list and the Committee's discussion.

Chair Tucker directed staff to begin contacting the owners of properties identified as feasible or potentially feasible for housing. He assumed members of the public would agree with the subcommittee's designations for sites as the public has expressed interest in locating housing in the Airport Area. He reviewed the subcommittee's consideration of parcels 43, 113, 37, 69, 95, 87, 23, 70, 80, 81, 111, 9, 24, 131, 135, 38, and 79 and the Saunders site.

Committee Member Sandland suggested the parcel numbers for the Saunders site should be provided. If the prohibition of housing in the 65 dB CNEL is relaxed, parcels 87 and 23 may be potentially feasible rather than infeasible. Chair Tucker indicated the subcommittee may reconsider designations for parcels located within the 65 dB CNEL if the prohibition is relaxed.

Committee Member Bloom commented that abandoning streets so that parcels may be combined would theoretically create more land and larger parcels. Parcels could be even more feasible for housing. Chair Tucker clarified the comment as abandoning private circulation rather than streets.

Jim Mosher did not recall the HEUAC agreeing with the subcommittee's approach of not considering parcels within the 65 dB CNEL. Based on the statement that the subcommittee is not considering parcels within the 65 dB CNEL at this time, he inquired when the subcommittee would consider those parcels. Chair Tucker suspected the subcommittee would consider those sites if all other sites do not provide sufficient housing to comply with the RHNA allocation or if someone proposes a project on a parcel within the 65 dB CNEL.

In reply to Chair Tucker's inquiry, Deputy Community Development Director Jim Campbell related that a policy in the Noise Element of the General Plan states parcels within the 65 dB CNEL are not appropriate for housing development. The Airport Land Use Commission would find housing development incompatible with the 65 dB CNEL.

Chair Tucker reviewed the subcommittee's consideration of parcels 51, 72, 88, 71, 91, 122, 52, 138, 77, 68, 106, 121, 19, 33, 117, 116, 119, and 120.

Adriana Fourcher remarked that the dB rating pertains to jet traffic. Noise studies are needed for small plane traffic because the departure pattern for small planes is over the parcels being considered for housing. Deputy Community Development Director Campbell advised that the noise contours are based on a composite of both runways and represent a 24-hour average of all aircraft traffic.

Chair Tucker reviewed the subcommittee's consideration of parcels 66, 67, 83, 61, 62, 63, 76, 16, 105, 47, 31, 13, 99, and 104. The subcommittee omitted parcels 39 and 89, which are located partially within the 65 dB CNEL. Parcel 39 is small, and the building on parcel 89 has been refurbished. Therefore, parcel 39 is infeasible and parcel 89 is feasible.

Committee Member Stevens expressed concern that airplane noise was last studied and the CNEL contours determined in 1985. Deputy Community Development Director Campbell indicated an update of CNEL maps is not on the horizon. Staff could discuss the topic with Airport Land Use Commission staff and provide a report to the HEUAC.

Chair Tucker reviewed the subcommittee's consideration of parcels 4, 1, 5, 6, 2, 3, 8, 9, 10, 11, 13-16, 17, 12, 37-42, 43-69, 70, and 71-76.

Adriana Fourcher advised that helicopters from a helicopter school and the Orange County Sheriff's Office fly over the area and beneath the departure pattern for small planes. A noise study is needed.

Chair Tucker reviewed the subcommittee's consideration of parcels 77, 78, 79, 80, 81, 82, 19, 20, 25-27, 31, 21-24, 28-30, 34-36, and 83.

Adriana Fourcher noted many property owners oppose the residential project proposed for the parking lot of Koll Center Newport.

Melanie Schlotterbeck, representing Olen Properties, indicated parcel 19 is an Olen Properties building and is not part of a residential project. The review of parcels focuses on site selection rather than the integration of sites with their surroundings. She questioned whether sites would be excluded if a property owner did not respond to a request for information. This is an opportunity for the City to partner with landowners and developers to enact a vision for the area. The focus on housing and not mixed uses is a lost opportunity to create a community. The Airport Area could

become a vibrant, walkable, bikeable, mixed-use, urban core that attracts a range of residents, incomes, and opportunities. She encouraged the HEUAC to create a vision for the Airport Area.

f. Sites Rundown: West Newport-Mesa

Recommended Action: Review the list of potential sites and discuss feasibility. Solicit input from the public on the list and the Committee's discussion.

Committee Member Selich noted the West Newport Mesa area contains medical office uses, mobile home parks, various densities of residential uses, older single-story industrial/commercial buildings, and a series of institutional uses. The subcommittee has discussed the need to preserve opportunities for smaller-scale industrial and service businesses and recommends a zoning overlay concept as some but not all parcels may convert to residential uses. It is important not to convert everything to residential in order to have a well-balanced land use plan. He reviewed the subcommittee's consideration of parcel 56 (Newport Health Care); parcel 27 (Ebb Tide); parcels 62 and 64 (Road & Track Building); parcel 63 (Coastline College); the private school site north of parcel 50; the City Utilities Yard; the City General Services Yard; parcels 36, 116, 123, and 182 (four mobile home parks); the area bordered by Superior, 15th, and Monrovia; the area bordered by Hospital Road, Placentia, and Superior; and parcels 12, 41, 42, and 49.

Commissioner Member Sandland suggested combining parcels 13 and 11 could result in a designation of potentially feasible. Perhaps staff could send a letter to the property owners inquiring about interest in building housing on the parcels. Committee Member Selich noted the demand for medical office buildings is high at the current time. Committee Member Kiley concurred with sending a letter as the owners can indicate no interest.

Chair Tucker advised that parcels 14 and 44 will be designated infeasible and parcels 13 and 11 will be designated potentially feasible.

Committee Member Selich reviewed the subcommittee's consideration of the small residential parcels between Dana and Flagship; parcels 3, 39, 48, 117, 124, and 228; parcels 74 and 122; parcels 24 and 40; parcels 17 and 51; parcels 2, 10, and 23; parcels 5-7, 9, 18-22, 26, 28, 29, 31-34, 36, 37, 46, 47, 53, 55, 60, 61, and 227; parcels 4 and 16; and parcels 50 and 59. The HEUAC may wish to consider contacting Hoag Hospital regarding construction of workforce housing in the area.

Deputy Community Development Director Campbell advised that the business located on parcel 47 has some air quality issues and has installed equipment to hopefully resolve the issues. Committee Member Stevens indicated the business has been reviewed for both ground and soil contamination. The cleanup requirements for industrial uses are different from the requirements for residential uses. The time and expense to clean up the site for residential uses may be prohibitive.

An unidentified speaker appreciated the suggestion to contact Hoag Hospital. The small amount of land available for construction is dismaying. The Mayors' letter may be the best approach to seek a reduction in the RHNA allocation.

VI. COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

Chair Tucker noted the subcommittee for housing sites in the remainder of Newport Beach will report at the next meeting. He requested a discussion of inclusionary zoning and fees.

Committee Member Sandland requested a discussion of large employers that could support housing.

VII. ADJOURNMENT – 8:53 p.m.

Next Meeting: November 4, 2020, 6 p.m. in the City Council Chambers.

CITY OF NEWPORT BEACH
HOUSING ELEMENT UPDATE ADVISORY COMMITTEE MINUTES
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE

WEDNESDAY, NOVEMBER 4, 2020
REGULAR MEETING – 6 P.M.

I. CALL MEETING TO ORDER – 6 p.m.

II. WELCOME AND ROLL CALL

MEMBERS PRESENT: Chair Larry Tucker, Susan DeSantis, Paul Fruchbom, Elizabeth Kiley, Geoffrey LePlastrier, Stephen Sandland, Ed Selich, Debbie Stevens, (Ex Officio Member) Will O'Neill

MEMBERS ABSENT: Jeffrey Bloom (excused)

Staff Present: Community Development Director Seimone Jurjis, Deputy Community Development Director Jim Campbell, Senior Planner Ben Zdeba, Administrative Support Specialist Clarivel Rodriguez

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Deputy Community Development Director Jim Campbell reported 47 of 197 jurisdictions located within the Southern California Association of Governments (SCAG) region have filed appeals of their Regional Housing Needs Assessment (RHNA) allocations. Eighteen agencies in Orange County filed appeals. Four agencies, including the City of Newport Beach, filed appeals against the City of Santa Ana. The City has sent a letter to SCAG trying to get sponsorship of legislation that will protect local jurisdictions subject to another agency's oversight.

IV. CONSENT CALENDAR

a. Minutes of the October 21, 2020 Meeting

Recommended Action: Approve and file the minutes of October 21, 2020

Chair Tucker noted Mr. Mosher has submitted corrections to the October 21, 2020 minutes.

Chair Tucker moved, seconded by Committee Member Selich, to approve the minutes of the October 21, 2020 meeting with Mr. Mosher's revisions.

AYE: Tucker, DeSantis, Fruchbom, Kiley, LePlastrier, Sandland, Selich, Stevens
NO: None
ABSTAIN: None
ABSENT: Bloom

V. CURRENT BUSINESS

a. Subcommittee Progress Reports

Recommended Action: Receive verbal updates from each subcommittee, as appropriate.

Chair Tucker advised that the affordable housing subcommittee met to discuss methods for financing and developing affordable housing projects. The subcommittee will prepare a report of potential incentives to generate affordable housing. The Housing Element Update Advisory Committee (HEUAC) may discuss the subcommittee's report during its December 2, 2020 meeting, and the Council will determine which, if any, approach to pursue.

b. Sites Rundown: Remainder of Town

Recommended Action: Review the list of potential sites and discuss feasibility. Solicit input from the public on the list and the Committee's discussion.

Chair Tucker noted the report is in draft form and will be revised and attached to the agenda for the next HEUAC meeting. Before any parcel is approved for inclusion on the sites inventory list, the HEUAC will have to find that housing is a suitable use for the parcel. The intent of the review is to narrow the number of sites that staff will investigate and the HEUAC will consider after receiving public input. Sites that the subcommittee determines are infeasible or does not review may later be determined to be feasible or potentially feasible and may be evaluated for suitability. Sites may be brought to the subcommittee's attention and may be ultimately included in the sites inventory after public input.

In reply to Committee Member DeSantis' questions, Chair Tucker related that defining feasible, potentially feasible, and infeasible is more art than science. Crafting definitions other than those previously stated is not possible. The feasibility determination for any site could change if the site is viewed in the context of a vision for the area. However, the State form requires a listing of sites by parcel number. Committee Member DeSantis believed a site inventory is a critical piece of the Housing Element Update, but neither the HEUAC nor the community can provide adequate input without a vision for the major opportunity areas. Seeking community input without providing a vision is meaningless.

In response to Committee Member Fruchbom's query, Chair Tucker clarified Committee Member DeSantis's position as the HEUAC should be doing more than reviewing sites. In order to begin the planning process, the HEUAC needs to understand the source of traffic trips and where housing can be placed.

Committee Member Stevens noted combining some sites could result in a designation of feasible. Listing more than one parcel number per site on the State's form is probably acceptable.

Chair Tucker stated undeveloped sites listed in the sites inventory for the fifth cycle are considered feasible for the sixth cycle. He reviewed the designations for Parcels 1, 2, 3, 4, 6-9, 10, 12, 11, 13, 14-17, 18, 19, 20, and 21.1.

Jim Mosher reiterated his request for staff to list the subcommittees and their members on the website. He questioned whether the feasibility of sites pertains to technical or economic feasibility; whether income level affects feasibility; the term "remainder of town" when the maps do not show all of Newport Beach outside the Airport Area and West Newport Mesa; and the numbering system for parcels.

Chair Tucker explained that the term "remainder of town" resulted from the subcommittee's request for staff to prepare information for certain sites. The subcommittee may have inadvertently overlooked some sites. He reviewed the designations for the Dunes west of the lagoon and Parcels 22, 23, 24, 25, 36, 39, 40, 42, 43, 44, 35, 34, and 33.

Mayor O'Neill related that he as Mayor will send a formal invitation for the Irvine Company to participate in the Housing Element Update process unless there are strong objections to doing so. Chair Tucker and Committee Members Kiley, Stevens, Sandland, and DeSantis encouraged Mayor O'Neill to send an invitation. Committee Member DeSantis proposed Mayor O'Neill send invitations to Hoag Hospital, major employers within Newport Center, and churches that own large parcels.

Jim Mosher noted there is no analysis or conclusion for Parcel 37.

Committee Member Kiley clarified that feasibility for the sites pertains to the ability to physically construct housing on a site. The property owners will determine whether housing is financially feasible.

Chair Tucker reviewed the designations for Fashion Island and Parcels 30, 29, 27, 28, 31, 32, 114-120, 122, 121, 105-109, 104, 110-113, 107 (the County bus depot), 98-102, 103, 91-97, 87-89, 77, 78, 80-86, 57-61, 63-76, 45, 47-56, and 52.

Committee Member Sandland proposed revising the designation for Parcels 98-102 and 103 to feasible. The Irvine Company may be willing to discuss Parcels 46-54.

Debra Allen, Harbor View Hills Community Association President, reported the sight plane ordinance applies to certain areas and limits building heights in those areas.

Jim Mosher remarked that buildings on Parcels 45 and 47-56 should not obstruct views from Fashion Island Circle.

Chair Tucker reviewed the designations for Parcels 123, 124, 125, 126, 127, and 128.

Committee Member Sandland suggested the subcommittee explore the parcels across Pacific Coast Highway from Parcel 22, the City's Avon parking lot, and the parking lot for Mariner's Square.

Committee Member Selich advised that Lower Castaways Park is deed restricted to parkland.

Chair Tucker noted the parking lot for Mariner's Square is subject to a height limit and located in the Coastal Zone. In addition, the parking would have to be replaced.

Committee Member Kiley indicated a number of lots along the Peninsula and Bay are included in the Housing Element for the fifth cycle and covered by paragraph 1 of the subcommittee's report.

Jim Mosher requested the maps reflect the sites listed in the fifth cycle. One or two housing units could be built on a small lot; therefore, small lots should not be deemed infeasible based on size alone.

Charles Klobe proposed contacting a developer that is constructing a residential project on a closed landfill to determine if housing can be built on Parcel 128.

Johnny advised that night lighting around the Library and the Orange County Transportation Authority bus depot needs to be brighter.

Mary Ann Soden encouraged the HEUAC to consider projects that provide housing for very-low, low, and moderate-income households.

Chair Tucker reported Parcels 46-54, Avon parking lot, and the Mariners Square Parking Lot will be added to the list as potentially feasible, and he will inquire regarding construction of residential units on a closed landfill.

In answer to Committee Member DeSantis' query, Chair Tucker indicated the subcommittee will explore an exchange of zoning for land on which 100-percent affordable housing may be built. Committee Member DeSantis encouraged the affordable housing subcommittee to explore those possibilities so that the bulk of affordable units is not provided through inclusionary zoning.

Chair Tucker requested staff add the sites from the fifth cycle Housing Element to the map.

In reply to Committee Member Sandland's inquiries, Chair Tucker related that staff may prepare a tabulation of acreage from sites designated feasible and potentially feasible after learning of property owners' interest in developing housing. Deputy Community Development Director Campbell advised that staff plans to send letters to property owners in the next few weeks and follow up with property owners in an effort to obtain their responses by the end of the year.

c. Site Suitability Input and Community Engagement

Recommended Action: Receive an overview of the outreach plan moving forward, including how the community will be engaged on the suitability of the sites that are identified as feasible or potentially feasible. Provide feedback and direction to staff and the consultant on the outreach plan.

Senior Planner Ben Zdeba reviewed public engagement opportunities in October through HEUAC, City Council, and Planning Commission meetings and a virtual community workshop and in November through HEUAC, City Council, and Planning Commission meetings, two virtual housing suitability workshops, and a virtual Circulation Element workshop. The housing suitability workshops will begin to consider density, which has policy implications. The public will be able to comment verbally and through the chat box and to respond to polls during the housing and Circulation Element workshops.

In answer to Committee Member DeSantis' questions, Senior Planner Zdeba advised that the public may provide feedback regarding parcels identified by the subcommittee and other parcels during the workshops. On the Newport Together website, community members may place pins on a GIS map to indicate their preferences for locations of housing types. If the HEUAC agrees with the plans for November workshops, staff will begin an extensive promotion of the workshops through social media and email blasts. Committee Member DeSantis suggested posts and emails contain a link to Newport Together and information about providing feedback through the website. Senior Planner Zdeba noted a potential social media campaign to drive more traffic to the website. The City's appeal of the RHNA allocation should be resolved in February 2021. If the City's appeal is successful, the City's allocation could theoretically be reduced by half. Committee Member DeSantis commented that focusing messaging on the needs of the community rather than a State mandate could generate more community interest and feedback.

In response to committee Member Stevens' inquiries, Senior Planner Zdeba indicated the potential housing sites will be divided between the two housing workshops. Activities utilized during the workshops will be available on the website for the public to provide feedback after the workshops. Staff has prepared a flyer promoting the workshops to distribute in the community.

Chair Tucker remarked that "none of the above" will not be a response to questions about locations for housing because the City has to find enough sites to comply with the RHNA allocation.

Jim Mosher inquired whether the workshops will extend for the full two hours. He suggested staff publish questions from the workshops ahead of the workshops so that community members have time to consider their responses. Community members are less likely to provide feedback if they feel it will not have a practical effect on HEUAC discussions and decisions.

Debra Allen suggested information for the workshops include a list of sites to be discussed in each workshop and instructions for participating in polling and verbal and chat box comments.

Senior Planner Zdeba clarified that flyers will include a list of areas to be discussed in each workshop. Discussion topics for the workshops will be published on the website prior to the workshops. The workshops will extend for two hours unless the public completes their questions and comments in less than two hours.

Mary Ann Soden concurred with requests for publication of workshop information and suggested staff promote the workshop in print media and allow the community to participate in workshops from the Community Room.

Chair Tucker advised that the HEUAC will not meet on November 18, 2020.

VI. **ADJOURNMENT** – 8:04 p.m.

Next Meeting: November 18, 2020, 6 p.m. in the City Council Chambers.

CITY OF NEWPORT BEACH
HOUSING ELEMENT UPDATE ADVISORY COMMITTEE MINUTES
ZOOM

WEDNESDAY, DECEMBER 2, 2020
REGULAR MEETING – 6 P.M.

I. CALL MEETING TO ORDER – 6 p.m.

II. WELCOME AND ROLL CALL

MEMBERS PRESENT (remote): Chair Larry Tucker, Jeffrey Bloom, Susan DeSantis, Paul Fruchbom, Elizabeth Kiley, Geoffrey LePlastrier, Stephen Sandland, Ed Selich, Debbie Stevens

MEMBERS ABSENT: (Ex Officio Member) Will O'Neill (excused)

Staff Present (remote): Community Development Director Seimone Jurjis, Principal Planner Jaime Murillo, Senior Planner Ben Zdeba, Administrative Support Technician Amanda Lee

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

David Tanner indicated the public has been told that they will get answers to their questions at this meeting, but there is not an agenda item for this topic. He inquired as to when the public will have an opportunity to ask questions and receive answers.

Hoiyin Ip remarked that virtual meetings are missing the energy of in-person meetings and suggested more interaction with the public during workshops and activities before and after workshops to get participants thinking about housing topics.

IV. CONSENT CALENDAR

a. Minutes of the November 4, 2020 Meeting
Recommended Action: Approve and file the minutes of November 4, 2020

Committee Member Sandland corrected the third paragraph of page 4 to read "Chair Tucker reported Parcels 46-54, the Avon parking lot, and the Mariners Square parking lot will be added to the list as potentially feasible, and he will inquire regarding construction of residential units on a closed landfill."

Chair Tucker moved, seconded by Committee Member Sandland, to approve the minutes of the November 4, 2020 meeting as amended.

AYE: Tucker, Bloom, DeSantis, Fruchbom, Kiley, LePlastrier, Sandland, Selich, Stevens
NO: None
ABSTAIN: None
ABSENT: None

V. CURRENT BUSINESS

a. Subcommittee Progress Reports

Recommended Action: Receive verbal updates from each subcommittee, as appropriate.

Chair Tucker reported the sites subcommittees have completed their work temporarily. The notes for sites in the remainder of town have been revised. The affordable housing subcommittee met on October 27, 2020 to discuss the Regional Housing Needs Assessment (RHNA) numbers and preparation of a full report to the Housing Element Update Advisory Committee (HEUAC). The purpose of the report is to educate the HEUAC regarding the various methods for financing and developing affordable housing projects. Understanding the affordable housing business will help the HEUAC reach a recommendation for the Council. Chair Tucker indicated he has prepared a first draft of the report and sent it to staff for review. He will modify the report after staff's review, if necessary, and circulate it to subcommittee members for revision. The report should be complete in December.

In response to Chair Tucker's question, Senior Planner Ben Zdeba advised that staff is preparing maps containing all sites and a list of properties from the fifth cycle that have not been developed. Staff hopes to provide both at the next meeting as a “receive and file” agenda item.

Committee Member Fruchbom related that he read information indicating Shopoff sold an acre in Uptown Newport for 66 luxury condominiums at an average price of almost $400,000 per unit or more than $24 million for the real property. If the information is true and the City can create land through increased densities, the land value of the units will be extraordinarily high and should allow the City to extract some reasonable fees for added density.

Charles Klobe added that the Uptown Newport project is entitled for 66 luxury condominiums with no requirement for anything less than above moderate, which should increase the price of land. The entitlements that Picerne is seeking for the 4400 Von Karman project only allows 5% of the total units to be low-income units while the apartments will be market rate.

Chair Tucker recalled Shopoff building a fair number of affordable units in the first phase of the project and Picerne seeking a density bonus of 20 percent in exchange for either 10 percent low-income units or 5 percent very-low-income units. Picerne chose 5 percent very-low-income units.

David Tanner asked about the validity of statements that staff is considering placing housing within the 65 decibel (dB) CNEL contour and, if true, the rationale for doing that. It would seem to open the City to litigation.

b. Virtual Workshops Recap

Recommended Action: Discuss the virtual workshops so far and takeaways from them. Receive an overview of the outreach plan timeline moving forward and provide feedback to staff and the consultant.

Senior Planner Zdeba reported the November 16 and 17, 2020, site suitability workshops obtained community input regarding potential density, scale, and attributes that could be applied to sites and the suitability of housing on the sites. Forty to 50 people attended each night, and dialog with the public was greater during the second workshop. The November 23 Circulation Element workshop included a good discussion with the community and solicited good feedback.

Jenna Tourje, Kearns & West, advised that the public provided good information through the chat feature, and she shared that information with all participants during the workshop.

Chair Tucker noted participants could offer multiple comments and were not limited to one 3-minute time period. Staff and the consultants have addressed the shortcomings of the first workshop.

In reply to Committee Member Sandland's inquiries, Ms. Tourje indicated recordings of workshops are available on newporttogether.com. The team is preparing an after-action report that will include key comments from the workshops and printouts of comments from the chat feature. The report should be ready in the next week. The team can capture comments regarding specific sites.

In answer to Committee Member DeSantis' queries, Ms. Tourje related that the team has been promoting the Newport Together website through ads, emails, and campaigns. Seventeen people have provided input on the map. Many people have visited the website without providing feedback on parcels. One thousand thirty-six unique IP addresses have visited the website over the past month. Currently, there is nothing tangible to which the public can respond. Senior Planner Zdeba added that the next utility bill will include a postcard regarding the January Circulation Element workshop. Hopefully, the postcard will drive a little more traffic to Newport Together and generate input. Staff is exploring contacting homeowners' associations (HOA) in the vicinity of the affected areas to generate interest.

Deborah Allen, Harbor View Hills Community Association President, commented that staff has attempted to make the process as transparent as possible and that she has heard good feedback from participants in the second workshop. Contacting HOAs with a list of sites should generate interest and input.

Nancy Scarbrough believed the format of the two workshops was much more interactive than previous workshops. Twelve to 13 of the participants were staff and committee members, and another ten were people who regularly attend public meetings. Some participants told her they left the workshops early because they did not feel their opinions would affect the outcome.

Chair Tucker advised that he sent an email about the workshops to 75 people who were likely to attend, and one email recipient attended the first night.

Adriana Fourcher encouraged the HEUAC to engage business owners in discussions of Airport Area sites.

Committee Member DeSantis suggested presenting information about specific sites to HOAs interested in those sites. Chair Tucker indicated the HEUAC needs to narrow the list of sites before talking to HOAs.

c. Housing Element Update Progress Documents
Recommended Action: Discuss, receive, and file.

David Barquist, Kimley-Horn and Associates, reviewed the five basic components of the Housing Element Update. Drafts of the Community Profile and Review of Past Performance components have been prepared.

Chair Tucker advised that this item will come back at the next meeting for additional thoughts and comments because of the substantial amount information contained in the documents.

Mr. Barquist indicated there will be a number of opportunities to comment on the draft documents as the process progresses. For the Community Profile, the Government Code requires an assessment of housing needs and an inventory of resources and constraints, specifically an analysis of the population, employment trends, and household characteristics. The analysis tells stories about the community and assists with the development of policies and programs that address needs. The Review of Past Performance document evaluates the 2014-2021 Housing Element goals, objectives, policies, and programs to determine whether they contributed to attaining the State's housing goals and were effective in attaining the community's goals and objectives, and to determine the progress of the City in implementing the Housing Element. Past performance is a good basis for including policies from the fifth cycle in the sixth cycle. Many policy changes will relate to new and emerging needs.

In response to Committee Member Stevens' question, Mr. Barquist related that census data will not be available for this analysis. Much of the information is based on projections.

In reply to Committee Member DeSantis' inquiries, Mr. Barquist stated the HEUAC can discuss specific policies and explore options at any time. The subcommittees and staff have already begun the discussions. Chair Tucker added that the HEUAC and the public need to understand affordable housing in order to stimulate ideas about meeting the RHNA allocation. The HEUAC may not need to meet with affordable housing developers because one is a committee member. Talking with a developer may not be appropriate as developers will compete for any sites the update process generates. Committee Member DeSantis anticipated the HEUAC needing to explore the parameters of an inclusionary zoning policy. Chair Tucker indicated committee members and the public can ask questions about inclusionary zoning when the affordable housing subcommittee presents its report.

Adriana Fourcher noted the population growth forecast for the City of Newport Beach is 8.4 percent over the next 20 years. Meeting the RHNA numbers may result in more housing units than are actually needed. Building housing in the Airport Area may displace jobs.

Chair Tucker noted the HEUAC is tasked with complying with the RHNA allocation.

Jim Mosher commented that if the HEUAC oversees the writing of the Housing Element with public guidance, having an outline of the new Housing Element would be valuable. Misstatements of facts in the two documents detract from the credibility of the documents.

Hoiyin Ip appreciated the interesting presentation.

d. RHNA Sites Identification Strategy

Recommended Action: Receive an overview of a strategy to comply with the RHNA allocation through the sites inventory and alternative housing opportunities.

Mr. Barquist advised that Table B in the November 24, 2020 memo contains incorrect information. In the very low column, projects in the pipeline should be 135, the total should be 146, and the net remaining need should be 1,307. The text below the table will be revised accordingly. The City of Newport Beach has been allocated 4,834 housing units and has to identify sites that can accommodate that allocation through the planning period. After subtracting existing capacity, projects in the pipeline, and accessory dwelling units (ADU), the City's net remaining RHNA allocation is 1,307 very-low-income units, 831 low-income units, 1,022 moderate-income units, and

0 above-moderate-income units. The next step is to determine candidate sites that will subsequently undergo evaluation of their suitability for housing. The HEUAC has identified a number of candidate sites, and letters have been sent to the property owners to determine their interest in redeveloping their properties. A number of property owners have responded to the letters. Next, the net remaining need will be refined based on each property owner's interest in redevelopment, site conditions and constraints, statutory limitations and constraints, and prioritization of sites. Finally, the HEUAC, staff, and the community will begin to create policy and programmatic solutions to meet the unaccommodated need.

In reply to Chair Tucker's questions, Mr. Barquist reported the number of housing units generated by projects in the pipeline is correct, but the numbers are fluid due to assumptions. The law states that cities must identify RHNA obligations by income category, but it does not require a developer to identify affordability categories when developing a project. The City is obligated to ensure there is no net loss when projects are developed. If there is a net loss, the City has 120 days to provide rezoning that accommodates the net loss. Essentially, the City needs to accommodate more units than its RHNA obligation to avoid the net loss scenario. The California Department of Housing and Community Development's (HCD) general recommendation is to plan for 10 to 30 percent more units than allocated. If the HEUAC determines sites will not accommodate the full amount of growth, the Housing Element may contain a program of actions to address the deficiency. At the time of adoption, the Housing Element may identify all sites to accommodate the RHNA allocation or include a policy mechanism to identify all sites within three years.

Committee Member Stevens noted the City will need to create policies that encourage developers to include more units in the very-low and low-income categories in their projects.

In answer to Committee Member Sandland's queries, Mr. Barquist related that sites will be divided into the four categories. The sites inventory will list the seven descriptors for each site, and the required HCD form will provide the information.

Committee Member Sandland stated some sites will have to be identified for 100 percent affordable housing in order to meet the RHNA allocation.

Committee Member Kiley understood the HEUAC would identify sites, and the Council would develop policies, including a policy to fund 100 percent affordable housing. The City previously had a program that required developers to pay a fee for luxury residential developments, and the City used the funds for affordable housing. The City of Irvine has a similar program.

Chair Tucker noted affordable housing projects typically provide 50 or so units rather than 400 units. Financing for 100 percent affordable housing projects is more complicated than financing for any other type of affordable housing project. In-lieu fees are not sufficient to construct the number of affordable units for which the fees are paid.

Committee Member Fruchbom advised that more than $0.5 billion would be needed to fund the required number of affordable housing units. The shortfall for each affordable housing unit is about $250,000. The problem is exacerbated by higher costs and rents in Newport Beach.

Chair Tucker highlighted the difficulties of meeting the allocation for affordable units.

Committee Member Selich viewed the excess number of above-moderate units as increasing the total number of units needed. As developers build mainly above-moderate units and few very low,

low and moderate units, the City will be in a never-ending cycle of zoning for the no net loss scenario.

Committee Member Sandland remarked that the City will have to look to property owners with other economic interests. Perhaps employers and churches will be willing to give up a portion of their properties for housing in exchange for a concession.

In response to Committee Member DeSantis' inquiry, Mr. Barquist reported the total number of ADUs was based on the number of ADUs constructed in the City. HCD provides criteria for affordability of ADUs located in the Southern California Association of Governments (SCAG) region. The intent is to expand the opportunities for construction of ADUs through policies and programmatic enhancements.

Committee Member DeSantis noted Vancouver has imposed a tax on vacant units to fund affordable housing and has increased the tax three times in the past 12 months.

In answer to Committee Member Bloom's query, Mr. Barquist advised that the sites inventory does not have to include the feasibility of developing a site. Whether or not a site is developed as planned comes into play with the no net loss scenario.

Adriana Fourcher believed a tax or fee imposed to fund affordable housing would be passed to consumers. Imposing a tax on vacant homes conflicts with the City's concerns about VRBO and Airbnb. Property owners pay property taxes and should not have to pay a fee or rent their home if they choose to take an extended vacation.

David Tanner suggested the HEUAC develop estimates of in-lieu fees for units in the different affordability levels. He inquired about the penalty for the Housing Element not attaining its goals. Chair Tucker indicated the answer to Mr. Tanner's question is probably unknown at this point.

Nancy Scarbrough asked if Mayor O'Neill has contacted the City of Irvine about sharing information with the City. Chair Tucker indicated he has not received any information about it.

Jim Mosher remarked that Table B seems to reinforce the historical anomaly that Newport Beach has great difficulty producing moderate housing units. He inquired whether the production of moderate-income housing in Newport Beach is a real problem, whether the barriers are known, and whether it can be corrected. Chair Tucker suggested increasing density to 50 to 60 units per acre may generate moderate housing.

e. Formation of an Additional Sites Subcommittee

Recommended Action: Form an additional sites subcommittee to review the potential for housing sites within the 65 dB CNEL contour in the Airport Area.

Chair Tucker reported a property owner has expressed interest in developing housing on his property located within the 65 dB CNEL area. Building housing within the 65 dB CNEL is not unlawful, but the interior noise level must be mitigated to below the noise threshold. The Mayor has suggested a subcommittee explore the feasibility of developing properties within the 65 dB CNEL contour.

Chair Tucker appointed Committee Members Sandland and DeSantis to the Additional Sites Subcommittee.

David Tanner advised that the noise standard for the exterior living environment is 65 dB and for the interior living environment is 45 dB. He suggested the Additional Sites Subcommittee consult with a noise consultant or the City's CEQA consultant to learn the law on this topic. This will result in nothing more than litigation for the City.

Committee Member Sandland was aware of apartment buildings being constructed within the 65 dB CNEL and adjacent to freeways in other cities.

Fred Fourcher indicated his office is located beneath the flight path of the left runway at John Wayne Airport and outside the 65 dB CNEL area. He cannot have his windows open and conduct phone calls because aircraft noise is too loud. The area is not hospitable for people attempting to enjoy the outdoors.

VI. **ADJOURNMENT** – 8:25 p.m.

Next Meeting: January 6, 2021, 6 p.m. in the City Council Chambers.

CITY OF NEWPORT BEACH
HOUSING ELEMENT UPDATE ADVISORY COMMITTEE MINUTES
ZOOM MEETING, NEWPORT BEACH, CA

WEDNESDAY, JANUARY 20, 2021
REGULAR MEETING – 6 P.M.

I. CALL MEETING TO ORDER – 6 p.m.

II. WELCOME AND ROLL CALL

MEMBERS PRESENT: Chair Larry Tucker, Jeffrey Bloom, Susan DeSantis, Elizabeth Kiley, Geoffrey LePlastrier, Stephen Sandland, Debbie Stevens, (Ex Officio Member) Will O'Neill

MEMBERS ABSENT: Paul Fruchbom

Staff Present: Community Development Director Seimone Jurjis, Deputy Community Development Director Jim Campbell, Principal Planner Jaime Murillo, Senior Planner Ben Zdeba, Administrative Support Specialist Clarivel Rodriguez

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

IV. CONSENT CALENDAR

a. Minutes of the December 2, 2020 Meeting
Recommended Action: Approve and file the minutes of December 2, 2020.

Committee Member Sandland moved, seconded by Committee Member DeSantis to approve the minutes of the December 2, 2020 meeting as presented.

AYE: Tucker, Bloom, DeSantis, Kiley, LePlastrier, Sandland, Selich, Stevens
NO: None
ABSTAIN: None
ABSENT: Fruchbom

V. CURRENT BUSINESS

a. Subcommittee Progress Reports
Recommended Action: Receive verbal updates from each subcommittee, as appropriate.

In answer to Chair Tucker's inquiry, Senior Planner Ben Zdeba advised that the update of parcel numbers for the map of the remainder of town and information for the 65 decibel (dB) Community Noise Equivalent Level (CNEL) subcommittee hopefully will be ready on January 21, 2021.

Chair Tucker indicated that he will finalize reports for the Airport Area, the Hoag industrial area, and the remainder of town and ask staff to attach them to an agenda. Committee Member Sandland

will report regarding the safety zones and the noise contour of the 65 dB CNEL area later in the meeting, and the Housing Element Update Advisory Committee (HEUAC) will review sites in the 65 dB CNEL at the next meeting.

In response to Committee Member Stevens' inquiry, Committee Member Sandland stated there are approximately 200 properties in the 65 dB CNEL area.

b. Housing Element Update Progress Documents
Recommended Action: Discuss, receive, and file.

Chair Tucker recalled that committee members did not have sufficient time to review the voluminous Community Profile and Review of Past Performance documents provided for the December 2, 2020 meeting. Consequently, he had requested this agenda item for committee members to provide comments and ask questions.

c. Update on Property Owner Responses
Recommended Action: Receive an update from staff on the progress being made with receiving responses from property owners of properties identified as either "potentially feasible" or "feasible."

Chair Tucker recalled the HEUAC's desire to learn of property owners' interest in redeveloping their properties prior to discussing the suitability of properties for redevelopment.

Deputy Community Development Director Jim Campbell reported that the letter attached to the staff report was sent to several hundred property owners and some owners of mobile homes. Staff has received many calls and some emails from owners.

Senior Planner Zdeba advised that he informs mobile homeowners who respond to the letter about the Newport Together website to be involved in the process. Staff sent the letter to about 500 people, including mobile homeowners. Of note, Tait has expressed interest in redeveloping the Coyote Canyon landfill site. Some property owners have indicated no interest in redeveloping their properties. Staff does not attempt to change the property owners' minds but ensures they understand the process and the opportunities. Staff has received mixed interest from property owners in the Airport Area, Newport Center, Corporate Plaza, and the Dover Westcliff area. Staff is compiling the responses in a spreadsheet.

In reply to Chair Tucker's inquiry, Senior Planner Zdeba estimated 50-75 property owners and mobile homeowners have responded to the letter.

Deputy Community Development Director Campbell indicated that he has scheduled a meeting with Tait Engineering to discuss preliminary concept plans and densities for the Coyote Canyon site. The County of Orange (County), the landfill property owner, submitted a letter expressing support for the effort. Russ Fluter, who owns the Palisades Tennis Club site and several properties in Mariners' Mile, has expressed interest in redevelopment and offered to contact the Hyatt Regency about the adjacent golf course. Owners of some of the mobile home parks on 15th Street are interested in increased density. The owners of Banning Ranch continue to discuss the possibility of public acquisition of Banning Ranch for open space. If that does not occur, the owners will probably be interested in a project. Property owners in Cannery Village have responded to the letter. While the lots in Cannery Village are small, they can accommodate at least one or two

residential units. The consultant will use the spreadsheet of property owners' responses in their analysis of all sites to produce a draft list for the HEUAC in February.

In answer to Chair Tucker's questions, Deputy Community Development Director Campbell related that staff can send follow-up letters to property owners who have not responded and whose properties can accommodate a significant number of units. For the February 17, 2021 meeting, staff can provide a list of acreages based on parcel sizes and propose some densities for discussion purposes. Based on Tait's representations, the 32-acre site at Coyote Canyon is technically neither a landfill nor habitat area. Staff is attempting to confirm that it is not included in a Natural Community Conservation Plan (NCCP) / Habitat Conservation Plan.

In reply to Committee Member Sandland's and Chair Tucker's questions, Deputy Community Development Director Campbell stated he will contact Newport-Mesa Unified School District (NMUSD) about its property adjacent to Banning Ranch. Most of the NMUSD property is located within the city limits. A letter was not sent to Hoag Hospital, but staff will contact Hoag immediately. Senior Planner Zdeba clarified that letters were sent to NMUSD and Hoag Hospital.

Council Member O'Neill requested staff notify him of the date of the HEUAC's discussion of the Coyote Canyon site as he needs to ensure community members are aware of the discussion.

In response to Chair Tucker's inquiry, Deputy Community Development Director Campbell explained that staff intends to submit a draft sites inventory with a progress draft of the Housing Element to the California Department of Housing and Community Development (HCD) in mid-May. David Barquist, Kimley-Horn and Associates, reported the submission needs to contain all requisite documents and analyses and should contain the majority of the City's policy direction.

In reply to Committee Member DeSantis' query, Deputy Community Development Director Campbell indicated a letter was sent to the owners of the Newport Beach Golf Course, and they have expressed interest in redeveloping the golf course for housing, particularly the portion located south of Irvine Avenue. If the site is deemed suitable, its priority may be lower because of its proximity to John Wayne Airport (JWA).

Dorothy Kraus requested the name of the entity that has expressed interest in developing Banning Ranch and notification of discussions with Newport Banning Ranch (NBR) regarding a possible project.

Community Development Director Seimone Jurjis clarified that staff is actively discussing some level of development on the property with its owner, Newport Banning Ranch, LLC, as a backup plan if public acquisition of the property does not occur.

Nancy Scarbrough noted the Banning Ranch and Coyote Canyon sites are located in the county and inquired regarding the City or the County counting any housing units developed on the sites toward the Regional Housing Needs Assessment (RHNA) numbers.

Chair Tucker believed the County owns the Coyote Canyon site, but it is in the city. The Banning Ranch site is located almost entirely in the county. Deputy Community Development Director Campbell clarified that housing on the portion of the Banning Ranch site located in the city can be counted toward the City's RHNA. If the City annexes the remainder of the site, the City and the County will negotiate RHNA issues.

In answer to Chair Tucker's queries, Deputy Community Development Director Campbell explained that in order to count housing approved for the Banning Ranch site, the City has to show substantial evidence that the housing will be built during the planning cycle. Given the Coastal Commission's oversight of the site and annexation issues, convincing HCD that housing will be built may be difficult. If the number of sites for housing is limited, development of the Banning Ranch site may have to be considered. The City, Newport Banning Ranch, and the Coastal Commission are discussing possible development of the least environmentally constrained portion of the site. He indicated he has not received a response from the Irvine Company, but the Irvine Company may have responded to Community Development Director Jurjis or the Mayor.

Council Member O'Neill advised that the Irvine Company contacted the City Manager, who requested the Irvine Company respond in writing.

d. Affordable Housing Subcommittee Memorandum
Recommended Action: Discuss the draft memorandum and receive comments from the Committee and the public.

Chair Tucker reported affordable housing is a very complicated issue. Virtually all affordable housing projects are tied to 9% tax credits, which are allocated to each state on a per capita basis. Each state allocates the tax credits to projects. Affordable housing projects compete for a limited number of tax credits and typically seek multiple funding sources. Generally, a subsidy or incentive offsets the reduced rent charged for an affordable unit. There are currently two federal programs and one State program. Inclusionary housing ordinances are cities' efforts to encourage affordable housing projects through granting entitlements, waiving fees, and/or altering development standards. For an affordable housing project to be financially viable, the land cost has to be very low. The no net loss law requires a jurisdiction to account for affordable units that are listed on an approved sites inventory but not built as listed. The report contains policies and potential strategy alternatives for the Council's and public's consideration. HCD has determined that 68% of the accessory dwelling units (ADU) projected for the planning cycle may be credited toward the City's lower-income RHNA number. The City will have to achieve a performance metric for construction of ADUs or face repercussions.

Principal Planner Jaime Murillo advised that since 2018, 78 ADU applications have been approved or are under review, which is approximately 25 ADUs per year. Over the next eight-year cycle, the projection is about 200 ADUs. The projection will have to be supported by a policy that aggressively promotes and incentivizes ADUs. Ultimately, HCD will want the City to commit to a monitoring program and provide a backup plan if it fails to meet estimates for ADUs. HCD will accept some assumed affordability rates for ADUs.

Chair Tucker remarked that if the City seeks a higher number of ADUs, it will need to implement a program to promote ADUs. Some residents may be unhappy with the program if a neighbor constructs an ADU such that it obstructs the light and air on their property.

Committee Member Kiley noted the projection of 25 ADUs per year does not consider the State law that eliminates most restrictions on ADU construction. Principal Planner Murillo explained that staff is debating the impact of the law on the number of ADUs with HCD. The number of ADU applications was small in 2018, increased in 2019, and was quite large in 2020. Staff has considered using the trend to exponentially increase the projection for ADUs. If the projection is aggressively large, HCD will probably require monitoring and support for the projection.

Committee Member Stevens appreciated the affordable housing report because it simplifies a complex issue. In response to her inquiry, Chair Tucker related that the total amount of 9% tax credits is negotiated through Congress. Federal and state governments place regulations on the use of the tax credits.

Committee Member Bloom related that Amazon recently announced a $560 million investment in the preservation and protection of 2,300 units in the Seattle area. That is a subsidy of approximately $243,000 per unit and demonstrates the magnitude of subsidies required for affordable housing.

Council Member O'Neill stated the City's RHNA for very-low-income units is 1,451. Using a loss of value of $494,000 per unit, constructing the RHNA requirement will require almost $717 million in subsidies. Chair Tucker clarified that the loss of value analysis in the report does not include the value enhancement of the City granting entitlements for projects. A loss of value analysis is nuanced and needs to be conducted for each project. The relevant point is that there is a limit to the number of affordable units a project can provide and remain financially viable.

Hoiyin Ip remarked that some residents may not appreciate having a 100% affordable housing project in their neighborhood. The California Energy Commission is hosting a conference about sustainable affordable housing, and one of the topics is funding.

Chair Tucker clarified that 100% affordable housing projects and projects with a mix of housing individually do not provide a large number of affordable units. In order to achieve the number of affordable units in the RHNA, the City will need many market-rate units to subsidize the affordable units.

In answer to Committee Member DeSantis' inquiry, Principal Planner Murillo indicated a property owner related to him a cost of around $80,000 to convert a garage to an ADU. New construction could cost as much as $200,000-$300,000. Mr. Barquist advised that an estimate of $10,000 for an ADU conversion is extremely low.

e. Update Schedule Moving Forward
Recommended Action: Receive an overview of the schedule moving forward and discuss, as necessary.

Deputy Community Development Director Campbell reported on February 17, 2021, the HEUAC will begin the policy discussion. A virtual public workshop is scheduled for February 24. Staff will present a draft Housing Element Update to the HEUAC on March 17, the public on March 22, the Planning Commission on April 7, and the Council on April 27. Once HCD provides its comments on the progress draft, staff can schedule additional meetings.

In response to Chair Tucker's questions, Deputy Community Development Director Campbell advised that the February 17 sites analysis discussion will begin with entitled projects that are eligible for the Housing Element Update and a placeholder for ADUs and move to sites that can provide units to fill the gap between the RHNA requirement and the number of units provided by entitled projects and ADUs. The discussion will include property owner interest, densities, and constraints. The progress draft needs to correlate policies and the availability of sites. HCD may have difficulty understanding the breadth of housing policies if the sites inventory is not part of the progress draft. The sites inventory will be refined over the summer. Also on February 17, staff will present an initial narrative and outline of the project description for the Environmental Impact Report (EIR).

Chair Tucker recommended scheduling an HEUAC meeting on March 3, 2021 to continue discussion of the sites inventory and obtain additional public feedback.

Committee Member Sandland suggested moving discussion of the 65 dB CNEL area, including safety zones and the contour, to February 3 to provide more time for the sites analysis discussion on February 17.

In reply to Committee Member Stevens' question, Principal Planner Murillo reported the City's appeal of Santa Ana's RHNA allocation was heard and denied on Friday. The City's appeal of its RHNA allocation was heard and denied on January 19. Of the many appeals filed, the County of Riverside's appeal is the only one to be granted thus far, and it may result in a small increase in the City's allocation. The Southern California Association of Governments (SCAG) has not yet determined if it will litigate the State's regional allocations.

Committee Member Kiley suggested discussions with the Irvine Company about further development of Newport Center should be a priority. Deputy Community Development Director Campbell indicated receipt of the Irvine Company's letter, depending on its content, will open discussions between the Mayor, Community Development Director Jurjis, or Deputy Community Development Director Campbell and the Irvine Company's executive management. Council Member O'Neill clarified that the Irvine Company's communication with the City Manager appears to indicate the Irvine Company does not intend to engage significantly in a discussion of the City's RHNA allocation. Consequently, the City Manager requested a written response.

Committee Member DeSantis requested an update regarding housing legislation that takes effect in 2021 and requested staff update and provide the memorandum of housing legislation prepared for the General Plan Update Steering Committee.

Deputy Community Development Director Campbell advised that staff will explore updating the housing legislation memorandum. An update regarding recent legislation can be scheduled for a future meeting.

Chair Tucker preferred a legislative update focus on legislation that affects site selection and the sites inventory.

VI. **ADJOURNMENT** – 7:49 p.m.

Next Meeting: February 3, 2021, 6:00 p.m. via Zoom.

CITY OF NEWPORT BEACH
HOUSING ELEMENT UPDATE ADVISORY COMMITTEE MINUTES
ZOOM MEETING, NEWPORT BEACH, CA

WEDNESDAY, FEBRUARY 3, 2021
REGULAR MEETING – 6 P.M.

I. CALL MEETING TO ORDER – 6 p.m.

II. WELCOME AND ROLL CALL

MEMBERS PRESENT: Chair Larry Tucker, Jeffrey Bloom, Susan DeSantis, Paul Fruchbom, Elizabeth Kiley, Geoffrey LePlastrier, Stephen Sandland, Debbie Stevens (joined at 6:06 p.m.), Will O'Neill (Ex Officio) (joined at 6:03 p.m.)

MEMBERS ABSENT: None

Staff Present: Community Development Director Seimone Jurjis, Deputy Community Development Director Jim Campbell, Principal Planner Jaime Murillo, Senior Planner Ben Zdeba, Administrative Support Specialist Clarivel Rodriguez

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Jim Mosher expressed surprise to learn of an unscheduled vacancy on the Housing Element Update Advisory Committee (Committee) and the qualifications for the position. The enabling resolution does not contain a position with the qualifications listed for the vacant position. Also, the enabling resolution designates the current Mayor as the Council's representative to the Committee, and Council Member O'Neill is no longer Mayor.

IV. CONSENT CALENDAR

a. Minutes of January 20, 2021 Meeting
Recommended Action: Approve and file the minutes of January 20, 2021.

Chair Tucker moved, seconded by Committee Member Bloom to approve the minutes of the January 20, 2021 meeting with revisions proposed by Jim Mosher, Hoiyin Ip, and Chair Tucker.

AYE: Tucker, Bloom, DeSantis, Fruchbom, Kiley, LePlastrier, Sandland
NO: None
ABSTAIN: None
ABSENT: Stevens

V. CURRENT BUSINESS

a. Subcommittee Progress Reports
Recommended Action: Receive verbal updates from each subcommittee, as appropriate.

Chair Tucker reported he provides the affordable housing memorandum to parties who contact him about affordable housing. Based on comments submitted to him, he will revise the memorandum and circulate it to the Affordable Housing Subcommittee for approval. In addition, he received requested information for the memorandum pertaining to sites in the remainder of town after the agenda deadline for the current meeting. Updated memoranda will be placed on the agenda for the next Committee meeting.

b. Feasibility of Housing in the 65 dB CNEL and Subcommittee Action Report
Recommended Action: Receive an update from Committee Members Sandland and DeSantis on their exploration of properties as being "potentially feasible," "feasible," or "infeasible" within the 65 dB CNEL areas near the John Wayne Airport. Discuss the analysis prepared and receive and file.

Committee Member Sandland advised that the subcommittee only considered parcels that were physically able to accommodate housing in place of or in addition to the current use of the parcels. Parcels were designated as feasible, potentially feasible, and infeasible. He provided the subcommittee's criteria for designating sites as feasible, potentially feasible, and infeasible. Parcels that are overlaid with a CNEL contour greater than 70 dB were deemed infeasible. The Airport Land Use Commission (ALUC) has established Site Safety Compatibility policies. Zones 1 and 2, Runway Protection Zones, prohibit residential uses within the zones. Zone 3 is the Inner Turning Zone. Zone 4 is the Outer Approach/Departure Zone, and the basic compatibility indicates residential uses should be limited to low density. Zone 5 contains properties immediately adjacent to the runway and prohibits residential uses. Zone 6 is called the Traffic Pattern Zone. The compatibility policies state that residential land uses shall be allowed in this area. The subcommittee considered these basic compatibility qualities and determined that Zones 1-5 would be infeasible, and Zone 6 could be considered feasible or potentially feasible. John Wayne Airport (JWA) and the City both utilize CNEL contours of 65 and 70 dB, and the subcommittee did not explore alternatives. The subcommittee does not have all the facts regarding the various parcels; therefore, the designations are subjective. Some of the parcels could be reclassified as feasible, potentially feasible, or infeasible. Staff will contact the owners of properties identified as feasible or potentially feasible. Before the Committee approves any parcel for the site inventory list and after public input, the Committee would have to find that housing is a suitable use. Additional deliberations regarding suitability will involve density and could involve development standards. The subcommittee does not endorse housing on any particular site but has narrowed the list of sites that staff will review and that the Committee will consider adding to the site inventory after receiving public input.

Jim Mosher remarked that the 65 dB contour is very old. The actual contour changes with the flight patterns of aircraft departing JWA. The 65 dB contour has contracted such that almost all of Campus Drive is located outside the contour.

Chair Tucker noted the Committee did not consider the 65 dB area initially but may have to if sites are needed.

Deputy Community Development Director Jim Campbell agreed with Mr. Mosher in that noise contours change with traffic at JWA. For planning purposes, the adopted Airport Environs Land Use Plan is the determining factor. Staff anticipates a change over time but not a remarkable change. Some of these sites may be needed to fill a gap between required and identified sites. Sites within the 65 dB noise contour may be the last sites included on the list because of noise.

Chair Tucker added that there may be more opportunities for more affordable units at these sites.

Brett Feuerstein, owner of a portion of the Newport Beach Golf Course, indicated the property is located within the 65 dB CNEL and split between Zones 6 and 4. If the City needs to utilize sites within the 65 dB contour, the property would be perfect for some type of residential use. Based on his interpretation of the Airport Safety Zones, a residential use located in Zone 4 should have a density equal to the average density of all surrounding uses. If needed, the property could provide up to 100 units

Chair Tucker requested staff review the details of Zone 4 because the summary language for Zone 4 is confusing.

In response to Committee Member Kiley's inquiry, Mr. Feuerstein felt a density that provided more than 100 units might be aggressive for Zone 4. The portion of his property located in Zone 6 could provide up to 50 units per acre.

Committee Member Sandland reviewed the subcommittee's designations for Parcels 1, 1.5, 2, 3, 4, 6, 7, 8, 11, 48, 50, and 9. At the Committee's request, Committee Member Sandland only went over Parcels 17, 19, 21, 22, 29, 24, 41, 41.1, 114, 115, 119, 122, 123, 124, 125, 126, 128, 129, 142, 141, 146, 147-155, 158, 163, 165-169, 156, 157, 159, 160, 161, 189, 190, and 191, which the subcommittee designated as feasible or potentially feasible.

Committee Member Bloom noted that constructing a parking structure on the portion of the Newport Beach Golf Course property located in Zone 4 and constructing residential uses on the portion in Zone 6 may be feasible.

Committee Member Stevens concurred with Mr. Mosher's concern about relying on old data, equipment, and aircraft and with Deputy Community Development Director Campbell's comment that this is the data we are stuck with. The subcommittee handled the analyses well and found some potentially decent-sized parcels.

Chair Tucker related that the Council will have to deal with the safety issue if units within the 65 dB CNEL contour are needed to meet the Regional Housing Needs Assessment (RHNA) number.

Committee Member Sandland added that the subcommittee attempted to follow policies from the Basic Compatibility Qualities.

Charles Klobe remarked that Mr. Feuerstein proposed low-income housing in the form of condominiums and questioned whether Mr. Feuerstein understands that the Committee is looking for low- to very-low-income units.

Chair Tucker clarified that some of the property may be condominiums, but they would not be affordable housing. Nothing will be built if the burdens of affordability render projects infeasible. The State will have to confront the low-income issues when it reviews Housing Elements submitted by 197 jurisdictions.

Deborah Allen felt a residential project at the Newport Beach Golf Course would be wildly popular with the Newport Beach community regardless of density and affordability because development would constrain John Wayne Airport's (JWA) expansion.

c. Approach for Accessory Dwelling Units (ADU)
Recommended Action: Receive an overview of the possible approaches for using ADUs to count towards the RHNA requirement.

Chair Tucker commented that ADUs as potential units are different from other housing types. Assumptions have to be made in estimating the number of units that will be built. The City will receive credit for ADUs at certain affordability levels that are quite attractive. The disadvantage to ADUs is they may be built next to neighbors who are not expecting them. The Council will have to set the policies.

David Barquist, Kimley Horn and Associates, reported the memorandum describes the process and considerations for ADUs. Attached to the memo are the Southern California Association of Governments' (SCAG) methodology and excerpts from the Site Inventory Guidebook developed by the California Department of Housing and Community Development (HCD). ADUs are one strategy to accommodate growth needs, and single-family residences and multifamily developments will be needed to accommodate growth. HCD's approach to counting ADUs is called the Safe Harbor Approach and utilizes historical trends to project a yearly average of production over the course of the planning period. This approach eliminates the need to calculate affordability levels. Supplemental policies and programs may be needed to encourage development of ADUs.

In response to Committee Member Fruchbom's query, Mr. Barquist indicated ADU production has been approximately 25 units per year, and projecting that over the planning period provides the City's Safe Harbor.

Mr. Barquist continued the presentation, stating the ADU unit yield is 200 for the planning period. The City may take a more aggressive approach and adopt policies and programs that support a more aggressive approach. HCD will review these aggressive approaches on a case-by-case basis. The City is obligated to perform to the aggressive approach through the planning period and should balance its vision with a realistic projection to avoid no net loss implications.

In answer to Chair Tucker's inquiries, Mr. Barquist explained that theoretically the City could accommodate 4,834 ADUs. The question is the realistic number of ADUs that can be built during the planning period because the City is obligated to produce that number of ADUs. The Council will have to balance the tensions among the policies it creates for each type of housing. In his experience, jurisdictions are utilizing the Safe Harbor Approach.

Principal Planner Jaime Murillo advised that housing laws require the City to plan and zone for a variety of housing types and different densities. ADUs are viewed as an alternative to the sites inventory. HCD staff has stated clearly that the Safe Harbor Approach is acceptable, but they are open to an aggressive approach. Because the majority of ADU applications are pending in plan check, staff has to ensure the ADU projections for the Safe Harbor Approach are appropriate. A projection of 1,000 ADUs may be aggressive. While ADUs are allowed in any residential zone, there has to be a demand for ADUs. HCD will likely request a monitoring program for an aggressive approach. If the City does not meet its production targets, HCD will require the City to find alternative sites.

In reply to Committee Member Stevens' queries, Principal Planner Murillo stated HCD will probably not require monitoring for a Safe Harbor Approach. However, recent conversations with HCD staff seem to indicate monitoring may be required for a Safe Harbor Approach. Mr. Barquist indicated

the City may adjust its zoning for other housing types if ADU production exceeds projections. Basically, the City has to show it can accommodate its unaccommodated need.

In answer to Committee Member Sandland's question, Chair Tucker reiterated that the City would have to justify its ADU projections regardless of the method for calculating the projections.

Committee Member LePlastrier indicated he is working with family members to plan an ADU. The cost for a freestanding ADU is approximately $300 per square foot.

Committee Member Kiley believed a projection of 400 ADUs is realistic with the recent changes in housing laws. An amnesty program for existing illegal ADUs could capture additional units. Projecting the number of ADUs based on a percentage of single-family lots is reasonable.

Committee Member DeSantis concurred with the feasibility of a projection for more than 200 ADUs. San Diego is exploring ways to provide financing and preapproved architectural drawings and site plans for ADUs. Using best practices from other Southern California cities, the City should be able to craft a program that will support an increase in the projections. Developing a program that makes sense for Newport Beach, is supported by the community, and facilitates this is reasonable.

In response to Committee Member Kiley's inquiry, Committee Member DeSantis advised that staff has access to the Turner report and the website for best practices.

Nancy Scarbrough supported an aggressive approach because there is no history for ADUs. With education, Newport Beach residents would probably strongly prefer 2,000 ADUs over tens of thousands of high-density units concentrated in the City. Once the City zones for high-density projects, it will be impossible to reduce that zoning.

Charles Klobe supported an aggressive approach. The report indicates Newport Beach's historical rent for an ADU is approximately half that reported in other jurisdictions. That history of low rent should support an aggressive approach for low- and very-low-income ADUs. Achieving 2,000 ADUs over the next nine years is highly likely.

Chair Tucker commented that affordable units have to happen on private property, and private developers are not going to lose money to build affordable housing. The construction of affordable units just is not going to happen as designed.

VI. ADJOURNMENT – 7:42 p.m.

Chair Tucker noted on March 17, 2021 the Committee is scheduled to make a recommendation for the Planning Commission and City Council to consider in April. The Committee will likely continue working on the sites inventory after it makes a recommendation.

Deputy Community Development Director Campbell reported a first housing opportunities list will be presented at the next meeting. A public workshop regarding the policy framework and the first sites analysis is scheduled for February 24th. The process will repeat in March. The Council study session on February 9, 2021 will include the RHNA appeal, the Committee's progress, and ADUs.

In answer to Committee Member DeSantis's question, Deputy Community Development Director Campbell related that a workshop for the Circulation Element will be held on February 10.

Next Meeting: February 17, 2021, 6 p.m. via Zoom.

C.8 Public Comments

This section contains all the public comments received regarding the Housing Element Update.
Personal addresses and contact details have been redacted for privacy.
A summary matrix of public comments to the Draft Housing Element is provided in this section.



Public Comments Matrix

The following table provides a summary of comments received during the 30-day public review period of the draft Housing Element Update. The City has reviewed and considered these comments in the development of the revised Draft Housing Element. Responses to community comments, as appropriate, are included in the table.

Public Review Draft Comments	Response to Comments
I have concerns regarding the low-income housing project. I picked Newport Beach to be my home for its exquisite style and I pay a hefty tax fee to keep it this way. Adding low income housing will impact us negatively so please stop this project.	The City is obligated by state law to identify sites by various income categories throughout the community.
I assume the "inventory area" is acreage, I see Banning Ranch is listed at 46 acres. Is this net acres, not inclusive of sensitive habitat? If this has not been vetted, the assumed density may not be accurate or comparable if you have to cram more units on less footprint. It doesn't seem logical to me to include Banning Ranch as 1 of 3 major focus areas (ie. Airport Area - 2,022 units, Newport Center - 1,814 units and Banning Ranch - 1,375). These are fairly comparable total net unit numbers, but the locations are vastly different. The Airport Area and Newport Center both clearly meet the SCAG/RHNA requirements for focusing 50% on transit-oriented locations and 50% on those with job accessibility. The allocation of units between these 3 areas doesn't seem to be proportionate to the goals. Beyond this, Banning Ranch seems to be a much more environmentally sensitive area. Lastly, it seems very aggressive and unfeasible to propose 1,375 units on Banning Ranch after the last plan that Coastal Commission voted down was based on a developer-proposed "reasonable" number of 895 units. Increasing the proposed unit target over what has already been rejected seems like an exercise in futility. We need housing. The Banning Ranch site needs to be considered. But perhaps it is more practical to target +/-895 units.	Net acreage is the assumed acreage used for calculating unit yield and may be less than total acreage of the site. Banning Ranch focus area is identified in the current General Plan and is generally consistent with the assumptions in the Housing Element Draft

Public Review Draft Comments	Response to Comments
Please preserve our popular and irreplaceable community recreational asset that will be lost if you rezone the Newport Beach Golf Course on Irvine Ave. near the airport. We love it and need it far more than more housing.	Recreation, infrastructure, safety are examples of the considerations when identifying future feasible housing opportunity.
Please vote against the re-zoning of Newport Beach Golf Course! This course is a staple within our community! It creates great value and beauty within our neighborhoods. It would be such a disservice to remove any part of the golf course! With having such a year of staying home due to the pandemic I know of countless Newport families who have enjoyed this [Golf] course and it's beauty which helped tremendously with being able to be outside safely. What a terrible shame to take it away! Please reconsider by maintaining Newport Beach's open spaces and please don't bend to the pressure like other cities have succumbed to by jamming structures on top of one another.	Comment Noted.
NO on rezoning golf course. Green space cannot be replaced. Our quality of life is at stake	Comment Noted.
Please do not rezone the Newport Beach golf course off of Mesa and Irvine. It will take away from the character of the community and city and we really don't have a lot of open space. I strongly oppose the low-income housing or any additional housing for that area. That golf course brings a lot of joy to the below average golfer who just wants to socialize and learn the game and that is a good thing for the sport as well.	Comment Noted.
We do not need any more high/medium density housing made out of cheap materials that are popping up all over Newport Beach. They look like units that are designed for affordable housing placed on prime real estate. Keep our green spaces exactly that and create a park with recreational facilities for our families. We do not need any more housing in Newport Beach. This just adds to more crowded living, traffic congestion, and widening of streets.	Comment Noted.
We are strongly against the rezone of Newport Beach Golf Course and want to see it remain as-is. It is an irreplaceable community recreational asset. Changing this for residential will set a bad precedent for development and elimination of other golf courses, parks, sports fields, beaches, open space, Back Bay, etc. Housing without such extremely negative impacts can be done with free market incentives by higher density rezoning of existing residential/commercial but never on open space, a red line that cannot be crossed.	Comment Noted.

Public Review Draft Comments	Response to Comments
Please do not rezone the Newport Beach golf course off of Mesa and Irvine. It will take away from the character of the community and city -- we really don't have a lot of open space. I strongly oppose the low-income housing or any additional housing for that area. That golf course brings a lot of joy to the below average golfer who just wants to socialize and learn the game and that is a good thing for the sport as well. I've lived in Newport since 1975 and I'm saddened by all the changes - it's already too crowded and this would just add to it.	Comment Noted.
As a resident and neighbor in close proximity to the proposed location for rezoning on Birch St in Newport Beach, I'd like to let my voice be heard and vote NO to the proposed changes. This area is an extremely high traffic area. Cars can often be seen racing up and down the area. There is a lot of congestion in this area. It's not an ideal corner for walking or stopping for an entrance. The golf course keeps the lands beauty and allows for recreational rather than loading this high traffic area into an even bustier and more dangerous intersection. There have been several deaths at this intersection and countless accidents. Having small children and being so close we don't want to exacerbate the problem of high-density traffic when we are already challenged with so many break-ins. In addition to keeping this portion of Newport Beach recreational is ideal. It really makes the land desirable and beautiful considering we have enough traffic and pollution living next to the airport. Please keep the space green & for recreational purposes. Please DON'T rezone holes 3-8 on the Mesa Dr side. This is a popular and irreplaceable community recreational asset that will be lost if rezoning happens. For the good of the community please reconsider and vote no to rezoning this gem.	Comment Noted.
I am reading the housing element, and I got to the bottom of page 72 here: https://www.newportbeachca.gov/PLN/Housing_Element_Update/March_10_2021_Draft/Section3_HousingConstraintsandResources.pdf At the bottom of the page, the last sentence says, "Other programs that affirmatively further fair housing and implement the AI's recommendations include:" But the next page is the next section. There is no list of programs.	The additional information has been added to this section and is provided in the Draft submittal to HCD.
I am against the City of Newport Beach changing the land use of the Newport Beach Golf Course and possibly the YMCA to make way for new housing in the Bayview Heights neighborhood. We do not want or need the zoning changed to make our area more dense. Our community is a small one already and now you want to over build it and make it more dense. The city has already approved rezoning for a multi story senior care facility where Kitayama was on Bristol even though the neighborhood was against it.	Comment Noted.

Public Review Draft Comments	Response to Comments
Now you want to build 100's of houses on the other side of our neighborhood on Mesa Dr. Where does it end? It's a total money grab for millions of dollars once the land is sold for development. Plus, residents enjoy the recreation facilities like the public golf course and the YMCA. The city is rezoning plenty around other parts of Newport Beach so please leave the Back Bay alone so we may enjoy the little open space we do have.	
I am not understanding "Element" I know the words land & housing. What is the proposal in plain language that the city wants to do?	"Element" is a term used in state housing element law to describe the different Chapters of the General Plan. The General Plan is a policy document adopted by Resolution of the City Council.
This is not going to happen…???? How where and why? Can I build a 60 story 300 unit high rise oceanfront in Cdm??? You get me the land I can get it built. ridiculous.	Comment Noted.
Can you add me to the City's mailing list so that I can receive updates regarding the Housing Element Update? I am a resident of Newport Beach and I work for a residential and mixed-use developer/homebuilder, so I'd like to be involved in the update process and be a resource for the City in meeting their RHNA allocation.	Interested parties can contact City staff or visit www.NewportTogether.com to register for regular updates.
WE ARE EMPHATICALLY OPPOSED TO NEW CONSTRUCTION AT THE NEWPORT BEACH GOLF COURSE (Birch Street/Mesa). This type of development will negatively impact our neighborhood on many levels.	Comment Noted.
Rezoning Newport Beach Golf Course, a popular and irreplaceable community recreational asset, for residential will set precedent for development and elimination of other golf courses, parks, sports fields, beaches, open space, Back Bay, etc. Housing without such extremely negative impacts can be done with free market incentives by higher density rezoning of existing residential/commercial but never on open space, a red line that cannot be crossed.	Comment Noted.

Public Review Draft Comments	Response to Comments
My mother is an over 50-year resident of Newport Beach. She does not use a computer but is interested in following the General Plan Update. Could you please mail her hard copy updates?	Interested parties can contact City staff if they require special accommodations.
My property is identified as site #161. Please withdraw or remove from consideration. I do not want my property changed in use or zoning from high rise office. I am not interested in very low-income housing. Do I need to have an attorney address this to insure that my site is removed from this plan and appendix B?	By Council direction, property owners who have requested removal from consideration will be granted that request.
I know the City has already appealed this arbitrary allocation of housing units and was denied, but I'm encouraging you to continue to push back. Please tell us how we can unify as a group to counter this overreach and intrusion into a city's right to plan its future. Do we have any legal options, or does this have to be fought from a political angle? For now, please only submit the minimum number of units required by RHNA. The more we can reduce the number of units we have to build, at the same time stretching out the years over which they are built, the more we will have a chance to eliminate, or mitigate, the impact this forced housing will have on our community. We have many acres of land that are either unsuitable, or unbuildable, without major grading and destruction of beautiful natural terrain - Coyote Canyon and Banning Ranch, to name two. If the number of available acres is reduced due to inviability (i.e. Coastal Commission or difficult terrain), does this reduce the number of units we're required to build? Have we already counted all the affordable "over-the-garage" and "behind-the-house" units that may be un-permitted, but could be counted as housing units? **Traffic, water and Resources**: We can't handle the traffic we have now: many residents rate traffic congestion as their biggest complaint. Traffic from 4800+ housing units will only exacerbate this problem. If there is another water shortage like the one a few years ago, there will probably need to be rationing to provide for these additional housing units. Has	The City will continue to be actively involved efforts related to RHNA allocations and will proactively monitor local and state efforts during and after the Housing Element Update process. The City is concurrently updating the Circulation Element and will include an Environmental Impact Report that will address the potential impacts to traffic, water and other resources. The Sites analysis, Appendix B, describes the intended

Public Review Draft Comments	Response to Comments
that been factored into the equation? Who is going to pay for the increased police, fire and emergency services that we will be burdened with? **Where to put the initial housing**: Since the majority of these new units are to be moderate, low and very low income housing, this means higher density and taller buildings. The area by the SNA Airport (where I live) would be the most logical and appropriate area to put the majority of this high-density housing: it would be compatible with the multi-story commercial buildings and hotels that exist there now. Also, this area's proximity to major freeways would lessen the traffic traveling through our city. Please do not touch the Newport Beach Golf Course in the Back Bay - our city needs these public recreational areas. Yachting, golf, tennis, hiking and outdoor activities are central to our community. Please keep this housing away from the coast - there is already enough traffic congestion there, as well as serious concerns and objections to higher buildings, increased density and incompatibility with existing neighborhoods.	location of potential rezone sites
We strongly oppose this [rezoning the NB Golf Course to build housing]! Irvine Ave has just recently been expanded from Bristol to Mesa and can not handle much more traffic during prime drive time. From Mesa to University, it is always backed up. The traffic and negative impact will be horrendous.	Comment noted.
I hereby voice my objection to the conversion of public land currently utilized as a golf course to multi dwelling housing. This proposal is not in the best interests of the citizens of Newport Beach and any progress to move forward with the transaction will result in alienating your constituents. The congestion that is already significant along this stretch of Irvine Blvd, Bristol, 73 FWY and the other streets adjacent to the Orange County Airport will only increase with this rezoning. Please do not approve the rezoning of this area.	Comment noted.
The Commission discussed among other things the Sight Plane Ordinance which is a protected view plane granted in 1971 by the Irvine Company to Harbor View Hills. It limits building heights in Corporate Plaza and Corporate Plaza West to roughly 32 feet. The Planning Commission concluded the Sight Plane Ordinance states a long established City Policy that should be maintained and protected in the zoning or design standards for re-development in the area it covers when the housing element is adopted. Please protect the Sight Plane Ordinance.	The Sight Plane Ordinance has been discussed with the City Council and is a consideration in the identification of opportunity sites and future rezoning actions.

Public Review Draft Comments	Response to Comments
NBGC owner wants big property value increase by using State housing mandate to get otherwise impossible rezoning from golf course to high density residential but NBGC is more popular and profitable than ever with good return on investment Housing Element has many existing commercial and residential zone properties with free market incentives for high density housing without the many negative impacts, consequences, and ramifications of developing the golf course: 1. loss of golf course and open space 2. sets precedent for development on other golf courses, parks, sport fields, and open space. 3. consideration of new housing directly under flight path contradicts many years NB working for curfew, for noise reduction, against increased flights, against airport expansion, etc. and will make opposition to future airport development less credible and effective. 4. new housing under flight path contradicts when airport impacts were used to justify eminent domain taking of many neighborhood homes for Birch St office development. 5. elimination of front 9 would reduce viability of existing 18-hole golf course and open the door for development and runway extension on driving range parcel and County owned back 9. 6. inappropriate use of recreational open space for residential will generate public opposition to entire Housing Element plan Please remove NBGC from Housing Element list before going to the next review level, maintain golf course protective zoning, keep one of the good reasons we enjoy living here, and save us all time energy and frustration dealing with this completely unacceptable proposal.	Comment noted.
One of the beauties of our area is the surrounding recreational/open space. This zoning is for the benefit of not only our neighborhood but for all Newport Beach residents, surrounding communities and visitors alike. If the proposed rezoning is approved the impact would destroy the intent that was meant for the entire community to enjoy. I urge you NOT to consider the proposed rezoning.	The Housing Element identifies candidate sites for potential rezones. State law obligates the City to identify adequate sits to accommodate future project housing need.

Public Review Draft Comments	Response to Comments
The Newport Beach Golf Course is part of the community. A place where the community can come together amidst all the chaos and enjoy the outdoors. A place where families and residents alike can spend a day on the course with no worries. I strongly oppose the rezoning efforts and hope City Council rethinks this change.	Comment noted.
I live close to the proposed location [NPB golf course] and am extremely concerned about all of the problems resulting from the congestion that this proposal would cause. Please do NOT rezone this area and remove this proposal entirely from this location. It simply cannot support the increase in traffic and other related issues.	Comment noted.
Our specific concern and opposition relates to the parcels located near and on the current public golf course on Irvine Avenue, Birch, and Mesa streets. 1. Our neighborhood already experiences speed and traffic issues, whether from speeding neighbors or those businesses (delivery or adjacent) using our adjoining streets to bypass traffic on Irvine, Birch, or Bristol. More housing will only contribute to those safety risks. It is unclear how related circulation and transportation plans would evolve as part of the drafted/planned developments. Our immediate community has witnessed at least a half dozen traffic-related deaths in the immediate area, including pedestrians, motorcyclists, and auto drivers. We've even witnessed a helicopter crash that killed three and plane crash that also killed three nearby. As you know, the proposed development is directly under the flight path of flights from JWA. 2. We live in a beautiful City whose residents value open space and the natural areas in, around, and through our neighborhoods. Replacing the open spaces with residential or commercial development will further impede into and degrade the City's natural habitats that make us unique, robbing our families of the public space experience we've come to enjoy and hold dear. 3. Significant environmental impact can be expected not just in the area currently defined by the golf course, but to the watershed feeding to and from the Back Bay and the natural preserve surrounding it. 4. While it is unclear how any of the development and infrastructure will be funded, we are concerned our families will bear some financial burden in supporting the potential developments. Development of any portion of the golf course is not a solution we can or are willing to support. Please help us in preserving the City we want to commit to in the long term.	Comment noted.
I do not support the near 100% buffer and the inclusion of almost 10,000 units in the Housing Element. I understand the need for a buffer, but not more than 15-20%. I would rather see us have to review/revise our	The Housing Element identifies potential sites to

Public Review Draft Comments	Response to Comments
Housing Element in a few years, as opposed to suggesting that an extensive amount of existing commercial areas be converted to residential (or mixed uses). I would like to see the path that other cities take, review comments from HCD, and see if there are any changes in state law before the City makes this kind of drastic move. Newport Beach is not alone in its concern with the RHNA allocations and requirements. I disagree with moving forward with the planning efforts to allow this many housing units.	accommodate future projected growth and does not represent actual construction. Sites identified in the Housing Element may or may not be utilized in future rezoning efforts. The buffer is used to protect the City for the implications of no net loss provisions in state law.
There is currently nothing to cap the number of housing units that could be constructed in the Housing Element to 4,845 units. Before the Housing Element is approved, those caps must be in place, e.g., zoning overlays that limit the development in each study area of the city. I believe those overlay zones should recognize existing ordinances. For example the City's Sight Plane Ordinance, (#1596) that limits the height of all buildings and landscaping to a maximum of 32 feet which applies to the sites in Corporate Plaza, Corporate Plaza West, and CdM Plaza should be identified.	The potential overlay zones or other appropriate zoning tool will be adopted subsequent to the Housing Element. Provisions related to existing policies will be considered as these amendments are made in the future.
I believe that we should be more aggressive in the use of ADUs and JADUs to help reach our RHNA goals. While I don't think we can meet our entire RHNA goals with ADUs, I believe the number should be at least double the 334 units that are currently shown in the Housing Element. This topic has been discussed a number of times at the Housing Element Update Advisory Committee meetings and there appeared to be general support for an increase into the 700-800-unit range. The laws regarding ADUs have recently been implemented and are beginning to be used more widely throughout the City. I think we should take advantage of that in our Housing	The accommodation of RHNA need is identified in the Housing Element by a variety means including overlay zones, existing

Public Review Draft Comments	Response to Comments
Element and that 700-800 ADUs would be easily achievable. In addition, an active program to encourage and look for unpermitted ADUs should be implemented to take credit for existing, unpermitted ADUs. Since ADUs are by definition 47% low-income, it's very helpful to our RHNA compliance without impacting any one area of the City.	entitled projects, available vacant land and ADU's. The policy program contains a policy addressing unpermitted ADU's.
The goal of the State in developing the RHNA numbers has been to provide a better housing/jobs balance so that people do not need to drive large distances to get to work. The strategy in the Housing Element has been to find undeveloped space, primarily in commercial areas of the city, for development of low-income housing (since the city is largely developed). If we rezone our vibrant commercial areas for residential development, we potentially reduce the employment opportunities and further impact the housing/jobs balance. I would like to stress this point to the state.	As a built-out community with severely limited vacant land, the majority of new development opportunity will occur on infill, existing developed parcels.
I remain concerned that more housing has been suggested in the industrial portion of the City. Specifically, identifying a metal plating facility (Hixson) that is contaminated and undergoing remediation as a potential site for housing and increasing housing near the site, is very poor planning and potentially dangerous. While the site will likely be remediated, it is doubtful that it would be available for residential housing any time soon.	As a built-out community with severely limited vacant land, the majority of new development opportunity will occur on infill, existing developed parcels.
We have watched our neighborhood start to transition from an 'empty nester' community to now a 'family' community. Adding a large "low income" apartment complex where open green space is currently located makes no sense from the perspective of creating a family community atmosphere. The more recent families making up our neighborhood have kids that enjoy the 2 parks on Mesa Drive along with the horse trails adjacent to the canal that butts up to the apartment site. This is a disaster waiting to happen and we are totally against it.	Comment noted.
I am opposed building 100's of units where the golf course back nine is now. Keep our open space!	Comment noted.
The rezoning of the NBGC front 9 to low income housing is a seriously bad idea. This area is directly under the flight path of John Wayne Airport, falls within an upscale residential community and adds to the overall congestion we experience every day in the area. This is literally the opposite of progress. Why not purchase the property instead. Leave it a golf course or park. Contribute to the natural environment. We don't want to	Comment noted.



Public Review Draft Comments	Response to Comments
see more cars, trash cans and congestion. This is Newport Beach. Not a place that really needs low income housing. Plenty of that exists in ruined communities already like Santa Ana, Anaheim and Garden Grove. Our area already suffers from poor leadership associated with airport expansion.	
I am adamantly opposed to such a move [rezone part of the Newport Beach Golf Course]. I oppose a housing project there, and any rezoning of this area ... and urge you to take the housing item off the table at this location. I remember losing the Bayview Elementary School on the bluff to high density housing townhouses. And now many of our streets have been rezoned to office buildings. The Newport Beach Golf Course is not only an integral part of our community, but a welcomed breath of fresh air and open space for everyone to come enjoy. It's also one of the very few or only affordable golf facilities open to the public in this area for families to learn and enjoy the game. And it provides a much-needed attractive relief to the corner of Irvine Ave and Mesa Dr. I strongly urge you to leave the Newport Beach Golf Course as it is for all to enjoy, and to maintain the aesthetics of our community.	Comment noted.
It is hard to briefly summate why all the reasons that turning the golf course into a high-density low-income housing project is a bad idea. Some of the more apparent issues are CEQA related in terms of noise and traffic. Also, removing the only affordable public golf course in Newport Beach is sad to consider. I understand there may be housing mandates but the folks at this end of town seem to take on an unreasonable burden for solving these types of issues. Please remove this property from consideration.	Comment noted.
I strongly oppose the golf course housing project. We want to preserve this are as it is not expand it. Absolutely not!	Comment noted.
As a local resident and taxpayer, I am against this rezoning [of the Newport Beach Golf Course for high density, low income housing] and am highly concerned about the traffic issues that will compound to an already busy area. We witness at least 1 major accident a month that occurs on the corner of Mesa and Santa Ana and can't imagine how many more there are that we do not see while we are at work. This rezoning is not good for the overall local community, traffic, and safety. I DO NOT support this rezoning and truly encourage to reevaluate this decision.	Comment noted.
I am completely against the rezoning of the Newport Beach golf course!!! No more High-density housing!!! I live off of Mesa Dr. The traffic alone is unbearable, my son was hit by a car, due to excessive parked cars on	Comment noted.



Public Review Draft Comments	Response to Comments
Mesa Dr. from overflow parking of high-density housing. I can't even pull out of my street without taking a chance of being hit.	
I'd like to voice my opposition to any plan to rezone the golf course and build high density housing to replace it. Please take this location off consideration. Bayview Heights has already gone through a lot of rezoning with office buildings all around us. We want to continue to enjoy and use the open space of the golf course. We like having open space just like other communities around Newport Beach. Please stop picking Bayview Heights to rezone. I am against any rezoning or development to any portion of the Newport Beach Golf Course.	Comment noted.
I strongly oppose the rezoning of the Newport Beach Golf Course - holes 3-8 (lots 23,24,25,26) and the golf course project. Please take this housing item off the table at this location. Bayview Height is special and unique to all who live here. Living here, we put up with the airport noise and office buildings all around us. Now you want to get rid of our open space (NB Golf Course) and subject us to high density housing. Many people use the NB Golf course for great recreation. It will be a great loss to our community. We want to keep the golf course as open space so it can continue to be utilized as an affordable recreational area. Please rethink this. You are trying to develop too much in the airport area. We are a small neighborhood, please do not overcrowd us with high density housing.	Comment noted.
My wife and I are ADAMANTLY OPPOSED to the potential rezone of the Newport Beach Golf Course to a development for low income housing. The City of Newport Beach would be better suited to re-developing this location to one that supports the existing population of the city and creates tax dollars and/or a location that will support further business growth. Low income housing developers will "Sell" cities on the needs of low income housing because it is a business for them to take government funds to build these projects that PAY THE DEVELOPER, but DO NOT SUPPORT A NEED for the City of Newport Beach. A low income housing project would do nothing for the actual economy of people who live here other than bring in a body of people who will further their political agenda with voting rights within the City of Newport Beach and the attorneys they bring with them. We are ADAMANTLY OPPOSED and will vote against this zone change as well as their supporters at every voting opportunity.	Comment noted.

Public Review Draft Comments	Response to Comments
We know the issue of affordable housing is a big item in our State, and the State of California is imposing edicts on many Cities in regard to this. Please slow down this City-wide housing issue so as to gather more facts, more citizen input/ comments and study the issue.	Comment noted.
In regard to our Bayview Heights/ Santa Ana Heights Neighborhood, we have seen the details and the housing count of what could be planned and installed on the golf course area, i.e. holes 3 - 8 (lots 23, 24, 25, 26). This has the potential for hundreds of units to go up in the golf course area. We do not want this! We very strongly oppose this golf course housing project, oppose any rezoning of this area, and demand that you take the housing item off the table at this location. The golf course is currently zoned SP - 7. That means, "Open Space and Recreational District: SP-7 (OS/R) - Open Space and Recreational District is intended to establish the long-term use and viability of the Newport Beach Golf Course."	Comment noted.
Our family opposes the re-zoning of the NB Golf Course area to build high density low-income housing on Mesa Drive. We've always focused on the Bayview Heights equestrian neighborhood for its open space and the neighborhood itself, the safety for our 2 year old and soon-to-be-born second child, the schools, the cleanliness, the community, the slower paced feel you don't quite get in the hustle bustle of the peninsula. This will absolutely affect our health and safety, it will increase traffic, impact the environment (the natural preservation of the Back-Bay area), and it will affect our schools and my kids' education. I am by no means opposed to low-income housing. I understand the need and support the fact that Orange County should provide more of it. Please find an alternative location and remove this housing item off the table at this location.	Comment noted.
I am writing to you today to express my extreme opposition to turning the front seven holes of our golf course into public housing. It makes absolutely no sense to take away recreational and park areas from the public mainly because the population density in the surrounding areas are already increasing at an alarming rate and we will need all the open spaces we can get to make sure people have a place for relaxation and recreation.	Comment noted.
It is well known and well published that affordable housing should never be concentrated in one area as originally contemplated in the Airport area. History tells us that this can lead to significant problems within communities. The concept of in-lieu fees appears to contribute to this problem. Have we conducted a study by an affordable housing professional that tells us how to allocate low-income and market rate units	The Housing Element responds to the requirements of AB 686. Council direction has

Public Review Draft Comments	Response to Comments
intelligently throughout the City in a way that will address this concern? This high concentration will only serve to undercut present efforts underway to revitalize the area, undermine existing property values and, in turn, result in an unfair and inequitable impact to area businesses and landowners. Please note that Assembly Bill 686 (2018) establishes a new mandate to "affirmatively further fair housing." The California Department of Housing and Community Development has explained that this new law must "ensure that sites zoned to accommodate housing for lower-income households are not concentrated in areas . . . but rather dispersed throughout the community, including in areas with access to greater resources, amenities, and opportunity."	indicated the desire for a more equitable distribution of units citywide. The sites analysis has considered these factors.
The City has policies in place today that require developers to provide affordable housing as part of what would otherwise be a market rate apartment project. These deals are referred to as mixed-income projects. For-profit affordable housing developers prefer mixed-income projects and are financed through private capital and a public subsidy, if needed. Nonprofit developers do not have access to private capital and build what the government is willing to subsidize. Today in California, that is Extremely Low affordable housing and housing for the homeless. Have we studied the value of creating public policy to allocate affordable housing and market rate units intelligently throughout the City in a way that will attract mixed-income, for-profit developers, and how are we reflecting that in our RHNA allocation? You would not have to look any further than our One Uptown Newport property as a successful mixed income development providing affordable rental units (based on 50% of OC median income) for 20% of the property's residents in Orange County's most affluent city. Our recommendation is to create a fair and proportional mix of 60% market and 40% affordable (low and moderate incomes) ratio equally in high opportunity locations which have the capacity for multifamily housing and are consistent with good urban land use planning. In our opinion those areas are the Airport, Newport Center, Coyote Canyon, and Banning Ranch.	The policy program provides for a variety of methods to achieve a balance of affordability levels to meet existing and projected need. The policy program also includes provisions to explore inclusionary policy to further explore proportional mix of incomes.
The proposed densities are not based on product that can actually be built from a development perspective. Three story garden product at most can achieve 30 units to an acre. Moving up the density scale is Type V wrap product which jumps to approximately 55 units to an acre. Type III wrap will provide approximately 75 units per acre (Newport Crossing). Type V podium (One Uptown) can achieve approximately 85 units per acre. Type III podium is about 100 units per acre. As you can see, densities at 40 units per acre (proposed Coyote Canyon) and 45 units per acre (proposed Newport Center) simply do not exist in a realistic	Future implementing revisions to the Zoning Code will consider a variety of development regulations and standards addressing feasibility, development

Public Review Draft Comments	Response to Comments
development. The reason is the cost of building a costly concrete garage in either a wrap or podium project typically requires the higher density (in excess of 55 units per acre) to achieve a viable economic development given the high land prices in Newport Beach. Three story garden apartment product (at 30 units per acre) which provide surface parking for its residents and is best suited to cities with an abundance of inexpensive land unlike Newport Beach, which is basically completely built out. Our suggestion is to take advantage of the high opportunity locations and create higher densities for the Airport Area, Newport Center, Coyote Canyon, and Banning Ranch.	incentives among other considerations.
Coyote Canyon is public land and, in our opinion, should serve one of the most pressing public issues, affordable housing. Density at 40 du per acre as stated above seems like an opportunity lost for more residential units given it is public land, not immediately surrounded by single family homes. One of the Housing Element Update Advisory Committee members, Paul Fruchbom, suggested using part the landfill for parking for the 22 developable acres. We think that suggestion is creative and should not be dismissed without serious analysis of the possibility. Also note, the State Surplus Land Act (SB 1486 – 2019) requires local agencies disposing or leasing surplus land to provide preferential treatment to affordable housing developers given the housing crisis in this State.	The Coyote Canyon area has environmental considerations that limit use of the entire site for residential uses. The plan reflects the use of a net area representing only a small portion of the landfill property not subject to extreme constraints. Further, assumptions in the plan are approximations subject to change based upon actual feasibility.
100% Senior Affordable Housing is a great way for cities to meet their state affordable housing requirements as well as providing much needed housing for the local community. Creating a "Senior Overlay" zoning allowance would include specific design and operational requirements such as higher density, reduced size of units, reduced parking, and senior oriented amenities. Senior Affordable projects are typically less than 100 units providing many opportunities throughout the city to find an appropriate development location.	The Housing Element provides for prioritization of senior housing through specific policy programs.
What was the methodology used to analyze the potential ADU units? ADU's appear to be low hanging fruit to assist in satisfying the city's RHNA requirement, and we are sure there are many opportunities that exist that	The methodology to utilize ADUs is provided in a new

Public Review Draft Comments	Response to Comments
were not counted. It was mentioned during the April 27th City Council Housing Element study session that the City's target for ADU's should be 1,000. We concur. We believe the high opportunity locations should all shoulder their share of the lower income affordable units. This results in a fair distribution and is good urban planning, which lays the foundation for the city to create land use and zoning policies that maintain local control.	Appendix D, in support of the City's desire to enhance ADU construction to meet its RHNA need.
As a user of Newport Golf Course ("NGC"), I strongly object to the above proposal for the following reasons: a. It is a badly needed recreation facility which would be severely damaged by the proposed development. b. It would severely impact the surrounding area and home values.	Comment noted.
I am opposed to the rezoning of the NB Golf Course for low income housing Per state requirements. The golf course is open to the public, the only one I believe in NB and enjoyed by many NB residents as well as everyone else. The golf course also provides a buffer from the airport and is under the flight path Which is another consideration. Since the State is requiring the housing project it only makes sense to me for the State to provide unused State land or empty State buildings that can be refurbished To meet their own requirements, instead of "forcing " cities to rezone public City Land or private land for that matter.	Comment noted.
How is this low income high density housing project going to impact our property values? Who do we see about that? Many of us in this NB neighborhood have worked hard for many years to acquire homes here and enjoy our quality of life here, again, who do we see about that potential impact to us? Note my opposition to Rezoning NB Golf Course.	Comment noted.
I OPPOSE the housing project of the Newport Beach Golf Course. I OPPOSE any rezoning of this area. Remove the project from the agenda. There is too much traffic already on Irvine Ave. Increased traffic is not safe for pedestrians and cyclists. Environmentally it is not responsible to proceed with this residential proposition.	Comment noted.
As I drive in and out of my neighborhood I see people enjoying the golf course. Singles, families and I have seen an increase in young people playing golf at the golf course. Better to see young people on the golf course than on "the streets". I oppose the golf course housing project, I oppose any rezoning of this area. Please take	Comment noted.

Public Review Draft Comments	Response to Comments
the housing item off the table at this location. Bayview Heights/Santa Ana Heights Neighborhood is a Newport Beach "gem". There is nothing like my neighborhood anywhere else in Newport Beach. Please don't destroy it.	
We love all neighborhood as is, and Santa Ana Heights has already spiked with flowing traffic and crowds of people. We need to keep the Newport Beach Golf Course, it's part of where we live and we treasure our community as is. Meeting with our neighbors we couldn't find anyone who agrees with the rezoning, and we oppose this plan 100%. Please take the housing item off the table at this location.	Comment noted.
I am writing to express my concern for the rezoning proposal of the Newport Beach Golf Course for residential housing. As a long time member of this community it is upsetting to see the cities of Newport Beach and Costa Mesa more focused on profit rather than the best interest of the community. This additional housing project would not only take away one of the few recreational areas we have left in the community but also create a traffic nightmare in the area. We have already seen pedestrians struck and killed in the cross walks at Irvine/Mesa as well as Irvine/University. How do you expect we could properly manage the traffic flow with this additional housing project?	Comment noted.
I strongly encourage you to oppose this awful idea to rezone a beautiful open space at the golf course into more high density housing that will only further clog and pollute a busy area around the airport. I further would encourage you to oppose nitwit ideas and mandates coming from Sacramento that only serve to destroy our once beautiful and safe city. Crime and drug addicts currently littering our once safe neighborhoods is a clear example of failed policies coming from Sacramento. Please do what's right for the constituents of your city and maintain what we have left.	Comment noted.
Residents seem to treasure their quality of life in Newport Beach. This includes a quiet airport, unobstructed views, and unclogged roadways. While this is not always possible, I believe that the city takes the necessary steps to ensure all the voices are heard and important input is considered. Understanding the pieces of this puzzle (building stock, roadways, utilities below grade, community risk, et al) at the ground level may prove to be beneficial if you chose to consider my thoughts. While I often hear about the city being "built-out" I do not entirely subscribe to the belief. The district/area that has the least sophisticated development if the Airport Area of the city. This area is surrounded on three sides by adjacent jurisdictions and heavily impacted by decisions of the other local governments. Additionally,	Comment noted.

Public Review Draft Comments	Response to Comments
the school district in this section of Newport Beach is the Santa Ana Unified School district. I'm sure this is unknown to the many new residents destined to move here who recognize that these cities are significantly different in many ways. Some have suggested that a change in district boundaries to address the issue, and while this may feel good to proffer, I don't see that happening anytime soon. It is safe to say that the Airport Area differs in many respects from the remainder of Newport Beach. Because of this a different vision statement may be needed in this specific community to seriously address the new development that is likely to occur in that area in the future. When I look at the General Plan vision statement, I fail to see how that can be realistically represented in the Airport Area. This area will see the Lion's share of the RHNA low/moderate units and be more intensively developed. This is something that will take a well considered vision and political leadership not before seen in Newport Beach to be done properly given the forces that will be aligned against new construction.	
We are adamantly opposed to the rezoning of the Newport Beach Golf Course to high density, low-income housing. A high density low-income project negatively impacts every single homeowner in the area, while offering absolutely zero benefits to us and the community as a whole. We hope the City Council will seriously re-consider and ultimately deny the rezoning of the golf course.	Comment noted.
I strongly oppose building on one of the few open spaces left. I personally feel as do many others the the government keeps taking taking taking! Homeless population is out of control, druggies are all over the play and now this! Do the right thing before we the people have to get more involved!	Comment noted.
As a resident and someone who grew up in the area, the Newport Beach Golf Course is part of the community, a place where my parents and I grew up playing, and it would be terrible to see housing built. I strongly oppose the rezoning efforts and hope City Council rethinks this change.	Comment noted.
I am a resident of Newport Beach at Orchid Hill Pl. I'm writing to you to express my opposition with the golf course housing project, opposing any rezoning of this area, and asking you to take the housing item off the table at this location.	Comment noted.
PLEASE stop the discussions about building high density low income housing at the golf course off Irvine Ave/ Mesa Dr. That idea is pure insanity. The neighborhood simply cannot handle the additional population and ensuing traffic. Already we are exploding thanks to Costa Mesa's allowing multiple units being built on what	Comment noted.

Public Review Draft Comments	Response to Comments
we're once single family home lots. In the 23 years living at my condo a few blocks away from proposed development, the development has resulted in 4x as many dwellings on a SINGLE BLOCK. Multiply that x2 easily for number of people/cars in a single block and you have insanity. The lack of parking, speeding, deteriorating roads...not to mention the smell of marijuana that permeates the neighborhood 24/7 has really already stretched the neighborhood beyond the limit. I beseech the City or Newport Beach to PLEASE find another site for this development. If you are going to change zoning, the other side of the 73 is a much more appropriate location for high density housing.	
Section 1: Introduction While we understand the role of the Housing Element is to "identify ways in which housing needs of current and future residents can be met" (page 1-2), those needs should not supersede the private property rights of existing residents and businesses. We seek clarification of this item in the Introduction, considering the fact that several pending and prior housing projects have improperly impacted existing property rights, including parking and property rights afforded under Covenants, Conditions and Restrictions (CC&Rs).	State law requires and the City's overarching General Plan goal is to identify opportunities to address existing and future housing need in the community.
Section 3: Housing Constraints & Resources It is our understanding that the City of Newport Beach was allocated a total of 4,845 units, per Section 2 - Profile. As identified on page 3-2, some constraints for the City establishing opportunity sites include "the availability and cost of land for residential development." We believe an additional constraint excluded from the list are CC&Rs. These documents often provide the governing rules for master planned areas, including lands in the Airport Area. Since the City has no authority over CC&Rs those "Nongovernmental Constraints" should be included in this section. Further, the City should respect the private property rights of existing business owners (and residents) and- at a minimum - acknowledge that collective rights in business parks are a constraint in the Housing Element Update. For example, no individual residential property is being targeted for conversion from one use to another, but areas that are considered "common area" business parks where owners bought into a share of the interest are targeted for new uses. The City should respect CC&Rs as they stand or require proposed projects to prove that modification of the CC&Rs accurately allows a new/specific use. The City should require this as a	Constraints and resources include evaluation of a variety of potential constraints related to governmental policy, site conditions and other factors that may influence the provisions of housing. The sites identification process considered many of these considerations through consultation w/ the

Public Review Draft Comments	Response to Comments
condition of approval for development entitlements prior to construction. Without this, the Housing Element will not properly consider existing property rights and this omission will expose the City to unnecessary entitlement challenges and delays. While we do not disagree that housing could be added to certain areas of the Airport Area-adequate resident-based services and amenities must also be included with those developments. The Business Parks that cover the majority of the Airport Area were not originally intended to be residential areas and are therefore lacking in many of the standard amenities and services one would expect to find in a residential neighborhood (grocery stores, parks, restaurants, banks, child-care facilities, etc.) The City should invest the time now to determine where these amenities, parks and services should be, or the City will be functionally promoting increased densification without properly planning for how this new housing density can also be high-quality, "livable communities." This exact conflict is referenced in Policy Action 4E: Airport Area Policy Exceptions for Affordable Housing in Section 4.	HEUAC and consultation with property owners.
Section 4: Housing Plan Any proposed overlay (as described on page 4-4) should include direct engagement by business owners and tenants in the Airport Area. This is a unique, commercial and business focused area that if not properly planned for could force businesses to relocate and have unintended consequences including but not limited to revenue consequences for the City. Further, if businesses leave, the marketability of the Airport Area could diminish and create unfavorable market and quality of life conditions for this important area within the City. On page 4-3 the Update states: "Housing Goal #8 - Effective and responsive housing programs and policies." Unfortunately, we could find no programs or policies that address the conversion of existing Class A commercial office space into residential units. This is an area that should be carefully investigated further by the City, as while it may be a potentially unique way to create housing and meet needs immediately where buildings and utilities have already been developed, it has a direct material impact on existing commercial property rights and the current infrastructure does not support residential development. Policy Action 3A: Objective Design Standards (page 4-10) and Policy Action 4B: Streamlined Project Review (page 4-16) should not create a by-right housing process that ignores impacts to adjacent businesses, existing	The overlay policy will be subsequently updated. Any rezoning action will provide entitlements in addition to those already provided to current property owners. Other policies in the Policy Program respond to requirements subject to state housing law.

Public Review Draft Comments	Response to Comments
CC&Rs, Planned Development Standards, or Integrated Conceptual Development Plans. These limitations should be noted in the document or be required to be addressed in the planning process.	
Appendix B: Sites Analysis After reviewing Figure B-1 Airport Area Environs - Sites Inventory, several Olen buildings were included as "Consideration Parcels" for housing. Because the Housing Element Update remains in Draft form at this time, we are not in a position to condone any such conversion of existing high performing commercial business parks into residential, which potentially strips owners of valuable and protected property rights. To be clear, Olen does not currently support conversion of existing commercial business parks to residential uses absent strict protections of the existing rights of commercial property owners and specifically does not consent to conversion to residential of any of its Newport Beach portfolio. We appreciate the opportunity comment on the Housing Element Update, but remain concerned that the private property rights of existing businesses will be adversely impacted by the City's expansion of housing units unless additional considerations are evaluated by the City. We are also concerned that the City is inadequately planning for the types of parks, amenities and services that would create good quality of life for these new neighborhoods, and for the City's business and residents as a whole. This concept of livable communities should be a central focus of the current planning process in addition to the question of where to potentially place new housing units. This letter shall not be construed as a full recitation of all of Olen's positions related to this matter and shall not act as a waiver of any claims.	Appendix B has been significantly updated to modify sites and locations. Property owners not interested in participating have been removed from consideration.
Please note I oppose this change to a housing project [Golf Course].	Comment noted.
The Housing Element should be harmonized with the LCP and Environmental Elements BEFORE SUBMISSION TO BE CERTIFIED. The fact that Banning Ranch is mentioned as a housing option after the Coastal Commission denied building and development options is either an attempt to "allocate housing to a back hole that has not potential, but looks good" and an attempt to undermine the Coastal Commission and set into play a fight between two state agencies. The City of Newport Beach should be honest and communicate clearly its intention. A past survey of residents clearly gave the city a clear dictate to preserve Banning Ranch and facilitate its acquisition for open space and public access.	A program EIR will be prepared in conjunction with the Housing Element update.
Banning Ranch should not be listed as a housing option.	Comment noted.

Public Review Draft Comments	Response to Comments
This element does not do enough to level the playing field to allow residents to add an additional story to facilitate families living together. One of the challenges of the cost of housing is that families are being separated and longtime residents are forced to sell to access equity, while adding another story could allow more residents to provide housing for aging parents (on the ground floor) or house adult children with their families on upper floors. Currently many remodels and new construction in West Newport are able to achieve 3 story construction using expensive variances, lawyers and political influence. The city has created an exclusive club that contributes to the housing shortage. The fastest way to more housing is to allow residents more freedom for "Mother/daughter" type construction. These would not be condos, but units with the ability of two families living together. Eventually, this can lead to duplex or triplex rentals, but that process can be paced out by economics and zoning plans over time.	Comment noted.
Homelessness is a mental health issue – any document produces by the city should recognize mental health as an issue. The main problem for those homeless wondering the streets of Newport Beach, they have addition and mental health issues that cannot be resolved without local mental health services. The city would be better served at add mental health counselors in the police department to go on calls related to those wondering the streets with mental health and addition issues. We could offer free housing, and the homeless issue would persist, because low cost housing is not the primary cause of the homeless populations wondering our neighborhoods, camping on public spaces and causing health and safety issues.	Comment noted.
Public transportation impacts housing prices. If we invested in mobility of having people easily move between Newport Beach and Riverside and make 24/hr per day access within 30 minutes then housing prices would not be an issue. What drives the unfair housing issue is the time it takes to commute between work and home and between home and public resources like the beach. Housing must be reconciled with a county and state transportation plan.	The Circulation Element of the General Plan is being updated concurrently with the Housing Element, addressing transportation-related issues.
Outreach has been lacking because the outreach has been unfairly biased to The Housing Element and the General Plan is more than the Housing Element – it must be a harmonized plan and the city needs to conduct more outreach for the other elements of the General Plan Update.	A summary of all outreach efforts is included in Appendix C of the Housing Element.

Public Review Draft Comments	Response to Comments
The parcel identified as ID 47 in the Housing Element Study is correct (APN 445-131-31, 2.58 acres). Two additional parcels owned by KCN A Management, LLC should be included as well. The two additional parcels are APN 445-131-30 totaling 23.74 acres and APN 445-122-19 totaling 16.67 acres. Both of these additional parcels have a combined usable development area of approximately 11 acres. All three parcels would provide a development area of approximately 13.6 acres providing the opportunity for 700 housing units based on a standard 50:1 ratio. In addition, the draft study indicates that all parcels in the specified area of our properties are to be rezoned as Low and Very Low housing categories. While we agree that some affordable housing should be provided in this area, we do not believe that the area should be exclusively Low and Very Low housing categories. A good balance of both market rate and affordable housing would be best suited for the Airport Area.	Appendix B has been updated to consider a variety of site considerations related to the distribution of affordability throughout the City.
The Newport Beach Golf Course is a part of our community, a place where my family and friends get together for events, and it would be absolutely terrible for you to build housing on a cornerstone area of my community. I STRONGLY oppose the rezoning efforts and hope the City council rethinks the impact this will have on its citizens.	Comment noted.
This is not acceptable to build homes that will impact our neighborhood and community. The problems that comes with crowding to many people in an area, the quality of people your wanting to attract will cause the same problems with parking and theft that is currently across Irvine Ave on Mesa Dr. the homes on riverside drive and Redlands have had issue after issue with people of poor character, theft, disorderly conduct and there street is covered in cars that do not live in the neighborhood. We love our hidden community, it is safe, family oriented and a hidden gem. We do not want this to change. We truly hope you can understand.	Comment noted.
I oppose the golf course housing project, oppose any rezoning of this area, and would ask that you take the housing item off the table at this location.	Comment noted.
I respectfully request that you NOT approve any rezoning of the Newport Beach Golf Course area as outlined in the Draft of the General Plan Housing Element Update (PA2017-141), presented during the Study Session on 4/27/2021. As you know, the Golf Course area is currently zoned SP-7, "Open Space and Recreational District". I and many of my Neighbors in Bayview/Santa Ana Heights want to preserve the open space and the Golf Course area for	Comment noted.

Public Review Draft Comments	Response to Comments
recreation and use as previously & currently designated. I believe many other residents in Newport Beach and the surrounding area enjoy using the Golf Course and do not want to see it or any portion thereof changed out for a Housing project. This project would have a Negative impact on our Bayview/ Santa Ana Heights Neighborhood. In regard to traffic in the area, Irvine Ave. is already incredibly congested at various hours of the day and adding more volume will only make it worse and we will see an increase in accidents.	
Please vote no on rezoning the Newport Beach Golf Course to a high density, low-income housing zone. As long as the golf course chooses to remain open to the public for golf, they should be permitted to keep their 18 holes. I am not a golfer, but I enjoy seeing people enjoy their sport. While I recognize that low cost housing is in great need, this location is hardly a great location for low cost housing. It places it in the middle of a community, with few close job opportunities/career paths that don't require a commute. Things like local grocery, diverse public transportation, and local medical should all be considerations for a high density low cost housing complex. I don't see that kind of infrastructure in this area. Meanwhile you will be removing one of the few public golf courses Newport Beach can lay claim too.	Comment noted.
This is a notice of strong objection to the proposed Newport Housing Element zoning changes for the Newport Golf Club LLC ("Unique ID Parcels 23 to 26). The effects of this proposal will negatively impact the areas immediately adjacent to the proposed development densification by overloading the Mesa Drive / Birch and Irvine Avenue roadways. Morning and evening peak wait times at intersections currently approach 5 minutes and queue from Irvine Avenue to Orchard Drive. A number of years ago the circulation element was modified along with the County's Master Plan of Arterial Highways (MPAH) to eliminate the University Drive Extension to Jamboree Road and to remove the Mesa Drive connection on assurances that development and densities would not be increased. This proposal would violate those assurances and previous planning efforts. Additionally, during the creation of the specific area plan for the Santa Ana Heights neighborhood and the LAFCO discussions for its annexation to the City of Newport Beach, the City agreed to retain and preserve the residential rural equestrian zoning (and character) of the neighboring areas in exchange for some limited commercial rezoning along Birch and Irvine Avenues. The proposal under consideration conflicts with those previous planning efforts and commitments from the City, the County (and the previous Redevelopment Agency).	Comment noted.

Public Review Draft Comments	Response to Comments
I am writing to oppose the rezoning of the Newport Beach golf course into high density housing. We don't need any more traffic, noise, or people flooding the back Bay Area by Mesa drive. What we could use is some walkable retail shopping or commercial not dedicated to plastic surgery. Given this is also in the wake of Buck Johns paying off politicians to buy cheap land in Newport, I would hope extra diligence is being put into how land is being sold/zoned/used with an emphasis on benefitting existing residents.	Comment noted.
Accessory Dwelling Units We are concerned about the City's calculation of ADU production and the lack of support for the numbers that have been included in the Drafts thus far. With the direction of the City Council to increase the ADU numbers even further, to potentially 1000 units, we have even greater concerns that such production is unrealistic. However, we are encouraged by the fact that City Staff intends to survey the community and study this further. We hope that the City's ultimate determination regarding ADU production will be supported by reliable evidence and specific incentives to ensure a realistic probability that the City will meet its ADU production. Additionally, the City's ADU program should include some form of regular data collection, evaluation, and site inventory update. For example, the City should evaluate annually the number of ADUs produced and the rental rates at which they are available to the general population, if at all. Based on a review of data, the City should reevaluate its ADU predictions and in the event of a shortfall in production, revise its ADU program and incentives to boost production or ultimately identify additional sites to accommodate the shortfall. The City should also consider incentives that encourage residents to agree to affordability covenants for their ADUs. With the City's aggressive approach to ADU production, the specific details of its ADU program as well as its robust and regular evaluation of ADU production are essential.	A new Appendix D has been provided supporting the assumptions for increasing ADU potential. Additionally, programs supporting ADU construction and monitoring of progress have been included.
No Net Loss Requirements Government Code section 65863 ensures that jurisdictions accommodate their RHNA throughout the planning period. To accomplish this, HCD recommends that a jurisdiction create a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required. The City Council's direction to reduce the buffer of sites in its inventory to 5% is alarming, especially considering the potential need for a citywide vote to rezone newly identified sites within 180 days of approval of any development that results in a shortfall in the City's site inventory. This is also problematic considering that nearly 50% of the City's RHNA is allocated to housing for households with very low and low incomes. Unless the City is donating land or providing significant	The assumption for a RHNA buffer has been increased per Council directive.

Public Review Draft Comments	Response to Comments
funding toward affordable housing, it is unlikely that the market will support the development of housing complexes where 50% or more of the units are affordable to very-low- and low-income families. Further, the City is planning on the percentages of units affordable to low- and very-low-income households to be 45% in the airport area, 65% in West Newport Mesa, 30% in both Dover-Westcliff and Newport Center, 35% in Coyote Canyon, and 20 % in Banning Ranch. However, the City is planning on adopting an inclusionary zoning ordinance requiring only 15% of the units be affordable to very-low-, low-, and moderate-income. With the development of just a few of the housing element sites, the City may quickly run out of inventory to cover its RHNA with only a 5% buffer. We encourage the City to reconsider its 5% buffer and adopt a buffer in line with staff's recommendation in Table B-1 on page SS3-4 of the Staff Report for the April 27 Study Session.	
Site Inventory Banning Ranch: We are concerned with the City's reliance on Banning Ranch as a suitable site for the development of housing, including affordable housing, during the 6th Cycle. As the City's Draft recognizes, Banning Ranch was identified in prior planning periods and the City previously approved a development at that location, however, the development was denied by the California Coastal Commission. In its findings, the California Coastal Commission indicated that approximately 19.7 acres were suitable for development, of which only 11 of those acres could be developed for residential housing structures. Considering this history, without additional programs or supporting information determining the development potential of 46 acres at this site, it is unrealistic for the City to consider more than the 11 acres developable within the planning period. Coyote Canyon: Considering the landfill in the vicinity of this location and the correspondence the City received from State and Federal Fish & Wildlife agencies opposing development at the site, we are concerned about the viability of the site for housing development during the planning period without additional programs or supporting information to show the reliability of the site's development potential during the planning period. We also agree with comments made during the Study Session that locating 100% affordable developments at the site raises environmental justice concerns. Via Lido Plaza: We support the City's decision to include all sites in its inventory where property owners have affirmatively expressed interest in redeveloping their property for residential use and in being included in the site inventory, especially if a property owner has indicated a willingness to include affordable units in any	Banning Ranch and Coyote Canyon are two of the six opportunity areas in addition to existing entitlements and ADU assumptions. Constraints and other factors have been considered and will be considered as part of the implementation of the rezone programs described in the Policy Program.

Public Review Draft Comments	Response to Comments
development. Including such sites will help the City meet the increased requirement that jurisdictions demonstrate realistic development potential for nonvacant sites.	
Affirmatively Furthering Fair Housing With HCD's release of its Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update), we encourage the City to review the HCD's Guidance and revise its analysis and programs as they relate to the duty to affirmatively further fair housing. While we address a few concerns specifically, the Guidance is an exceptional resource that the City should thoroughly review and follow when revising its Draft Housing Element. We also encourage the City to take advantage of HCD's AFFH Data and Mapping Resources to incorporate additional data into its analysis.	AB 686 considerations have been included in Sections 3 and 4, as well as Appendix B of the Housing Element
Outreach and Key Stakeholders We encourage the City to ensure that its outreach includes a diverse group of organizations and individuals, particularly with its assessment of fair housing and in its selection of sites and development of programs that affirmatively further fair housing. Some key stakeholders the City should reach out to include: community-based and other organizations that represent protected class members, public housing authorities, housing and community development providers, lower income community members and households that include persons in protected classes, fair housing agencies, independent living centers, regional centers, homeless services agencies, churches and community service organizations that serve ethnic and linguistic minorities, etc.6 While we applaud the sometimes thankless and often tiresome work that the Housing Element Update Advisory Committee has committed to the Draft Housing Element over the last eight months, we are concerned that there has been a lack of diverse stakeholders included in the City's outreach efforts. Among the stakeholders listed above, the City should make particular efforts to engage renters, members of protected classes, individuals that rely on affordable housing, and local workers, who may not be Newport Beach residents, but would choose to live closer to their employment if affordable housing were available.	Outreach efforts through the process have been transparent and seek to engage a diverse audience. A summary of efforts is provided in Appendix C of the Housing Element.
Additional Analysis The City's "analysis must address patterns at a regional and local level and trends in patterns over time." The City is also "expected to use local data and knowledge to analyze local fair housing issues, including information obtained through community participation or consultation, such as narrative descriptions of people's lived experiences." Other relevant factors the City should analyze include barriers in	AB 686 requirements have been included in Section 4 of the Housing Element.

Public Review Draft Comments	Response to Comments
zoning and land use, such as "[p]redominance of single family uses and larger lot sizes in racially concentrated areas of affluence" or "[v]oter initiatives that restrict multifamily developments, rezoning to higher densities, height limits or similar measures that limit housing choices," etc. The Draft should also include an analysis of racially concentrated areas of affluence when analyzing patterns and trends of segregation and integration.	
Site Inventory and AFFH While we applaud the City's efforts to redistribute affordable housing throughout its focus areas and reduce the concentration of affordable housing in the airport area, we are concerned that limiting affordable housing to the focus areas still creates or exacerbates patterns of segregation. Even though the City as a whole is predominately White and affluent, especially when compared with the region and state, simply viewing Figures 3-7, 3-8, and 3-9 still demonstrates that the City is focusing its affordable housing in areas of the City with higher percentages of Hispanic/Latinx, Non-White, and Low/Moderate Income populations than may exist elsewhere in the City. When evaluating its Site Inventory, the City needs to "discuss how the sites are identified in a manner that better integrates the community," explain how the identified sites impact "existing patterns of segregation and number of units relative to the magnitude of the RHNA by income group," and evaluate "whether the RHNA by income group is concentrated in areas of the community."	AB 686 requirements have been included and considered in Secitons 3 and 4, as well asAppendix B of the Housing Element.
Goals, Policies, and Actions As part of the AFFH component of the Draft Housing Element, the City needs to identify and prioritize contributing factors to fair housing issues then identify goals, policies and a schedule of actions with specific timelines, discrete steps, and measurable outcomes that will have a beneficial impact during the planning period. "Goals and policies must be created with the intention to have a significant impact, well beyond a continuation of past actions, and to provide direction and guidance for meaningful action." The City's Policy Action 4A fails to meet the requirements of the necessary program to affirmatively further fair housing. Essentially, the City's program is to collaborate with other organizations and to review fair housing complaints simply to refer them to the appropriate government agency and to collaborate with other stakeholders to address potential constraints to fair housing, which may include analysis of barriers, review of historic policies, and "specific actions" that contribute to an inclusive community. First, the analysis of barriers to housing and a review of historic policies and restrictions that prevented protected classes from locating in Newport Beach should already have been done and included in the Housing Element as a part of the City's	AB 686 requirements have been included in Sections 3 and 4 of the Housing Element.

Public Review Draft Comments	Response to Comments
required analysis of Fair Housing. Essentially, the City has set a goal to do the analysis in the future that is should have already incorporated into its Draft Housing Element. And while the City states that it may take "specific actions," to foster inclusivity, there are no details about these "specific actions." "Programs in the element must have specific commitments to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation. Deliverables should occur early in the planning period to ensure actual housing outcomes. For example, programs to 'explore' or 'consider' on an 'ongoing' basis are inadequate to demonstrate a beneficial impact in the planning period." The City's AFFH Policy Action is exactly what HCD has deemed to be inadequate. We encourage the City to rework its fair housing analysis, identify barriers to fair housing, and develop specific programs and policy actions in line with HCD's guidance to affirmatively further fair housing and actually achieve beneficial impacts during the planning period.	
Site Inventory Based on the April 27, 2021 City Council Study Session, we understand that the City is taking additional time to review and revise its Draft, including the Site Inventory to increase the reliance on ADU production, which we interpret to mean a decrease in the list of sites identified or in the density of those sites. As we have requested before, when the City updates its Site Inventory, we would appreciate receiving a copy for review. Some concerns that we have previously identified and encourage City Staff to consider when revising the Site Inventory include: • Ensure that the Site Inventory correctly identifies whether a site was previously identified in the 5th Cycle; • Specifically identify the sites to be rezoned in any rezoning policy action; • Ensure that the appropriate densities, or greater, and appropriate percentages of affordability, or greater, are designated to sites in accordance with housing element laws; • Provide the required analysis for sites less than 0.5 acres or greater than 10 acres to demonstrate that sites of that size were successfully developed during the prior planning period; • Develop a policy action to identify City-owned nonvacant sites as surplus land, in accordance with the Surplus Land Act, during the planning period; and • Identify the current uses of nonvacant sites and how such uses do not constitute an impediment to additional residential development during the planning period.	Appendix B has been revised to include a variety of these considerations.

Public Review Draft Comments	Response to Comments
We continue to be encouraged by the City's diligent efforts to comply with state housing element laws and meaningfully contemplate the housing needs of its community and how to meet the needs. While we are concerned with some of the recent direction City Staff has received related to the Draft Housing Element, as described above, we await the City's thorough review and investigation of those matters to determine the realistic development potential during the planning period of ADUs and identified sites. We are also excited by the new HCD Guidance and Data and Mapping Resources to assist the City in complying with its duty to affirmatively further fair housing. We look forward to continuing to work with the City through this process and if we can provide any additional assistance, please do not hesitate to contact us.	Comment noted.
As a resident who has lived here for the past decade, this golf course is part of the community, and it would be terrible to lose that!!! I strongly urge you to reconsider zoning and truly consider the affect it will have on our beloved community.	
I am adamantly opposed to any rezoning as residential land. The golf course is a beautiful natural quiet area and adding residential buildings will destroy any sense of peace and will add hundreds of automobiles, pollution and noise to this quiet east side location. Property values will plummet, traffic will increase 100-fold and noise will substantially increase. The Golf course is the only reason I purchased in this area. Please do not continue this horrible project of rezoning the golf course.	Comment noted.
I highly oppose this decision [to build high density housing on a portion of the golf course]. We believe that this is a very poor decision and will greatly affect the community by removing something that is constantly used by our residents as well as visitors from around the world. It will also cause an increase in traffic that is already an issue in this area. Please reconsider this decision as it will be a detrimental move to our city.	Comment noted.
I adamantly oppose the rezoning of the golf course for low income housing. That is a terrible place to put high density housing directly under the flight path and we do not need more traffic. The golf course should not get smaller because thousands of golfers enjoy both the front and back 9 every week. That is really the only affordable public golf course in Newport Beach, and you want to downsize it?	Comment noted.
Gentlemen, this message is to express my opposition to any plan to convert the Newport Beach Tennis Club property into any kind of "low, moderate, or above-moderate income" housing units. Doing so would become an environmental disaster to the surrounding community in my opinion. Bear in mind there are two schools within walking distance of this site, the closest being a grammar school. The added traffic resulting from additional housing would greatly increase the likelihood of tragic pedestrian accidents involving children.	Comment noted.

Public Review Draft Comments	Response to Comments
I have lived in my home in Newport Beach for over thirty years and have seen careful planning and good progress made in the city. In my opinion, converting the the Newport Beach Tennis Club property into additional housing is a very bad idea and detrimental to the surrounding community. I believe there are more appropriate sites on the list and therefore I would like to see the tennis club property removed from the list permanently.	Comment noted.
Thank you very much for serving our local community of which I have been a resident of for nearly 60 years. Regarding APN: 440-281-02 I highly objection to the aforementioned Parcel and its re-zoning to provide over 250 high density residences to the Eastbluff area —Higher traffic plus a high carbon footprint vs recreation and health? Additionally to hide this behind the veil of 125 low income housing is intolerable. Please don't tell me that the city will receive and increase in property tax — With good management from your team the city has more than enough money. But more importantly to take away recreation which is so badly needed in just wrong! If you haven't notice the second biggest contributing factor to deaths from COVID is obesity or high BMI. This property serves many times more people each year than the proposed 125 low income units will ever provide. Besides the membership the property serves several tennis tournaments and provides hundreds of children swimming lessons and races each year! If you would like to discuss further do not hesitate to contact me — and I do look forward to seeing each of in person to reinforce my concerns about this project! Thank you again for your service and with your good leadership we can make this city even better. I am here to help if needed!	Comment noted.
As a 30-year resident of Newport Beach I urge you to reject the efforts being proposed to replace the NB Tennis Club with housing units. NB Tennis Club has been a fixture in our community and serves as a gathering spot for residents to exercise and enjoy each other's camaraderie. The population density in Newport is already too great and the traffic and crowds is excessive. Please protect NB Tennis Club!	Comment noted.

Public Review Draft Comments	Response to Comments
As you can see from below, we've been fighting the re-districting of Newport Beach Tennis Club for years, always assured that a general plan amendment and a long process with multiple hurdles would be required to change NBTC to a residential site. It looks like more and more of those hurdles are falling and the threat is real. I STRONGLY oppose both the destruction of the tennis club and the building of condos. As to the former it's a longstanding recreational landmark and a very active, well-used club. As to the latter if we wanted to live somewhere dominated by condos and a bunch of cookie cutter housing developments with a horrible traffic flow we would move to Irvine. PLEASE stop the "development" that is ruining the character and individuality of Newport Beach. I understand there is a mandate from the state to identify areas for affordable housing but taking away one of the longest standing and supported recreational areas in a city that is exploding with condos and traffic cannot be the right answer.	Comment noted.
I wanted to take this time to offer my opinion on the upcoming decisions facing you regarding site selections for the 2021-2029 Housing Element addressing future low/very low, moderate and above moderate income housing specifically involving APN:440-281-02...the Newport Beach Tennis Club. I am completely against including this property in the designated City of Newport Beach 2021-2029 Housing Element for the following reasons: 1. Traffic....Not only will ingress and egress of the proposed development not likely be easily solved but Eastbluff Drive will be severely overtaxed causing major traffic issues along with increased traffic accidents also resulting in increased danger to bicyclists who use this route. 2. Infrastructure....In addition to impacting the roadways, the local shopping center will not be able to handle either the increased volume nor supply adequate parking. The Ralph's grocery store is one of the smaller footprints in their chain and likely could in no way handle the increased volume from the additional dwelling units. This area truly is built out relative to the amenities it was designed for. 3. Recreation.....Adding more dwelling units in this neighborhood removes more acres of recreation this city cannot afford. We can only look at our country's increased obesity rate to understand reducing land devoted to recreation only contributes to this national emergency....please don't add to this problem. 4. Tennis Community.....The only other tennis club in the city (Palisades Tennis Club) would be completely unable to absorb the 500+ members Newport Beach Tennis club has which would lead to citizens leaving the sport or flooding city courts well beyond their capacity. I urge you to NOT include APN: 440-281-02 in the City of Newport Beach 2021-2029 Housing Element and select a more suitable site.	Comment noted.



Public Review Draft Comments	Response to Comments
As a homeowner with a property in close proximity to Planning Site #145 - currently the Newport Beach Tennis Club - I would like to express my strong opinion that apartment development on this site is ill-considered. There has been copious apartment development in Newport Beach and surrounding cities over the past 5 years. Plenty of inventory has been added that strains an already overburdened traffic, amenity and educational infrastructure. Carpeting the neighborhoods of NB, Costa Mesa and Irvine with apartment dwellings will ultimately seriously undermine the quality of life that was the very reason most of us moved here in the first place. We do not want to create another West Los Angeles. Please remove Site #145 for the city's "Site Analysis List".	Comment noted.
It has come to my attention that the Newport Beach Tennis Club (APN: 440-281-02) site being considered for re-zoning to accommodate future low income housing. Please remove this site from your Site Analysis List - the location is in the heart of Newport Beach and would significantly alter home values and the look/feel of our city.	Comment noted.
It has come to my attention that the Newport Beach Tennis Club (APN: 440-281-02) site being considered for re-zoning to accommodate future low income housing. Please remove this site from your Site Analysis List - the location is in the heart of Newport Beach and would significantly alter home values and the look/feel of our city.	Comment noted.
Please keep our beloved tennis club zoned recreational !! it is a quality of LIFE issue for multi generational families !! look elsewhere for more housing sites !!	Comment noted.
I have lived at [redacted] for 46 years since 1975! Our house is DIRECTLY across the street from the tennis club. My sons went to Lincoln and Corona del Mar schools and have grown up here. The possibility of having a 379 unit development across the street and in this area is abhorrent and difficult to envision. I have been active in various neighborhood and city affairs and have seen many changes in this area. I cannot believe the city is even considering the development of the building 379 units in this area! Along with thousands of others, I earnestly implore the planning committee to remove this property from the 2021-2019 Housing Element now, to prevent any housing accommodations to be considered now or in the future. If this property is to be razed there are other developments that could be considered. Something that would benefit the people who live in Newport Beach and this close-knit area.	Comment noted.



Public Review Draft Comments	Response to Comments
The thought of at least 600 plus more cars on East Bluff Drive, Jamboree, etc. along with other factors, is outside the realm of credibility and not worthy of any of you able to make this critically important decision. I, along with many others will follow this issue closely and do whatever we can to prevent it.	



Appendix D:

ACCESSORY DWELLING UNITS

D. Accessory Dwelling Units (ADUs)

Background and Purpose

ADU Purpose

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are additional independent living facilities, for one or more persons, which are located on the same parcel as a single-unit or multi-unit residential dwelling. The concept of ADUs has existed for decades but has recently come to the forefront of the California housing discussion due to legislation passed starting in 2018. This legislation, discussed in more detail in the following section, makes it easier to develop ADUs by increasing the development zones where ADUs can be built, broadening the definition of an ADU, and removing previous restrictions such as requiring replacement parking.

In areas such as Newport Beach where land values are high and there is a large amount of single-unit detached housing, ADUs present a potentially more naturally affordable housing option for renters. ADUs are often smaller in size than typical apartments or rental housing, ranging from 300 to 600 square feet in size. They are also attractive to property owners who can gain rental income.

The City of Newport Beach (City) believes that ADUs present a viable option as part of the overall strategy to develop housing at all income levels during the 2021-2029 6th Cycle Housing Element planning period. **Appendix D** describes:

- Recent ADU legislation and regional actions;
- Local factors that may increase ADU development over the next eight years; and
- Actions Newport Beach will take through housing programs to incentivizing ADU development.

Background on Legislation and Statutory Requirements

Currently in Newport Beach, ADUs and JADUs are primarily regulated through Section 20.48.200 (Accessory Dwelling Units) of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC). Within the Coastal Zone, ADUs and JADUs are primarily regulated through Section 21.48.200 (Accessory Dwelling Units) of Title 21 (Local Coastal Program Implementation Plan) of the NBMC.

ADU legislation is addressed in Government Code Section 65852.150; it establishes that ADUs are valuable and viable form of housing which can support the varying needs of California residents. In recent years, ADU legislation has been revised to increase opportunity and improved effectiveness in creating more housing in California. Recent changes in law have increased the feasibility and streamlined the ADU process to encourage development; below is a summary of recent legislation that has amended ADU law.

SB 1069

SB 1069 made legislative changes to address barriers to the development of ADUs and expanded capacity for ADU development. The bill reduces parking requirements per unit, restricts local agencies' ability to require ADU applicants to install new or separate utility connects or impose related fees, and requires local governments to ministerially approve applications for one ADU within single-unit residential so long as it meets specific requirements.

AB 2299

AB 2299 requires local governments to ministerially approve ADUs if the proposed unit meets all parking requirements, maximum allowable size of an attached unit and specific setback requirements. Additionally, the bill states that any existing ADU ordinances do not meet the bill's requirements is null and void and that the jurisdiction must approve accessory dwelling units based on Government Code Section 65852.2 until the jurisdiction adopts a compliant ordinance.

AB2406

AB 2406 creates more flexibility by authorizing local governments to permit junior accessory dwelling units (JADU) through an ordinance. The bill defines JADUs to be a unit that cannot exceed 500 square feet and must be completely contained within the space of an existing residential structure. In addition, the bill requires specified components for a local JADU ordinance.

AB 3182

AB 1382 further addresses barriers to the development and use of ADUs and JADUs in local jurisdictions. The legislation streamlines approvals of ADU and JADUs using ministerial approval processes, including a requirement that complete applications for a compliant ADU/JADU which have not been acted upon within 60 days are *deemed approved.*

AB 68, AB 881, SB 13

AB 68, 881 and SB 13 prohibits a number development standards and design regulations a local government may impose in ADU/JADUs, decreased the allowable time for an ADU review and permitting process, reduces the allowable associated fees for ADUs and provided additional regulatory clarifications and guidelines pursuant to Government Code Sections 65852.2, 65852.22.

AB 587

AB 587 permits an ADU to be sold or conveyed as a deed restricted affordable unit separately from the primary dwelling residence. Additional, regulations are outlined in Government Code Section 65852.26, including the provision that the primary and accessory unit must be built by a qualified nonprofit.

AB 670

AB 670 states that all covenants or provisions that unreasonably restrict or prohibit the development of ADU/JADUs on a lot zoned for single-unit residential use is void and unenforceable.

AB 671

AB 671 requires jurisdictions to include a plan and programs in the Housing Element which incentivizes and promotes the development of ADUs for very low, low- and moderate-income households.

HCD/SCAG Policies and Programs

In August 2020, the State Department of Housing and Community Development (HCD) and the Southern California Association of Governments (SCAG) completed an analysis of accessory dwelling unit affordability to establish approved assumptions for use in the sites analysis for the 2021-2029 Housing Element Cycle. The analysis surveyed rents for ADUs through different online real estate platforms between April and June 2020 and focused on specific geographic regions to determine differences in

affordability. The final affordability assumptions resulting from SCAG and HCD's analysis for jurisdictions within Orange County are as follows:[1]

- Extremely Low – 15.0%
- Very Low – 10.0%
- Low – 43.0%
- Moderate – 30.0%
- Above Moderate – 2.0%

The City of Newport Beach applied the above approved affordability breakdown to the anticipated ADU development within the 6th Cycle planning period.

Opportunities for ADUs in Newport Beach

Influences Supporting Affordable Housing in Newport Beach

Opportunities to develop affordable housing on vacant land in the City are extremely limited with only three parcels qualifying based on the SCAG Housing Element Parcel Tool (HELPR) (see **Figure 1**). The City, however, has substantial opportunity to develop affordable housing through ADUs based on the following key factors:

- **High land values in the City incentivize ADU development -** Because of the high land values in Newport Beach and the propensity to have viable, financially performing properties, infill opportunities on existing residential sites via ADU development represents the greatest opportunity for affordable housing construction and to integrate such development within established neighborhoods. According to SCAG's HELPR, there are numerous parcels that could qualify for by-right detached ADUs, with little to no restrictions. In addition, every single-unit in the City has the potential to convert existing space, including garage area, into an ADU or JADU by-right, resulting in approximately 19,000 eligible properties (see **Figure D-2**). Therefore, the City contends this provides the most significant opportunity to generate affordable housing in the community.

- **Site availability for ADUs are significant -** Almost 8,000 existing parcels have the physical space to accommodate detached ADUs and provide for ample opportunity to add to the housing stock. Whereas the City may lose economic potential, jobs and tax base with infill redevelopment of existing commercial uses, encouraging ADU development on existing residential properties does not deteriorate economic, job and tax base considerations. Rather, it will likely enhance availability of diverse housing opportunities, promote economic stability and further the City's tax base.

- **Positive Historical Trends in ADU Development -** The City's history of ADU/JADU development within multifamily developments demonstrates opportunity to develop attached ADUs as an affordable component of larger housing projects. These positive trends are directly correlated with the City's current efforts to provide supportive policies, outreach and information dissemination to its residents. The City has experienced year over year increase in ADU activity

[1] SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020

in the City and will continue to see these trends increase and exponentially expand throughout the 2021-2029 planning period through intensified public outreach and development incentives.

- **Demonstrated Commitment to ADU Development through Policies/Programs –** The City Council has recently adopted policies that support ADU development and has developed an ADU Ordinance that strongly encourages ADU development. In addition, that City will adopt additional ADU policies the further support ADU development citywide. Providing strong support through policies, community outreach and monitoring of ADU construction.
- **Council Policy K-4 (Reducing the Barriers to the Creation of Housing)** – On March 9, 2021, the City Council adopted Council Policy K-4, which includes a stated goal of increasing the production of ADUs and JADUs. The policy recognizes that further encouraging development of ADUs beyond State law minimums is an important strategy to accommodate future growth. To further encourage and incentive the development of ADUs, the policy set forth the following directives:
    1. Interpret ambiguities in code provisions regulating ADUs in a manner that accommodates and maximizes production.
    2. Direct staff and the Planning Commission to review and recommend code changes that reduce regulatory barriers, streamline the approval process, and expand potential capacity of ADUs beyond minimum State law requirements
    3. Publicize incentives for construction of ADUs with a systematic approach utilizing all forms of media and outreach.
    4. Prepare and maintain a user-friendly website committed to information related to codes, processes, and incentives pertaining to the development of ADUs and JADUs in the City.
    5. Develop and administer a program that includes waiving all permit and City fees for property owners of unpermitted units when they agree to bring units into compliance with current building and fire codes to ensure the safety of occupants and structures.
    6. Develop permit-ready standard plans to permit new ADU construction to minimize design costs, expedite permit processing, and provide development certainty for property owners.
- **Temporary 2-Year Fee Waiver Program for ADU and JADU Development –** On April 27, 2021, the City Council adopted Resolution No. 2021-37 waiving City building plan check, building construction permit, and other related City fees required for plan check, permits, inspections, re-inspections and other related activities, for the design and construction of ADUs and JADUs on existing residential developments and the legalization of exiting unpermitted ADUs and JADUs.

Figure D-1: Vacant Land Availability

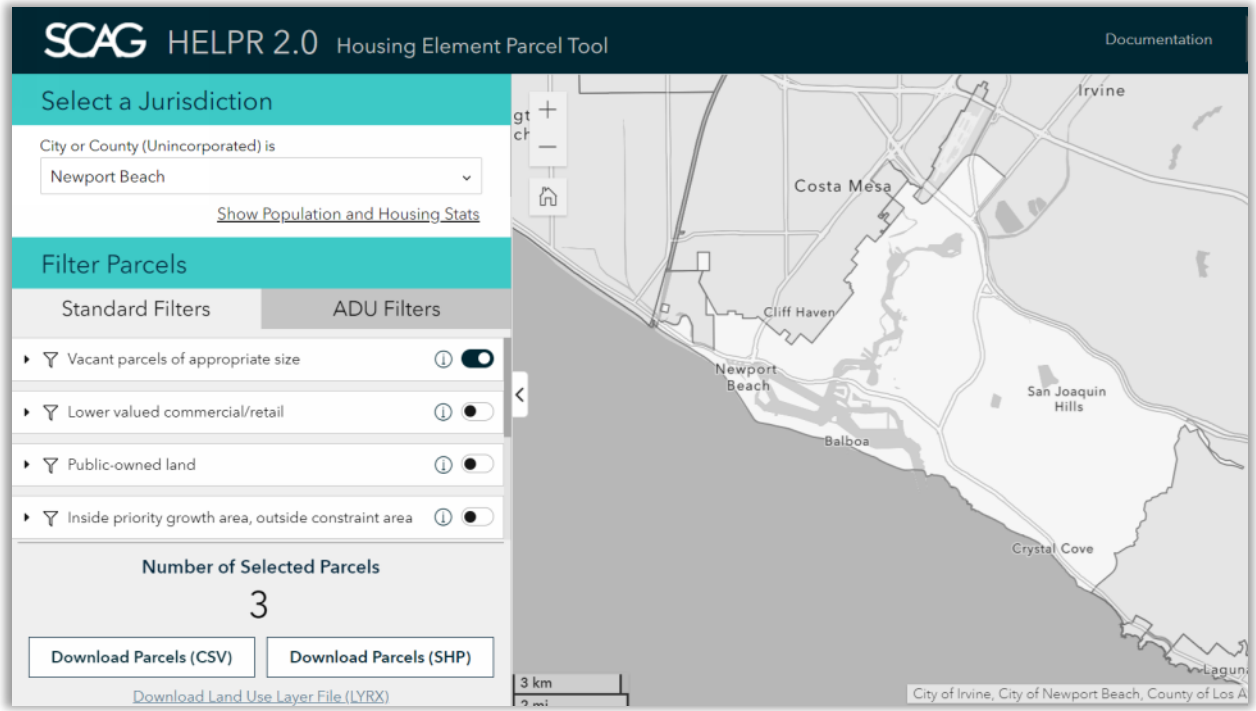


Figure D-2: ADU Eligible Lots

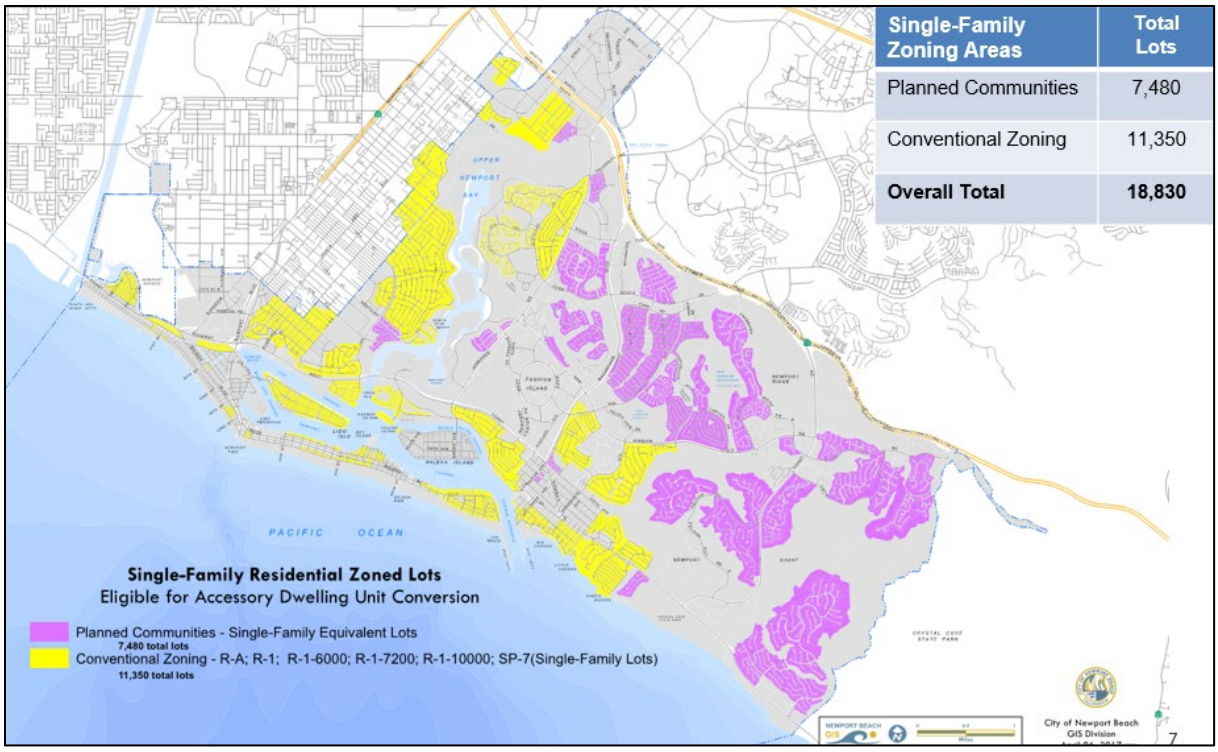
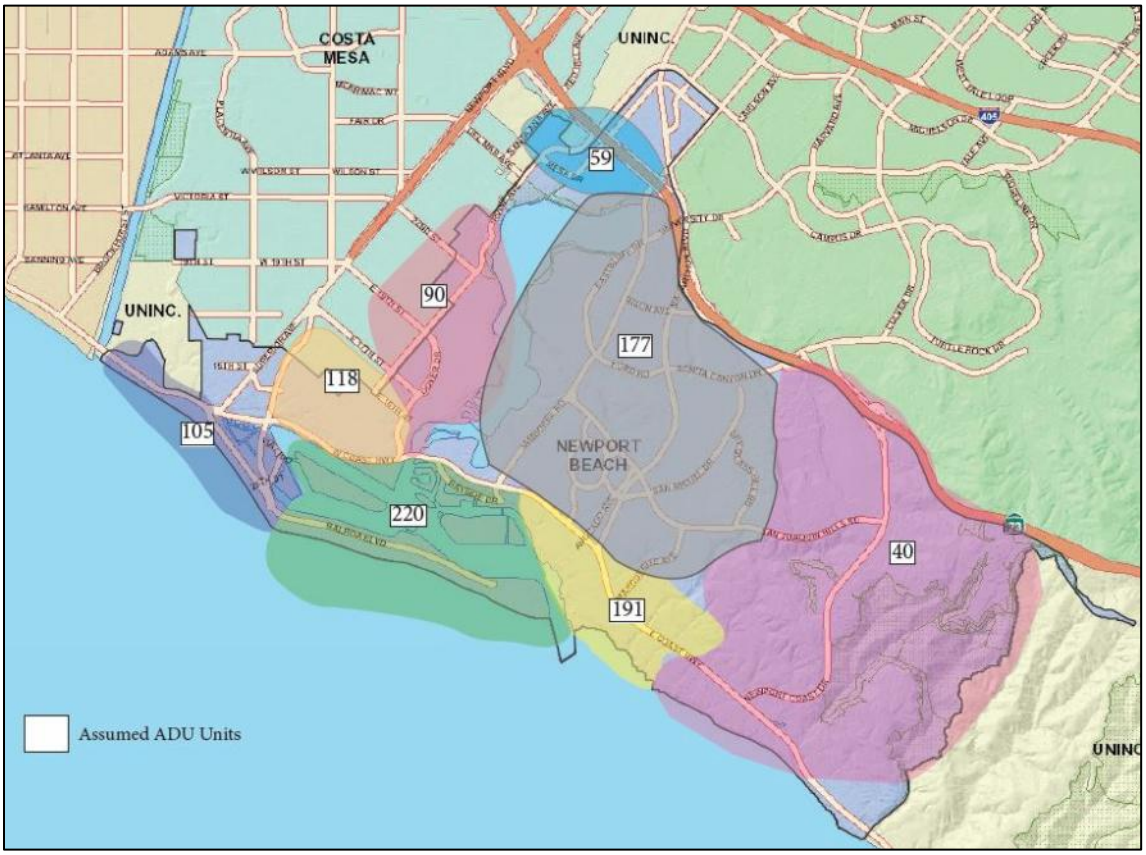


Figure D-4 – ADU Opportunity Areas Map



Local ADU Trends and 2021-2029 Projections

There are several indicators of growth in ADU development since 2018 within Newport Beach. **Table D-1** shows the City's total ADU development since 2018, considering applications, permits, and finaled ADU units. The City of Newport Beach saw a twofold increase from 3 units with some level of ADU development to 6 in 2019. The largest increase came in 2020 when the City received 45 ADU applications (between traditional applications and zone change applications which do not require a plan check). It is anticipated that the majority of these units will be permitted and finaled in 2021. In addition to the 45 applications received, the City permitted 4 ADUs and finaled an additional 3 units. This represents almost 10-fold growth from 2019 to 2020, due in large part to increased education of property owners, City Council support of ADU development, and additional local policies promoting the development of ADUs. These are described in more detail in the following sections.

Table D-1: Newport Beach ADU Development (2018-2020)

ADU STATUS	2018	2019	2020	Total
Finaled	1	1	3	5
Permitted	1	4	4	12
Applied	1	1	40	42
ZC Applied (No Plan Check)			5	5
Total	**3**	**6**	**55**	**64**

Newport Beach 2021-2029 ADU Projections

Based on the data in **Table D-1,** the citywide availability of land for ADU development and the existing and future policy supporting ADU development, Newport Beach is reasonably and justifiably projecting future growth beyond the safe harbor methodology provide in HCD's published guidance. The City believes the 2018-2020 ADU growth patterns, extensive local policy emphasis on ADU development, and proposed housing programs described in **Section 4** of the Housing Element strongly support continued year over year growth of ADU development.

Figure D-2 – Accessory Dwelling Unit Ordinance Summary (Part 1)

CITY OF NEWPORT BEACH

ACCESSORY DWELLING UNIT ORDINANCE SUMMARY

Revised 05/25/21

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) are regulated by Newport Beach Municipal Code Sections 20.48.200 and 21.48.200. Ministerial review of all ADUs and JADUs will occur through a Zoning Clearance within 60-days of receiving a complete application. A Coastal Development Permit may also be required for properties within the Coastal Zone. *Please consult with a planner prior to submitting and ADU/JADU project.*

	JADU	SINGLE UNIT – ADU				MULTI-UNIT – ADU	
ADU Type	**CONVERSION[1]** *Conversion of an interior portion of an existing or proposed single-unit dwelling*	**CONVERSION[1]** *Conversion of an interior portion of an existing or proposed single-unit dwelling or an existing detached accessory building*	**ATTACHED[1]** *Construction of a new ADU attached to an existing or proposed single-unit dwelling*	**DETACHED** *Construction of a new ADU as a detached accessory building*	**ABOVE DETACHED GARAGE** *Construction of a new ADU above a detached garage*	**CONVERSION** *Conversion of an existing non-habitable portion of a multi-unit development*	**DETACHED** *Construction of a new ADU as a detached accessory building*
Zoning	Allowed on all residential and mixed zoned properties that are improved with a single-unit dwelling					Allowed on all residential and mixed zoned properties that are improved with multi-unit dwellings	
Number of Units	One					At least one and no more than 25% of the existing unit count in the multi-unit development	Two
Allowed with Other ADU	May also provide detached single-unit ADU	No		May also provide JADU		No	
Additional Floor Area	No	Maximum 150 square feet to accommodate ingress/egress[2]	Yes			No	Yes
Minimum Lot Size	None						
Minimum Size	Must meet minimum efficiency unit requirements, as set forth in the Building Code						
Maximum Size *(Square Feet)*	500	No limit	Studio/One-Bedroom = 850 Two Bedroom = 1,000 Can be no more than 50% of existing primary dwelling	Studio and One-Bedroom = 850 Two Bedroom = 1,000			
Maximum Size Exception	None	None	Application of floor area limit or site coverage shall not reduce ADU below 800 square feet			None	Application of floor area limit or site coverage shall not reduce ADU below 800 square feet
Maximum Height	Per base zone	Per base zone	Per base zone	16 feet	Per base zone	N/A	16 feet
Front Setback [3]	Per base zone						
Side Setback [3]	Per base zone	Per base zone	4 feet or base zone, whichever is less		Per base zone	Per Base Zone	4 feet or base zone, whichever is less

Figure D-2 – Accessory Dwelling Unit Ordinance Summary (Part 2)

CITY OF NEWPORT BEACH

ACCESSORY DWELLING UNIT ORDINANCE SUMMARY
Revised 05/25/21

	JADU	SINGLE UNIT – ADU				MULTI-UNIT – ADU	
ADU Type	**CONVERSION**[1] *Conversion of an interior portion of an existing or proposed single-unit dwelling*	**CONVERSION**[1] *Conversion of an interior portion of an existing or proposed single-unit dwelling or an existing detached accessory building*	**ATTACHED**[1] *Construction of a new ADU attached to an existing or proposed single-unit dwelling*	**DETACHED** *Construction of a new ADU as a detached accessory building*	**ABOVE DETACHED GARAGE** *Construction of a new ADU above a detached garage*	**CONVERSION** *Conversion of an existing non-habitable portion of a multi-unit development*	**DETACHED** *Construction of a new ADU as a detached accessory building*
Rear Setback [3]	Per base zone	Per base zone	4 feet (not abutting alley) or base zone, whichever is less		Per base zone	Per Base Zone	4 feet (not abutting alley) or base zone, whichever is less
Access	Exterior entrance required in all cases. JADUs may provide internal connection.						
Bathroom	May share with primary dwelling unit	Bathroom is required					
Kitchen	Efficiency[4]	Full kitchen, including fixed cooking appliance with outside exhaust.					
Parking	None		One		One plus the primary dwelling must comply with parking	None	One per unit
Parking Exception	N/A	Parking waived for the ADU if the property is: 1) within ½ mile walking distance to transit (including ferry); 2) within an architecturally or historically significant district; 3) on-street parking permits are required and not provided to the occupant of the ADU; or 4) within one block of a car-share vehicle pick-up/drop-off location					
Garage Conversion	Allowed; Replacement parking required citywide	Allowed; Replacement parking required in the Coastal Zone	N/A			Allowed; Replacement parking required in the Coastal Zone	N/A
Deed Restriction	Prior to issuance of building permit, owner must record deed restriction (prepared by the City) noting the size of the unit, description of unit, prohibition on short term rentals, prohibiting the sale of the ADU/JADU, and specifying owner-occupancy requirement.						
Owner-Occupancy	Owner shall live in either unit	Owner-occupancy is not required for units built between January 1, 2020 and January 1, 2025					
Short-Term Lodging	Short-term lodging is prohibited.						
Utility Connection	A separate utility connection is not required[5]	The City may require a separate utility connection					
Fire Sprinklers	Only required if fire sprinklers required and provided on primary unit						
Separate Conveyance	ADUs and JADUs may not be sold separately						
Design	Shall have a similar style to the principal dwelling, including architectural style, roof pitch, color, and materials						

[1] Conversion is either: 1) conversion of existing floor area within the envelope of an existing single-unit dwelling (including garage); or 2) development of an ADU within the footprint of a proposed single-unit dwelling (excluding garage) that complies with all applicable development standards. Construction of a new ADU that extends beyond the envelope of an existing single-unit dwelling or beyond the footprint of a proposed single-unit dwelling shall comply with the standards applicable to *Attached ADUs*.
[2] Applicable to conversions of existing accessory structures only. Conversions within principal structure not entitled to 150 sf addition.
[3] For conversion of existing enclosed floor area, garage, or carport, no additional setback required. For replacement of an existing enclosed structure, garage, or carport, no additional setback is required beyond the existing setback.
[4] An efficiency kitchen may include a basic plug-in cooking appliance such as hot plate or microwave. A sink, food preparation counter and storage cabinets of reasonable size required.
[5] A separate utility connection may be required when the JADU or ADU is constructed as part of a new single-unit dwelling.

Newport Beach's commitment to ADU development through verifiable implementation of a specific programs that demonstrate a positive impact on ADU trends within the City.

Table D-2: 2021-2029 ADU Capacity Assumptions

Year	Aggressive Approach
Planning Period Total	**1,000**
2029	*341*
2028	*231*
2027	*155*
2026	*104*
2025	*70*
2024	*47*
2023	*31*
2022	*21*
2018 - 2020 Average	**21.3**

Table D-2 shows the City's ADU assumptions as described in **Appendix B** of the Housing Element. As noted, the City anticipates that growth in ADU development will continue to occur year over year with the potential for 1,000 accessory dwelling units to be constructed during the eight-year planning period. While seemingly a large number of units, 1,000 ADUs represents approximately 4.6 percent of the total existing single-family detached houses within Newport Beach. This does not factor in that ADUs can be developed on parcels with multi-unit developments or that single-unit uses may develop an ADU and a JADU, for a total of two additional units on one single-unit lot.

The City of Newport Beach is well positioned, both from an availability of potential development areas within existing single-unit neighborhoods and from a political will standpoint, to realize a large increase in ADU development during the 2021-2029 planning period.

Housing Element Policy Framework

The City of Newport Beach has identified programs to maintain and encourage ADUs during the 2021-2029 planning period. The matrix below identified existing policies contain in **Section 4** of this document as well as policies the City will review for feasibility to implement in order to increase affordable housing.

Table D-3: ADU/JADU Policies and Policy Considerations

ADU Policy Type/Name	Description	Consideration
Housing Element Policies		
Policy Action 1H: Accessory Dwelling Unit Construction	Support and encourage the development of ADUs in Newport Beach	Explore feasibility of incentives for ADUs, including developing educational campaigns and minimizing development costs through permit ready plans.
Policy Action 1I: Accessory Dwelling Units Monitoring Program	ADU development Tracking Program	To identify progress and make appropriate program adjustments, the City will monitor ADU applications and approval.
Policy Action 1J: Accessory Dwelling Units Amnesty Program	Legalizing unpermitted ADUs	Providing incentives and avenues to bring unpermitted ADUs up to code and regulation.

ADU Policy Type/Name	Description	Consideration
ADU Policies for Consideration		
ADU Development Streamlining	Permit Ready Program	Developing and offering of pre-approved ADU building plans to help to reduce cost burden on applicant side.
JADU Incentive Production	Junior ADU Program	Evaluate additional incentives for JADU production above those currently offered.
Public Outreach and ADU Education Program	ADU Outreach Program	Formal development of public outreach and dissemination of materials for ADU and JADU (both electronically and in print).
ADU/JADU Subsidy Program	Subsidy Incentives to Construct ADUs	Provide grants or low interest loans to interested property owners in exchange for deed restricted ADU/JADUs.
On/Off-Site Development Subsidized	Subsidy Incentives to Construct ADU	Providing a subsidy program to help pay for offsites such as water, sewer.
Production/Incentives	Incentives to create long term affordability of ADU/JADU	Granting square footage bonuses in exchange for affordability covenants.
ADU and JADU Incentive Programs	Various Development Standards and Entitlement Streamlining Actions	• Fee Waiver/Deferral • Over the Counter Approvals • ADU One Stop Permit • Subsidies for Affordability • Square Footage Bonuses

Summary of Newport Beach ADU Approach

Anticipated ADU Growth (Planning Period 2021-2029)

Newport Beach anticipates that the city will continue to see year after year growth in ADU development which matches or exceeds the growth in ADU activity shown from 2019 to 2020. The City has over 21,000 single-unit dwelling units, all of which are eligible to develop one ADU and one JADU. Additionally, multi-unit apartment complexes can also develop ADUs if the requirements of State law and the City's local ordinances are met.

The City is anticipating 1,000 ADUs to be developed within the 2021-2029 planning period. This is based on increased production of ADUs year over year as demonstrated in **Table D-2**.

In accordance with HCD/SCAG guidance on affordability assumptions within the Housing Element Update process, the City anticipates that 680 of these units will be affordable to residents within the very low and low-income categories, 300 will be affordable to residents within the moderate income category, and 20 will be affordable to residents within the above moderate-income category.

Supportive Policies and Programs

Newport Beach has proposed programs within the 2021-2029 Housing Element to take meaningful steps towards promoting and incentivizing ADU growth during the planning period. The City will explore

incentives beyond what has been established to date, including the potential for permit-ready plans or a streamlined process if certain requirements are met. **Table D-3** outlines a list of further ADU incentives that the City may explore during implementation of **Policy Action 1H**. The City also plans to continue its ADU amnesty program to bring existing non-conforming accessory units up to code so that the City can realize RHNA credit for these existing housing units within the community.

Monitoring Requirements

The City of Newport Beach is required to report all development within the City, including ADU development, to the State Department of Housing and Community Development (HCD) annually through their Annual Progress Reports (APRs). As part of this reporting, the City must show adequate progress in meeting their identified ADU growth assumptions as described above.

To address HCD's ADU monitoring and reporting requirements, the City has included **Program 1I** within the Housing Plan (Section 4). This states that the City will conduct an assessment of ADU growth within two years of adoption of the Housing Element. If ADU assumptions are not keeping pace with the assumptions made within the Housing Element, the City will implement fall back actions to accommodate the shortfall, if necessary.


CITY OF NEWPORT BEACH
CALIFORNIA