

## 3.0 PROJECT DESCRIPTION

### 3.1 INTRODUCTION

The purpose of the Project Description is to describe the City of Newport Beach General Plan Housing Implementation Program (proposed Project or Project) to allow for meaningful review by reviewing agencies, decision-makers, and interested parties. Section 15124 of the California Environmental Quality Act (CEQA) Guidelines (Title 14 California Code of Regulations §15124) requires that a project description for an environmental impact report (EIR) contain: (1) the precise location and boundaries of a project site; (2) a statement of objectives sought by a project including the underlying purpose of the project; (3) a general description of a project's characteristics; and (4) a statement briefly describing the intended uses of the EIR, including a list of the agencies that are expected to use the EIR in their decision making, a list of the permits and other approvals required to implement the project, and a list of related environmental review and consultation requirements required by federal, State, and local laws, regulations, or policies. An adequate project description need not be exhaustive but should supply the detail necessary for project evaluation.

California State law requires each city and county to adopt a General Plan “for the physical development of the county or city, and any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (Government Code §65300). The General Plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses, both public and private. California law also requires each General Plan to address the mandated elements listed in Government Code Section 65302. The mandatory elements for all jurisdictions are land use, circulation, housing, conservation, open space, noise, and safety. Jurisdictions that have identified disadvantaged communities must also address environmental justice in their General Plans, including air quality.

The *City of Newport Beach General Plan 2006 Update* (General Plan) is the long-range guide for growth and development in the City. The City of Newport Beach General Plan contains the following elements: Land Use; Harbor and Bay; Housing; Historical Resources; Circulation; Recreation; Arts and Cultural; Natural Resources; Safety; and Noise. On July 25, 2006, the General Plan was adopted and the General Plan Final EIR was certified by the Newport Beach City Council. At the General Municipal Election held on November 7, 2006, the City’s electorate approved increased density and intensity of development and associated increased peak hour traffic trips provided in the Land Use Element of the General Plan, pursuant to City Charter Section 423.

The Housing Element is one of the state-mandated elements of the General Plan and must be updated every eight years to address existing and projected housing needs across all segments of the community. The City’s 2013–2021 Housing Element was adopted in September 2013 as part of the 5<sup>th</sup> Cycle Housing Element process and was subsequently found in compliance with State housing law (certified) by the State of California Department of Housing and Community Development (HCD) in October 2013. The City’s 6<sup>th</sup> Cycle Housing Element for 2021–2029 (referred herein as the “2021–2029 Housing Element”) was adopted by the City Council on September 13, 2022, as part of the 6<sup>th</sup> Cycle Housing Element process and was subsequently certified by HCD on October 5, 2022.

On October 25, 2022, the General Plan Circulation Element was approved by the City Council to comply with State law mandates including “Complete Streets” and Vehicle Miles Traveled (VMT) legislation. The

updated Circulation Element includes new and revised goals and policies to provide for a balanced transportation network that will support and encourage walking, bicycling, and transit ridership.

On November 28, 2023, the City Council adopted changes to the General Plan and Municipal Code to reflect the noise contours identified by the 2014 John Wayne Airport Settlement Agreement Amendment EIR No. 617, as well as updated General Plan Land Use and Noise Element policies and additional noise attenuation measures for future housing units proximate to John Wayne Airport.

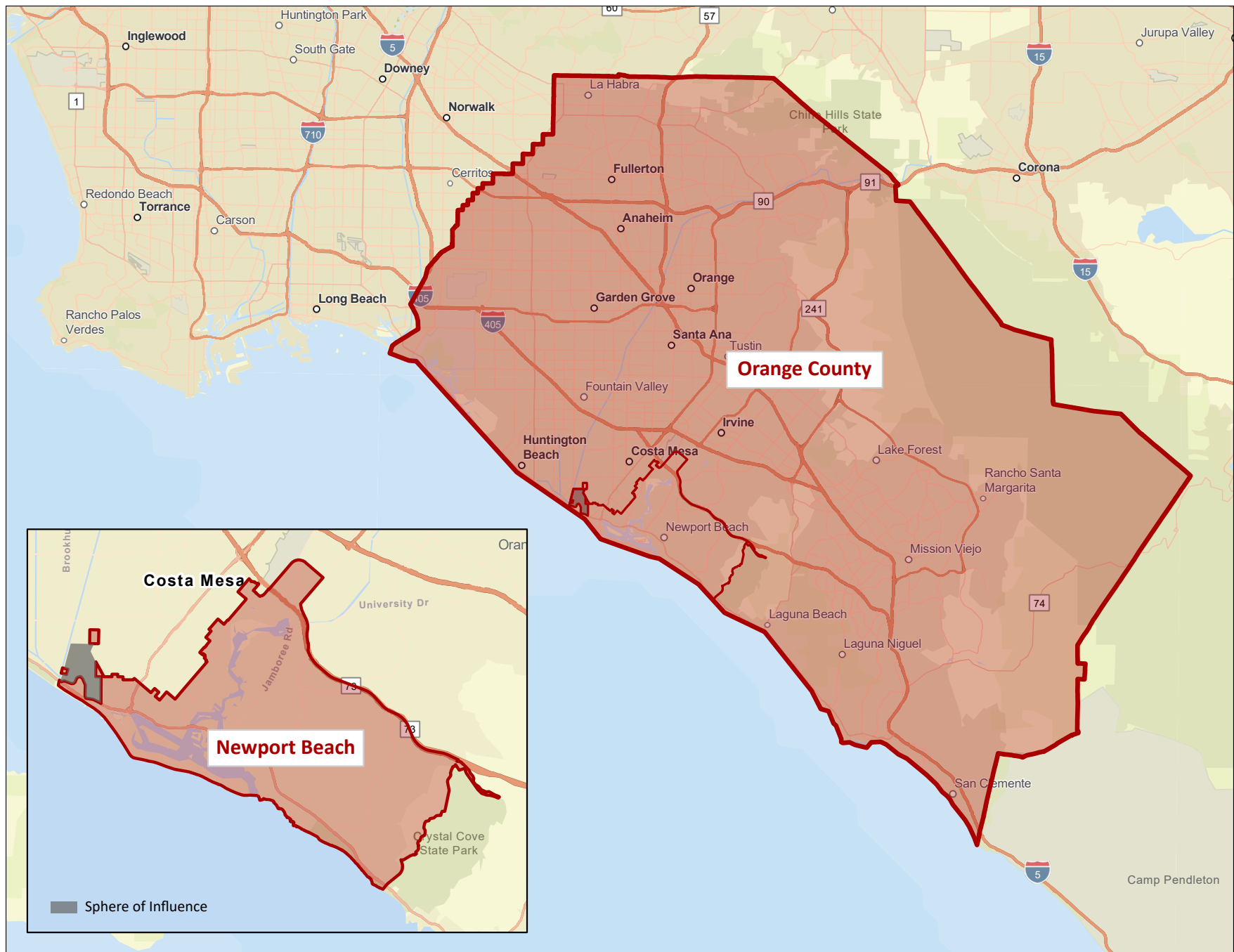
This Program EIR evaluates the potential environmental effects of the implementing actions associated with the adopted and certified 2021-2029 Housing Element for the 6<sup>th</sup> Cycle planning period. To fulfill its share of regional housing needs and facilitate the future development of housing on identified housing sites, the Project requires a General Plan Amendment and amendments to the Newport Beach Municipal Code (Municipal Code) and Local Coastal Program.

## 3.2 PROJECT LOCATION AND SETTING

The Project area encompasses housing sites throughout the City of Newport Beach and its Sphere of Influence (collectively referred to herein as the “City”). Located in coastal Orange County, Newport Beach includes approximately 31,472 acres of land area. It is generally northwest of the City of Laguna Beach, southeast of the City of Costa Mesa, east of the City of Huntington Beach, and southwest of the City of Irvine. Newport Beach is bordered to the west by the Pacific Ocean. **Figure 3-1: Regional and Local Vicinity Map** shows the boundaries of the City in relationship to surrounding communities.

Regional access to the City is provided by State Route 73 (SR-73) that roughly comprises the City’s northwest border in a northwest-southeast orientation, State Route 55 (SR-55) that runs in a northeast-southwest orientation to the southwestern portion of the City, and Highway 1 (Pacific Coast Highway) that runs in a northwest-southeast orientation along the City’s coastline.

The environmental setting, including descriptions of the physical conditions and plans and policies applicable to the environmental issue area, is provided in each environmental topical section of this Program EIR. Pursuant to CEQA Guidelines Section 15125, the baseline environmental conditions for purposes of establishing the setting of an EIR is normally the environment as it exists at the time an EIR’s Notice of Preparation (NOP) was circulated for public review. Therefore, the existing setting is generally defined as the condition of the City and surrounding area at the approximate date this Program EIR’s NOP was released for public review on June 27, 2023.



**Figure 3-1: Regional and Local Vicinity Map**  
 City of Newport Beach General Plan Housing Implementation  
 Program Environmental Impact Report

### 3.3 PROJECT OBJECTIVES

In accordance with State CEQA Guidelines Section 15124, the following primary objectives support the Project's purpose, assist the Lead Agency in developing a reasonable range of alternatives to be evaluated in this Program EIR, and ultimately aid decision-makers in preparing findings and overriding considerations, if necessary.

The adopted and statutorily compliant (certified) 2021–2029 Housing Element provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The 2021–2029 Housing Element was prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City.

The objective of the proposed Project is to ensure compliance with State housing law and implementation of the 2021–2029 Housing Element, including an update to the City's Land Use Element and rezoning of housing opportunity sites.

### 3.4 HOUSING ELEMENT BACKGROUND

The Housing Element is one of the state-mandated General Plan elements. California Government Code Section 65583 details the content and process by which a Housing Element is prepared. Among other requirements, a Housing Element must identify, analyze, and make adequate provision for the existing and projected housing needs of all economic segments of the community. The California State Legislature has identified the attainment of decent and suitable living as a major housing goal. California Government Code Sections 65580–65589.8 require that jurisdictions evaluate their Housing Elements in eight-year cycles.

The City's 2021–2029 Housing Element was adopted by the City Council on September 13, 2022, as part of the State's 6<sup>th</sup> Cycle Housing Element update process and was subsequently certified by HCD on October 5, 2022. Following certification by HCD, the City is required to ensure the continued and effective implementation of the Housing Element programs including, but not limited to, the provision of sufficient adequately zoned land to accommodate its share of the regional growth and its required share of lower income dwelling units consistent with the General Plan and RHNA obligations. The City is not required to build housing units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market to develop these units.

#### 3.4.1 Regional Housing Needs Assessment

The RHNA is a State Housing law requirement that is part of the periodic process of updating local General Plan Housing Elements. It is a process that determines the existing and projected housing need (i.e., RHNA allocation) for all jurisdictions (cities and unincorporated county areas) with the intent to provide opportunities for a mix of unit types, tenure, and affordability; and to help achieve greenhouse gas emission reductions from cars and light trucks. By providing housing proximate to employment and commercial and service uses, vehicular travel distances and reliance on passenger vehicles can be reduced. The RHNA allocation process is currently conducted by regional planning agencies in eight-year cycles. The Southern California Association of Governments (SCAG) is the regional Council of Governments (COG) representing Orange, Los Angeles, Riverside, San Bernardino, Imperial, and Ventura counties. SCAG is designated as a COG, a Regional Transportation Planning Agency, and a Metropolitan Planning



Organization (MPO) for the aforementioned counties. SCAG is responsible for issuing the RHNA for the six counties and 191 cities within the region, inclusive of the City of Newport Beach. Newport Beach is a member agency of SCAG.

The RHNA quantifies the housing need within each jurisdiction for all economic segments of the community in four income categories: Very-Low, Low, Moderate, and Above-Moderate. Each jurisdiction must demonstrate that its Housing Element can accommodate its RHNA allocation at all income levels.

**Table 3-1: Household Income** identifies the household income categories used for the City’s RHNA.

<b>Table 3-1: Household Income</b>			
	<b>Income Levels</b>	<b>Number of Households<sup>1</sup></b>	<b>% of Total</b>
Extremely-Low (30% MFI or less)	<= \$36,813	3,855	10.15%
Very-Low (31 to 50% MFI)	\$36,814 - \$61,355	3,270	8.61%
Low (51 to 80% MFI)	\$61,356 - \$98,167	4,470	11.77%
Moderate or Above (over 80% MFI)	>\$98,167	26,380	69.5%
<b>Total</b>		<b>37,970</b>	<b>100%</b>
MFI = Median Family Income 1. U.S. Department of Housing and Urban Development (HUD) income limits are based on a household size of 4. Source: City of Newport Beach 2021–2029 Housing Element.			

### 3.4.2 City of Newport Beach RHNA Allocation and Sites Inventory

The RHNA identified the projected number of dwelling units needed to accommodate estimated future growth during the 6<sup>th</sup> Cycle planning period (2021-2029) at specified levels of affordability. **Table 3-2: City of Newport Beach 2021–2029 RHNA Allocation** identifies the RHNA allocation for the City of Newport Beach. The City’s 6<sup>th</sup> Cycle RHNA allocation is 4,845 housing units, including 1,456 Very-Low-Income units and 930 Low-Income units.

<b>Table 3-2: City of Newport Beach 2021–2029 RHNA Allocation</b>	
<b>Income Category</b>	<b>6<sup>th</sup> Cycle RHNA</b>
Very-Low	1,456
Low	930
Moderate	1,050
Above-Moderate	1,409
<b>Total</b>	<b>4,845</b>
Source: City of Newport Beach 2021–2029 Housing Element.	

The City’s adopted and certified 2021–2029 Housing Element demonstrates compliance with its RHNA obligations for the identification of housing sites through a combination of housing strategies. **Table 3-3: RHNA Status and Housing Development Capacity** summarizes the City’s RHNA obligations, existing capacity, and development capacity on identified housing sites.

As described in the 2021–2029 Housing Element and summarized in **Table 3-3**, the City can take credit for the existing capacity of 2,229 housing units: 1,662 units currently within the planning process (“pipeline projects”), 240 units of anticipated accessory dwelling units (ADUs), and 327 units of 5<sup>th</sup> Cycle Housing Element sites being projected at existing buildout capacity. These three categories of existing capacity are equal to 2,229 units. However, the City can only take credit for 2,138 units, as the additional 91 units are a surplus within the Above-Moderate-Income category and would not address the remaining need within

the Lower- and Moderate-Income categories. As such, the remaining need considered within this Program EIR is 2,707 units.

For the purposes of this Program EIR, no 5<sup>th</sup> Cycle Housing Element sites are evaluated because the 5<sup>th</sup> Cycle Housing Element notes that the opportunity sites identified and evaluated as part of the 2006 General Plan and General Plan EIR, respectively, did not change. Similarly, this Program EIR analyzes only 25 units of the 1,662 units of pipeline projects as the potential impacts of the remaining units have been previously analyzed during project-specific environmental review.

<b>Table 3-3: RHNA Status and Housing Development Capacity</b>					
	<b>Extremely Low and Very Low Income</b>	<b>Low-Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total Housing Units</b>
<b>2021–2029 RHNA Obligations</b>	<b>1,456</b>	<b>930</b>	<b>1,050</b>	<b>1,409</b>	<b>4,845</b>
<b>Sites Available: Dwelling Units</b>					
Pipeline Projects <sup>1</sup>	175	32	1,455	1,662	
Accessory Dwelling Units	163	72	5	240	
5 <sup>th</sup> Cycle Sites	0	287	40	327	
<i>Existing Capacity</i>	338	391	1,500	2,229	
<b>Remaining RHNA</b>	<b>2,048</b>	<b>659</b>	<b>0<sup>2</sup></b>	<b>2,707<sup>2</sup></b>	
<b>Focus Area Development Capacity: Dwelling Units<sup>3</sup></b>					
Airport Area	773	258	1,546	2,577	
West Newport Mesa	332	111	664	1,107	
Dover-Westcliff	156	52	312	521	
Newport Center	732	244	1,463	2,439	
Coyote Canyon	383	153	995	1,530	
Banning Ranch	443	148	885	1,475	
<i>Focus Area Capacity</i>	2,818	965	5,866	9,649	
<b>Total Potential Development Unit Capacity<sup>4</sup></b>	<b>3,156</b>	<b>1,356</b>	<b>7,366</b>	<b>11,878</b>	
Housing Unit Surplus/Shortfall (+/-)	+770	+306	+5,957	+7,033	
Percentage Buffer	32%	29%	423%	145%	
<ol style="list-style-type: none"> <li>1. Pipeline Projects: Projects 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 (Source: City of Newport Beach 2021–2029 Housing Element).</li> <li>2. The City exceeds its Above-Moderate Income RHNA by 91 units through existing capacity. However, there is a remaining need in the Lower- and Moderate-Income categories that would not be met. Therefore, the remaining RHNA represents the total of Low- and Moderate- Income units, as credit cannot be taken for surplus units within the Above-Moderate Income category.</li> <li>3. The Focus Area Development Capacity provided herein represents the total capacity on candidate housing sites identified in the 2021–2029 Housing Element and the 5 housing sites identified subsequent to Housing Element adoption, collectively referred herein as housing sites.</li> <li>4. Total Potential Development Capacity represents the sum of Existing Capacity and Focus Area capacity.</li> </ol>					

### 3.4.3 Total Proposed Development Capacity

As noted above, the City can take credit for the existing capacity of 2,229 units, including, 338 units within the Lower-Income categories, 391 units within the Moderate-Income category, and 1,409 units within the Above-Moderate-Income category through projects currently in planning process (pipeline projects), 5<sup>th</sup>

Cycle sites being projected at existing buildout capacity, and ADUs. The City has identified an adequate amount of land that is “Feasible” or “Potentially Feasible” for future development.

To meet the “remaining need,” the adopted and certified 2021–2029 Housing Element located candidate housing sites in six Focus Areas of the City. Subsequent to the adoption of the 2021–2029 Housing Element, five additional potential housing sites were identified, as summarized in **Table 3-4**.

<b>Table 3-4: Housing Sites Identified After Housing Element Adoption</b>		
<b>Focus Area</b>	<b>ID</b>	<b>APN(s)</b>
Airport Area	A	427 111 08
Newport Center	B	050 442 05
	C	440 251 05
	D	442 082 13
	E	442 091 12, -16

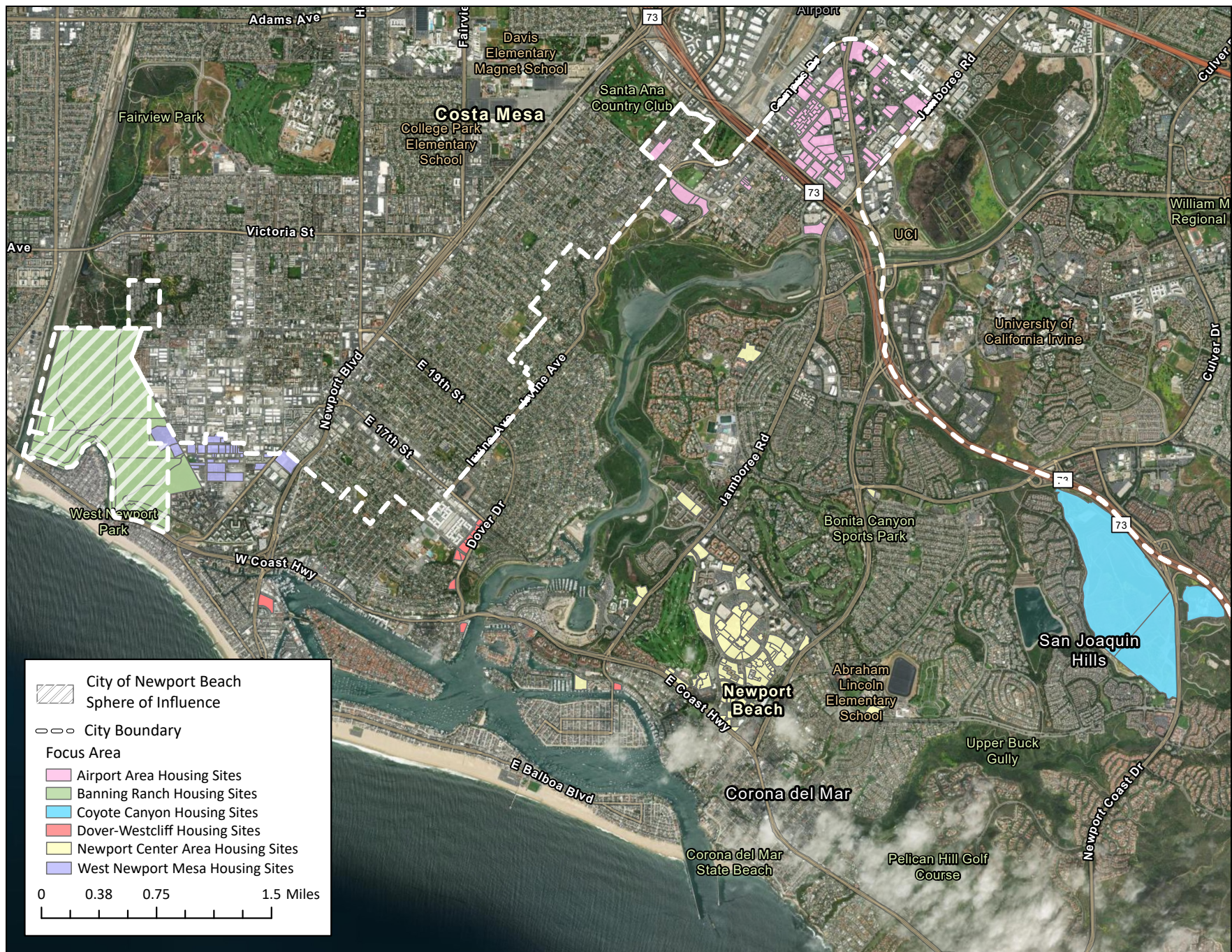
The identified housing sites, including both 2021–2029 Housing Element candidate sites and five additional housing sites (collectively referred herein as housing sites), are shown in **Figure 3-2: City of Newport Beach Housing Sites**. This Program EIR analyzes a total of 247 housing sites within six Focus Areas of the City; see **Table 3-5**.

In addition to the 6<sup>th</sup> Cycle RHNA allocation, this Program EIR analysis accounts for additional housing units as a buffer to address future “no net loss” to preclude the need to identify replacement sites during 6<sup>th</sup> Cycle implementation.<sup>1</sup> Therefore, this Program EIR conservatively analyzes a total development capacity of 9,914 units including future development capacity of up to 9,649 units on 247 housing sites, 25 units of pipeline projects, and 240 ADUs. However, only a portion of the housing units identified on housing sites are necessary to accommodate the City’s RHNA planning obligation of 4,845 housing units.

As mandated by State law and set forth in Municipal Code Chapter 20.32, density bonuses are granted where affordable housing for Moderate- to Very-Low-Income households and special housing needs is provided as a percentage of the proposed development. A density bonus is a density increase over the maximum allowable residential density under the applicable zoning and Land Use Element of the General Plan as of the date of application (Municipal Code 20.32.020). Density bonus percentages are based on the percentage of Very-Low-Income, Low-Income, Moderate-Income units, or types of special housing needs proposed. Density bonuses range from 5 percent to 100 percent depending on the types and combination of housing affordability provided. Because this Program EIR evaluates potential impacts associated with a conservative total development capacity of 9,914 units, which exceeds the RHNA by 5,069 housing units, and it is speculative to identify which sites may be associated with a density bonus, the total number of housing units evaluated in this Program EIR can be reasonably assumed to accommodate potential density bonus units. Further, this Program EIR does not account for the removal of and replacement of existing development on the housing sites to accommodate redevelopment as a housing project (no net change).

<sup>1</sup> State Housing laws require cities and counties to identify RHNA obligations by income category. A future housing applicant is not required to meet affordability goals. The City is obligated to ensure there is no net loss when projects are developed such that there are adequate opportunities for the City to meet its RHNA obligations. If there is a net loss, the City has 120 days to provide rezoning that accommodates the net loss. Therefore, Newport Beach includes a buffer to avoid the net loss scenario.





**Figure 3-2: City of Newport Beach Housing Sites**  
City of Newport Beach General Plan Housing Implementation  
Program Environmental Impact Report



Not to Scale



### 3.4.4 2021–2029 Focus Areas

The 2021–2029 Housing Element identifies six Focus Areas in the City that have sufficient capacity to meet its RHNA allocation for the 6<sup>th</sup> Cycle. The six Focus Areas in the 2021–2029 Housing Element are:

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

To facilitate future development of housing within the identified Focus Areas, five corresponding “Housing Overlay Zones” are proposed to increase the maximum allowable density for future housing projects on identified housing sites within each Focus Area. A Housing Overlay Zone is not proposed for Banning Ranch. A sixth Housing Overlay Zone is applicable to 5<sup>th</sup> Cycle housing sites. These 5<sup>th</sup> Cycle housing sites are those previously identified in the prior 5<sup>th</sup> Cycle Housing Element that have not yet been redeveloped with housing projects. Other than to establish the by-right approval process, these sites will not benefit from rezoning for additional density. Based on the understanding that not every housing site would develop with residential uses during the 2021–2029 planning period, each Focus Area has a redevelopment percentage applied to it. This means that while the identified housing sites have the potential to accommodate more than the anticipated “Total Net Units,” the proposed Project analyzes the anticipated development considering redevelopment assumptions. Once the anticipated “Total Net Units” is reached within a Focus Area during the planning period, housing development would only be allowed at the underlying base densities if a site’s underlying zoning district permits residential uses.

**Table 3-5: Focus Area Strategies** describes the characteristics of and contribution to the housing stock of each Focus Area, upon adoption of the proposed Housing Overlay Zones.

Focus Area	Housing Sites	Inventory Area (buildable acres)	Redevelopment Percentage <sup>1</sup>	Assumed Density (du/ac)
Airport Area	100	176	30%	50
West Newport Mesa	26	47	55%	50
Dover-Westcliff	15	20	59%	50
Newport Center	85	230	24%	50
Coyote Canyon	2	34	58%	60
Banning Ranch	19	30	100%	50
<b>Total</b>	<b>247</b>	<b>537</b>	-	-

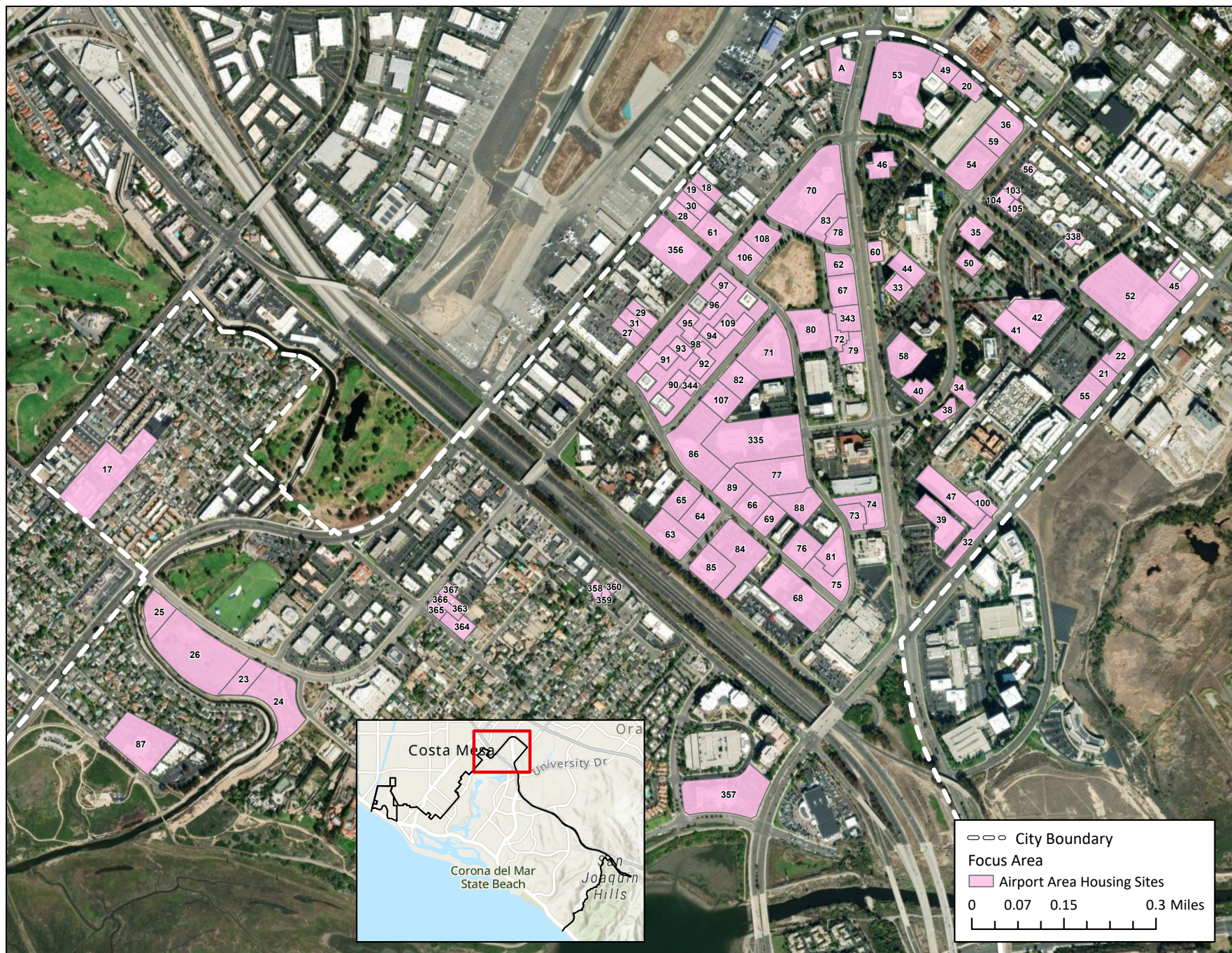
du/ac = dwelling units per acre

<sup>1</sup> Redevelopment percentages reflect redevelopment assumptions from the 2021–2029 Housing Element and the most recent assumptions for the 5 housing sites identified subsequent to adoption of the 2021–2029 Housing Element.

#### Airport Area Focus Area

As depicted in **Figure 3-3: Airport Area Focus Area Sites**, the Airport Area is in the northern part of Newport Beach north of the Upper Newport Bay Nature Reserve, primarily around the John Wayne Airport, and borders the City of Irvine. This area is primarily characterized by a mix of high-density residential development and professional office uses. This Focus Area includes 100 housing sites on 176 acres.





**Figure 3-3: Airport Area Focus Area Sites**  
City of Newport Beach General Plan Housing Implementation  
Program Environmental Impact Report



Not to Scale



Buildout assumptions provided herein represent a “net” development capacity, adjusted to consider existing residential development on housing sites, rounding on a site-by-site basis, and the addition of one housing site within the Airport Area after the adoption of the 2021-2029 Housing Element. Further, assumptions incorporate input from developers to more accurately account for development plans.

Although the sites have the capacity to accommodate approximately 8,483 housing units (at an assumed unit yield of 50 dwelling units per acre [du/ac]), the assumed buildout is projected at 2,577 units, including 773 units of which are projected to be developed for Low- and Very-Low-Income households, taking into account development history, economic factors, and Affirmatively Furthering Fair Housing (AFFH) requirements; see **Table 3-6: Airport Area Focus Area**.

<b>Table 3-6: Airport Area Focus Area</b>				
<b>Buildable Acres</b>	<b>Net Units</b>			
	<b>Low and Very Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
176 acres	773 units	258 units	1,546 units	2,577 units

### West Newport Mesa Focus Area

As depicted in **Figure 3-4: West Newport Mesa and Banning Ranch Focus Areas Sites**, the West Newport Mesa Focus Area is in the southwest part of the City. Coast Highway generally runs in an east-west orientation through this area. This area is characterized by single-unit and multi-unit residential uses with older industrial uses along 16<sup>th</sup> Street, Production Place, and 15<sup>th</sup> Street, as well as Hoag Hospital and supportive medical-related uses. This Focus Area includes 26 housing sites on 47 acres.

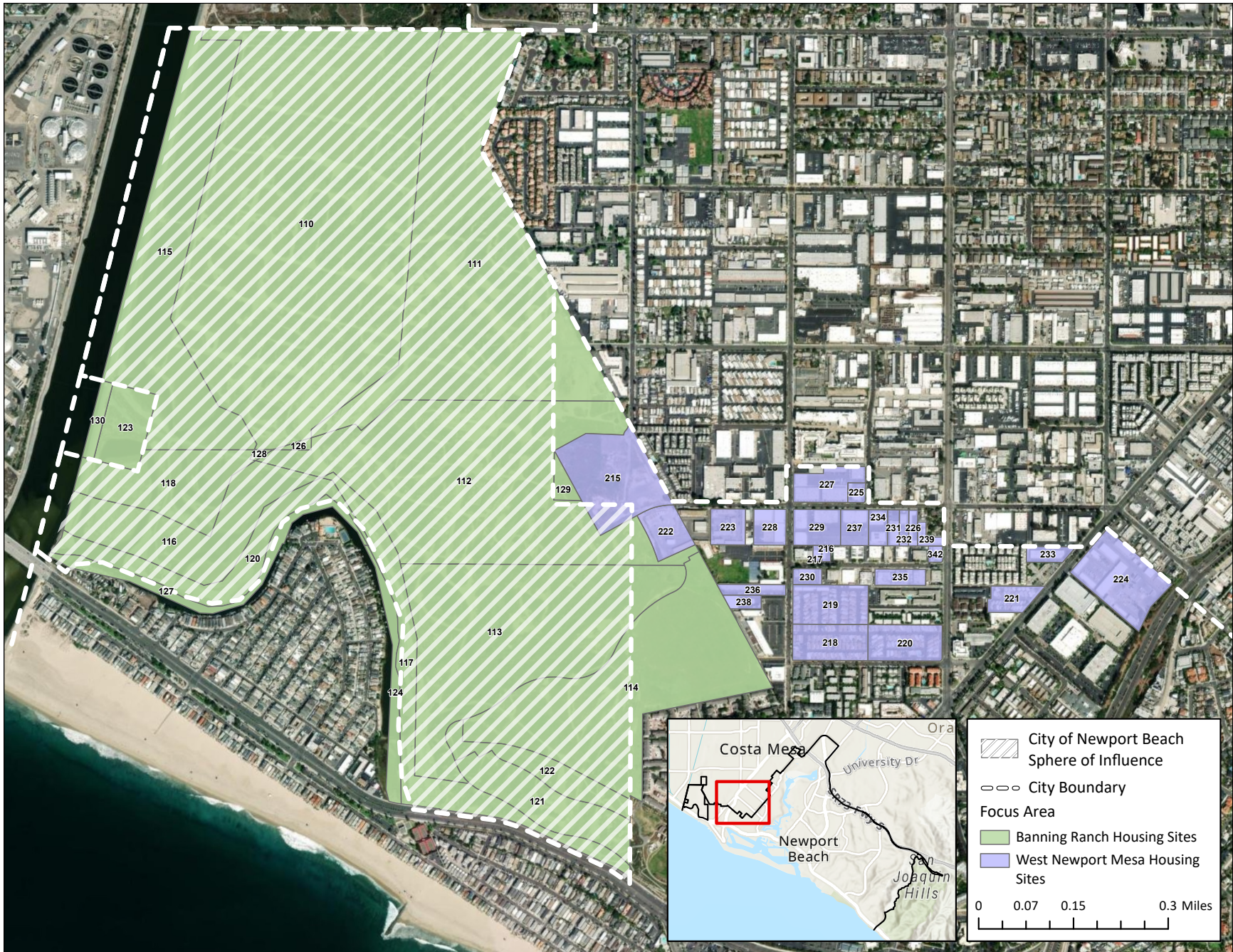
Buildout assumptions provided herein represent a “net” development capacity, adjusted to consider existing residential development on housing sites, rounding on a site-by-site basis, and input from developers to more accurately account for development plans.

Although the sites have the capacity to accommodate approximately 2,000 housing units (at an assumed unit yield of 50 du/ac), the assumed buildout is 1,107 units, 332 units of which are projected to be developed for Low- and Very-Low-Income households, taking into consideration development history, economic factors, and AFFH requirements; see **Table 3-7: West Newport Mesa Focus Area**.

<b>Table 3-7: West Newport Mesa Focus Area</b>				
<b>Buildable Acres</b>	<b>Net Units</b>			
	<b>Low and Very Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
47 acres	332 units	111 units	664 units	1,107 units

### Dover-Westcliff Focus Area

As depicted in **Figure 3-5: Dover-Westcliff Focus Area Sites**, the Dover-Westcliff Focus Area is in the southern part of the City on both sides of West Coast Highway and west of Dover Drive, proximate to Newport Bay. Properties in the Lido Village area are included. This area contains a mix of single-unit and multi-unit residential uses and commercial/retail uses. This Focus Area includes 15 sites on 20 acres.



**Figure 3-4: West Newport Mesa and Banning Ranch Focus Area Sites**  
City of Newport Beach General Plan Housing Implementation  
Program Environmental Impact Report





**Figure 3-5: Dover-Westcliff Focus Area Sites**  
 City of Newport Beach General Plan Housing Implementation  
 Program Environmental Impact Report



Buildout assumptions provided herein represent a “net” development capacity, adjusted to consider existing residential development on housing sites, rounding on a site-by-site basis, and input from developers to more accurately account for development plans.

Although the sites have the capacity to accommodate approximately 889 housing units (at an assumed unit yield of 50 du/ac), the assumed buildout is 521 units, 156 units of which are projected to be developed for Low- and Very-Low-Income households, taking into consideration development history, economic factors, and AFFH requirements; see **Table 3-8: Dover-Westcliff Focus Area**.

<b>Table 3-8: Dover-Westcliff Focus Area</b>				
<b>Buildable Acres</b>	<b>Net Units</b>			
	<b>Low and Very Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
20 acres	156 units	52 units	312 units	521 units

### Newport Center Focus Area

As depicted in **Figure 3-6: Newport Center Focus Area Sites**, the Newport Center Focus Area is in the central portion of the City, north of Coast Highway. This Focus Area is generally bordered by San Joaquin Hills Road, MacArthur Boulevard, Coast Highway, and Jamboree Road and is characterized primarily by commercial/retail uses in Fashion Island, but includes office and high-density residential development. This Focus Area includes 85 housing sites on 230 acres.

Buildout assumptions provided herein represent a “net” development capacity, adjusted to consider existing residential development on housing sites, rounding on a site-by-site basis, and the addition of four housing sites within the Newport Center Focus Area after the adoption of the 2021-2029 Housing Element. Further, assumptions incorporate input from developers to more accurately account for development plans.

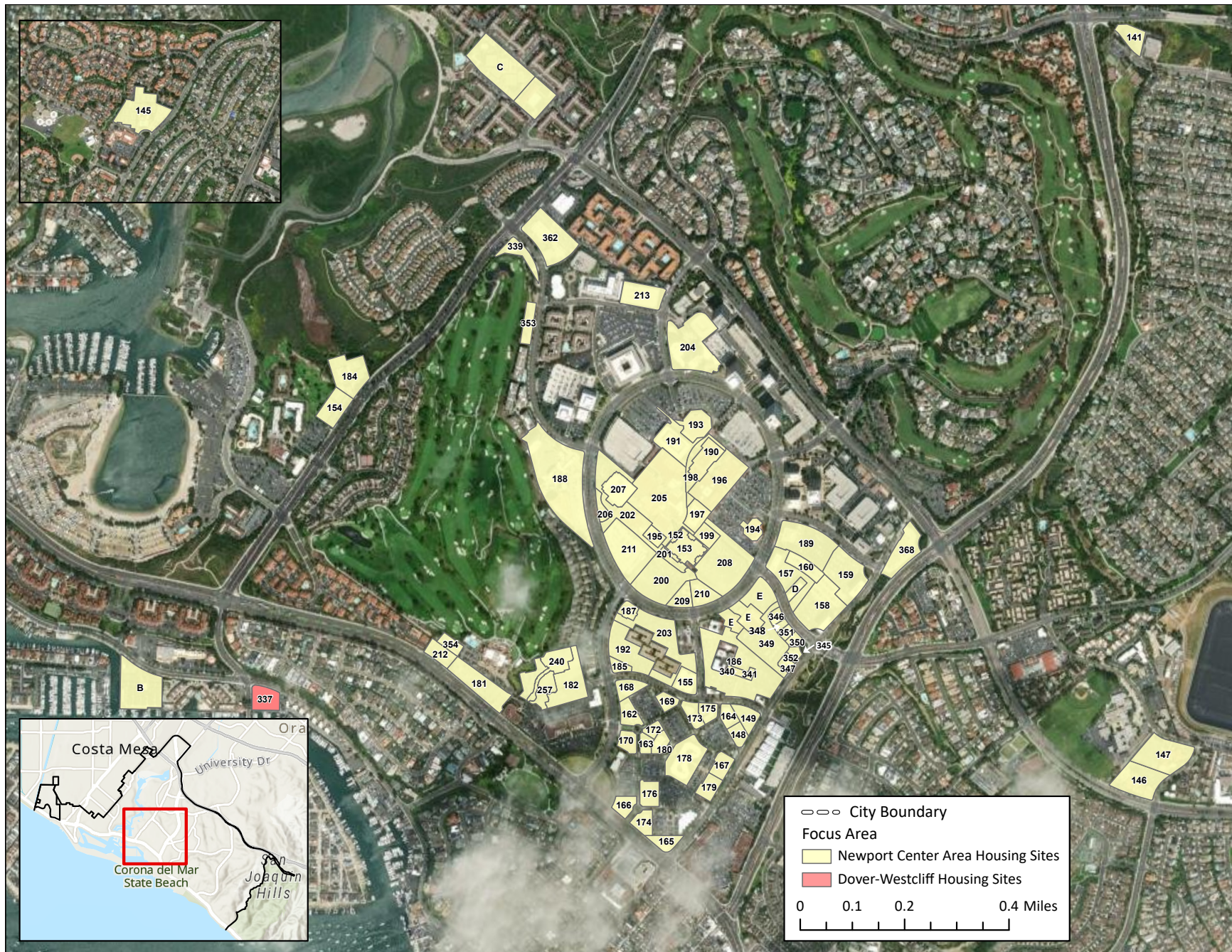
Although the sites have the capacity to accommodate approximately 10,013 housing units (at an assumed unit yield of 50 du/ac), assumed buildout is 2,439 units, 732 units of which are projected to be developed for Low- and Very-Low-Income households, taking into consideration development history, economic factors, and AFFH requirements; see **Table 3-9: Newport Center Focus Area**.

<b>Table 3-9: Newport Center Focus Area</b>				
<b>Buildable Acres</b>	<b>Net Units</b>			
	<b>Low and Very Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
230 acres	732 units	224 units	1,463 units	2,439 units

### Coyote Canyon Focus Area

As depicted in **Figure 3-7: Coyote Canyon Focus Area Sites**, the Coyote Canyon Focus Area is in the northeastern part of the City, on the south side of SR-73, at the junction of Newport Coast Drive. The surrounding area is characterized by residential uses, including predominantly single-unit residences and limited multi-unit residential development. The Coyote Canyon Focus Area includes a closed County landfill with limited opportunities for active uses. The landfill was operational from 1963 to 1990. However, a portion of the property is not subject to these restrictions and provides an opportunity for future residential development. This Focus Area includes 2 housing sites on 44 acres.





**Figure 3-6: Newport Center Focus Area Sites**  
City of Newport Beach General Plan Housing Implementation  
Program Environmental Impact Report







Buildout assumptions provided herein represent a “net” development capacity, adjusted to consider existing residential development on housing sites, rounding on a site-by-site basis, and input from developers to more accurately account for development plans.

Although the sites have the capacity to accommodate 2,630 housing units (at an assumed unit yield of 60 du/ac), assumed buildout is 1,530 units, 383 units of which are projected to be developed for low- and Very-Low-Income households, taking into consideration site history, economic factors, and AFFH requirements; see **Table 3-10: Coyote Canyon Focus Area**.

<b>Table 3-10: Coyote Canyon Focus Area</b>				
<b>Buildable Acres</b>	<b>Net Units</b>			
	<b>Low and Very Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
44 acres	383 units	148 units	885 units	1,530 units

### Banning Ranch Focus Area

The Banning Ranch Focus Area is included in the 2021–2029 Housing Element’s sites inventory but is not assumed in order to accommodate the City’s 2021–2029 RHNA growth need. Banning Ranch is considered as additional dwelling unit opportunity beyond that needed to accommodate the RHNA.

The Banning Ranch Focus Area (**Figure 3-4: West Newport Mesa and Banning Ranch Focus Areas Sites**) is in the western part of the City and is characterized by open space. The Banning Ranch Focus Area includes 19 housing sites on 30 acres.

The housing sites have the potential to accommodate 1,475 housing units (at an assumed unit yield of 50 du/ac), 443 units of which are projected to develop for Low- and Very-Low-Income households; see **Table 3-11: Banning Ranch Focus Area**. Buildout assumptions provided herein represent a “net” development capacity, adjusted for rounding on a site-by-site basis.

<b>Table 3-11: Banning Ranch Focus Area</b>				
<b>Buildable Acres</b>	<b>Net Units</b>			
	<b>Low and Very Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
30 acres	443 units	148 units	884 units	1,475 units

## 3.5 HOUSING SITES INVENTORY

**Table 3-12: Housing Sites Inventory** includes a parcel-specific listing of housing sites that are available to accommodate the City’s full share of the regional housing need (i.e., RHNA allocation) by income level during the planning period. These represent the currently identified housing sites and additional sites may be identified in the future consistent with General Plan Land Use Policy LU 4.2. Sites located in the coastal zone are in **bold** and shown on **Figure 3-8: Housing Sites Within the Coastal Zone**. There are 48 sites in the coastal zone. Sites denoted with an asterisk (\*) are vacant and are depicted in **Figure 3-9: Vacant Housing Sites Within Banning Ranch and West Newport Mesa Focus Areas** and **Figure 3-10: Vacant Housing Sites Within Coyote Canyon**. There are 21 vacant sites. **Table 3-13** and **Table 3-16**, respectively, describe the existing General Plan land use and zoning designations applicable to the housing sites.

<b>Table 3-12: Housing Sites Inventory</b>				
<b>ID</b>	<b>APN</b>	<b>Acres</b>	<b>Existing General Plan Category</b>	<b>Existing Zoning District</b>
<b>Airport Area Focus Area (Figure 3-3)</b>				
17	439 241 20	5.88	RM	SP-7
18	427 121 24	0.67	AO	OA
19	427 121 24	0.67	AO	OA
20	445 121 17	0.91	CO-G	PC
21	445 161 03	0.69	MU-H2	PC
22	445 161 03	1.04	MU-H2	PC
<b>23</b>	<b>119 300 17</b>	<b>1.38</b>	PR	SP-7
<b>24</b>	<b>119 310 04</b>	<b>3.70</b>	PR	SP-7
<b>25</b>	<b>119 300 15</b>	<b>1.52</b>	PR	SP-7
<b>26</b>	<b>119 300 16</b>	<b>7.30</b>	PR	SP-7
27	427 131 16	0.67	AO	OA
28	427 121 01	0.73	AO	OA
29	427 131 14	0.67	AO	OA
30	427 121 02	0.67	AO	OA
31	427 131 15	0.67	AO	OA
32	445 131 26	1.10	MU-H2	PC
33	445 122 13	0.71	MU-H2	PC
34	445 133 06	0.75	MU-H2	PC
35	445 131 21	1.19	MU-H2	PC
36	445 121 11	1.38	CG	PC
38	445 131 23	0.53	MU-H2	PC
39	445 131 15	2.01	MU-H2	PC
40	445 122 05	0.80	MU-H2	PC
41	445 131 18	1.61	MU-H2	PC
42	445 131 19	2.30	MU-H2	PC
44	445 122 12	1.17	MU-H2	PC
45	445 151 09	1.35	MU-H2	PC
46	445 122 09	1.03	MU-H2	PC
47	445 131 31	2.58	MU-H2	PC
49	445 121 05	0.74	CO-G	PC
50	445 131 09	0.66	MU-H2	PC
52	445 151 01	7.78	MU-H2	PC
53	445 121 14	7.81	CO-G	PC
54	445 121 18	2.65	CG	PC
55	445 161 04	1.69	MU-H2	PC
56	445 141 04	0.26	MU-H2	PC
58	445 122 17	1.95	MU-H2	PC
59	445 121 09	1.00	CG	PC
60	445 122 19	0.51	MU-H2	PC
61	427 121 27	1.41	AO	OA
62	427 173 01	1.00	MU-H2	PC
63	427 332 02	2.38	CO-G	PC
64	427 332 04	1.70	CO-G	PC

<b>Table 3-12: Housing Sites Inventory</b>				
<b>ID</b>	<b>APN</b>	<b>Acres</b>	<b>Existing General Plan Category</b>	<b>Existing Zoning District</b>
65	427 332 03	1.41	CO-G	PC
66	427 221 14	1.50	MU-H2	PC
67	427 181 01	1.45	MU-H2	PC
68	427 241 13	3.95	CG	PC
69	427 221 13	1.00	MU-H2	PC
70	427 174 04	6.32	MU-H2	PC
71	427 221 01	3.99	MU-H2	PC
72	427 181 08	0.72	MU-H2	PC
73	427 222 05	0.90	MU-H2	PC
74	427 222 06	1.56	MU-H2	PC
75	427 221 10	1.71	MU-H2	PC
76	427 221 11	1.52	MU-H2	PC
77	427 221 06	3.59	MU-H2	PC
78	427 174 06	0.94	MU-H2	PC
79	427 181 07	1.10	MU-H2	PC
80	427 181 03	2.49	MU-H2	PC
81	427 221 09	1.51	MU-H2	PC
82	427 221 02	1.46	MU-H2	PC
83	427 174 05	1.50	MU-H2	PC
84	427 342 02	3.70	MU-H2	PC
85	427 342 01	1.97	MU-H2	PC
86	427 221 16	4.76	CO-G	PC
<b>87</b>	<b>439 401 01</b>	<b>4.03</b>	PF	PF
88	427 221 07	1.75	MU-H2	PC
89	427 221 15	1.47	MU-H2	PC
90	427 141 14	0.64	CO-G	PC
91	936 790 44	0.97	CO-G	PC
92	936 790 50	0.86	CO-G	PC
93	427 141 04	0.52	CO-G	PC
94	427 141 11	0.52	CO-G	PC
95	936 790 48	0.72	CO-G	PC
96	427 141 07	0.58	CO-G	PC
97	427 141 08	0.51	CO-G	PC
98	427 141 16	8.61	CO-G	PC
100	445 134 22	0.67	MU-H2	PC
103	445 141 11	0.29	MU-H2	PC
104	445 141 12	0.48	MU-H2	PC
105	445 141 13	0.29	MU-H2	PC
106	427 171 02	1.20	CG	PC
107	427 221 03	1.46	CO-G	PC
108	427 171 03	1.40	CG	PC
109	936 790 46	0.97	CO-G	PC
335	427 221 17	6.46	CO-G	PC
338	445 141 31	0.40	MU-H2	PC
343	427 181 09	0.72	MU-H2	PC

<b>Table 3-12: Housing Sites Inventory</b>				
<b>ID</b>	<b>APN</b>	<b>Acres</b>	<b>Existing General Plan Category</b>	<b>Existing Zoning District</b>
344	427 141 13	0.37	CO-G	PC
356	427 131 09	4.19	AO	OA
<b>357</b>	<b>442 282 02</b>	<b>5.23</b>	CV	PC
358	439 021 13	0.31	CO-G	SP-7
359	439 021 12	0.17	CO-G	SP-7
360	439 021 03	0.16	CO-G	SP-7
363	439 352 21	0.44	CO-G	SP-7
364	439 341 01	0.87	CO-G	SP-7
365	439 352 17	0.37	RS-D	SP-7
366	439 352 20	0.44	CO-G	SP-7
367	439 352 22	0.21	CO-G	SP-7
A	427 111 08	1.18	AO	OA
<b>West Newport Mesa Focus Area (Figure 3-4)</b>				
<b>215*</b>	<b>114 170 51</b>	<b>11.56</b>	OS(RV)	PF
216	424 141 17	0.23	IG	IG
217	424 141 17	0.23	IG	IG
218	892 080 02	4.34	RM	RM
219	424 151 01	4.77	IG	IG
220	892 090 55	4.27	RM	RM
221	892 109 03	1.90	RM	RM
<b>222</b>	<b>114 170 82</b>	<b>3.05</b>	OS(RV)	PC
223	424 401 12	2.00	PF	PF
224	425 171 01	7.95	PF	PF
225	424 111 05	0.55	IG	IG
226	424 141 06	0.52	IG	IG
227	424 111 06	3.23	IG	IG
228	424 401 04	1.86	IG	IG
229	424 141 01	2.73	IG	IG
230	424 142 14	0.74	IG	IG
231	424 141 04	0.69	IG	IG
232	424 141 05	0.53	IG	IG
233	424 131 16	1.07	CO-M	OM
234	424 141 03	1.08	IG	IG
235	424 142 11	1.31	IG	IG
236	424 401 06	1.14	OS(RV)	PC
237	424 141 02	1.61	IG	IG
238	424 401 08	0.76	OS(RV)	PC
239	424 141 09	0.56	IG	IG
342	424 141 10	0.37	IG	IG
<b>Dover-Westcliff Focus Area (Figure 3-5)</b>				
<b>132</b>	<b>049 122 03</b>	<b>0.14</b>	MU-H1	MU-MM
<b>133</b>	<b>047 041 05</b>	<b>0.11</b>	MU-H4	MU-CV/15 <sup>th</sup> St
<b>134</b>	<b>047 041 25</b>	<b>0.06</b>	MU-H4	MU-CV/15 <sup>th</sup> St
135	117 631 12	2.15	MU-H1	MU-DW



<b>Table 3-12: Housing Sites Inventory</b>				
<b>ID</b>	<b>APN</b>	<b>Acres</b>	<b>Existing General Plan Category</b>	<b>Existing Zoning District</b>
136	117 631 22	1.67	MU-H1	MU-DW
137	117 631 17	1.30	MU-H1	MU-DW
138	117 631 18	1.10	MU-H1	MU-DW
139	117 631 11	0.87	MU-H1	MU-DW
142	117 811 18	1.51	CO-G	OG
143	117 811 19	0.79	CO-G	OG
144	049 271 30	1.64	CO-G	OG
<b>334</b>	<b>423 111 01</b>	<b>4.82</b>	CG	CG
<b>337</b>	<b>050 391 12</b>	<b>1.45</b>	CM	CM
355	117 631 21	0.86	MU-H1	MU-DW
<b>361</b>	<b>049 191 30</b>	<b>1.55</b>	RM	RM
<b>Newport Center Focus Area (Figure 3-6)</b>				
141	458 361 10	1.29	PF	PF
145	440 281 02	7.60	PR	PC
146	458 341 02	3.03	PI	PI
147	458 341 01	3.60	PI	PI
148	442 271 30	0.75	CO-R	PC
149	442 271 30	1.08	CO-R	PC
152	442 021 47	0.54	CR	PC
153	442 021 47	1.76	CR	PC
<b>154</b>	<b>440 132 40</b>	<b>1.79</b>	PR	PR
155	442 231 08	1.17	CO-R	OR
157	442 082 11	2.72	CO-M	PC
158	442 082 14	4.05	CO-M	PC
159	442 082 08	3.46	CO-M	PC
160	442 082 12	1.17	CO-M	PC
162	442 271 17	1.04	CO-R	PC
163	442 271 23	0.55	CO-R	PC
164	442 271 12	0.76	CO-R	PC
165	442 271 05	0.89	CO-R	PC
166	442 271 03	0.89	CO-R	PC
167	442 271 32	0.98	CO-R	PC
168	442 271 16	1.02	CO-R	PC
169	442 271 15	0.68	CO-R	PC
170	442 271 01	0.84	CO-R	PC
172	442 271 34	0.51	CO-R	PC
173	442 271 14	0.88	CO-R	PC
174	442 271 04	0.97	CO-R	PC
175	442 271 13	0.76	CO-R	PC
176	442 271 19	1.13	CO-R	PC
178	442 271 31	3.00	CO-R	PC
179	442 271 33	0.98	CO-R	PC
180	442 271 24	0.70	CO-R	PC
<b>181</b>	<b>442 011 53</b>	<b>2.98</b>	CG	PC

**Table 3-12: Housing Sites Inventory**

ID	APN	Acres	Existing General Plan Category	Existing Zoning District
<b>182</b>	<b>442 011 64</b>	<b>2.96</b>	MU-H3/PR	PC
<b>184</b>	<b>440 132 48</b>	<b>2.80</b>	PR	PR
185	442 231 09	0.51	CO-R	PC
186	442 161 17	7.17	CO-R	OR
187	442 231 13	0.61	CO-R	PC
<b>188</b>	<b>442 491 02</b>	<b>9.54</b>	CV	CV
189	442 082 05	4.10	CO-M	PC
190	442 021 28	1.74	CR	PC
191	442 021 26	2.50	CR	PC
192	442 231 11	2.83	CO-R	PC
193	442 021 13	1.73	CR	PC
194	442 021 08	0.80	CR	PC
195	442 021 32	0.63	CR	PC
196	442 021 29	4.09	CR	PC
197	442 021 30	1.24	CR	PC
198	442 021 27	1.17	CR	PC
199	442 021 40	0.87	CR	PC
200	442 021 46	4.11	CR	PC
201	442 021 35	0.56	CR	PC
202	442 021 33	4.03	CR	PC
203	442 231 14	4.10	CO-R	OR
204	442 101 27	5.37	MU-H3	PC
205	442 021 31	8.25	CR	PC
206	442 021 11	0.56	CR	PC
207	442 021 17	1.74	CR	PC
208	442 021 43	5.43	CR	PC
209	442 021 45	0.99	CR	PC
210	442 021 44	1.25	CR	PC
211	442 021 42	4.16	CR	PC
<b>212</b>	<b>442 411 01</b>	<b>1.12</b>	CG	PC
213	442 261 21	2.23	MU-H3	PC
<b>240</b>	<b>442 011 65</b>	<b>1.72</b>	MU-H3/PR	PC
<b>257</b>	<b>442 011 65</b>	<b>1.18</b>	MU-H3/PR	PC
<b>339</b>	<b>442 011 37</b>	<b>1.21</b>	CO-G	OG
340	442 161 06	0.33	CO-R	OR
341	442 161 07	0.20	CO-R	OR
345	442 091 06	0.32	CO-R	OR
346	442 091 01	0.44	CO-R	OR
347	442 091 08	0.39	CO-R	OR
348	442 091 02	0.25	CO-R	OR
349	442 091 15	3.54	CO-R	OR
350	442 091 04	0.38	CO-R	OR
351	442 091 03	0.36	CO-R	OR
352	442 091 07	0.13	CO-R	OR
<b>353</b>	<b>442 011 52</b>	<b>0.84</b>	PR	PC

<b>Table 3-12: Housing Sites Inventory</b>				
<b>ID</b>	<b>APN</b>	<b>Acres</b>	<b>Existing General Plan Category</b>	<b>Existing Zoning District</b>
<b>354</b>	<b>442 011 52</b>	<b>0.72</b>	PR	PC
362	442 261 07	3.99	PF	PF
368	442 014 22	2.43	PF	PC
<b>B</b>	<b>050 442 05</b>	<b>4.03</b>	RM	PC
<b>C</b>	<b>440 251 05</b>	<b>6.00</b>	RM	PC
D	442 082 13	0.50	CO-M	PC
E	442 091 12	1.76	CO-R	OR
<b>Coyote Canyon Focus Area (Figure 3-7)</b>				
131*	120-571-12	243.23	PR	PR
336	478-031-56	28.41	PI	PI
<b>Banning Ranch Focus Area (Figure 3-4)</b>				
<b>110*</b>	<b>114 170 72</b>	<b>130.87</b>	OS(RV)	PC
<b>111*</b>	<b>114 170 52</b>	<b>74.64</b>	OS(RV)	PC
<b>112*</b>	<b>114 170 50</b>	<b>65.05</b>	OS(RV)	PC
<b>113*</b>	<b>114 170 52</b>	<b>51.00</b>	OS(RV)	PC
<b>114*</b>	<b>114 170 83</b>	<b>44.78</b>	OS(RV)	PC
<b>115*</b>	<b>114 170 71</b>	<b>41.20</b>	OS	OS
<b>116*</b>	<b>114 170 76</b>	<b>19.35</b>	OS(RV)	PC
<b>117*</b>	<b>No APN</b>	<b>15.76</b>	OS(RV)	OS
<b>118*</b>	<b>114 170 74</b>	<b>14.32</b>	OS(RV)	PC
<b>120*</b>	<b>114 170 78</b>	<b>11.48</b>	OS(RV)	OS
<b>121*</b>	<b>424 041 04</b>	<b>10.81</b>	OS(RV)	PC
<b>122*</b>	<b>114 170 43</b>	<b>6.52</b>	OS(RV)	PC
<b>123*</b>	<b>114 170 65</b>	<b>5.79</b>	OS	OS
<b>124*</b>	<b>114 170 80</b>	<b>3.86</b>	OS(RV)	OS
<b>126*</b>	<b>114 170 24</b>	<b>0.37</b>	OS(RV)	PC
<b>127*</b>	<b>114 170 81</b>	<b>5.33</b>	OS(RV)	OS
<b>128*</b>	<b>114 170 75</b>	<b>0.21</b>	OS(RV)	PC
<b>129*</b>	<b>114 170 49</b>	<b>1.10</b>	OS(RV)	PC
<b>130*</b>	<b>114 170 66</b>	<b>1.49</b>	OS	OS
<b>Pipeline Project</b>				
<b>8</b>	<b>425 471 27</b>	<b>9.5</b>	MU-H1	MU-MM
Notes: Sites bolded are in the coastal zone. * Denotes the site is vacant. Total number of Housing Sites: 247 Total acreage of housing sites: 537 Total number of vacant sites: 21 Total coastal zone sites: 48				

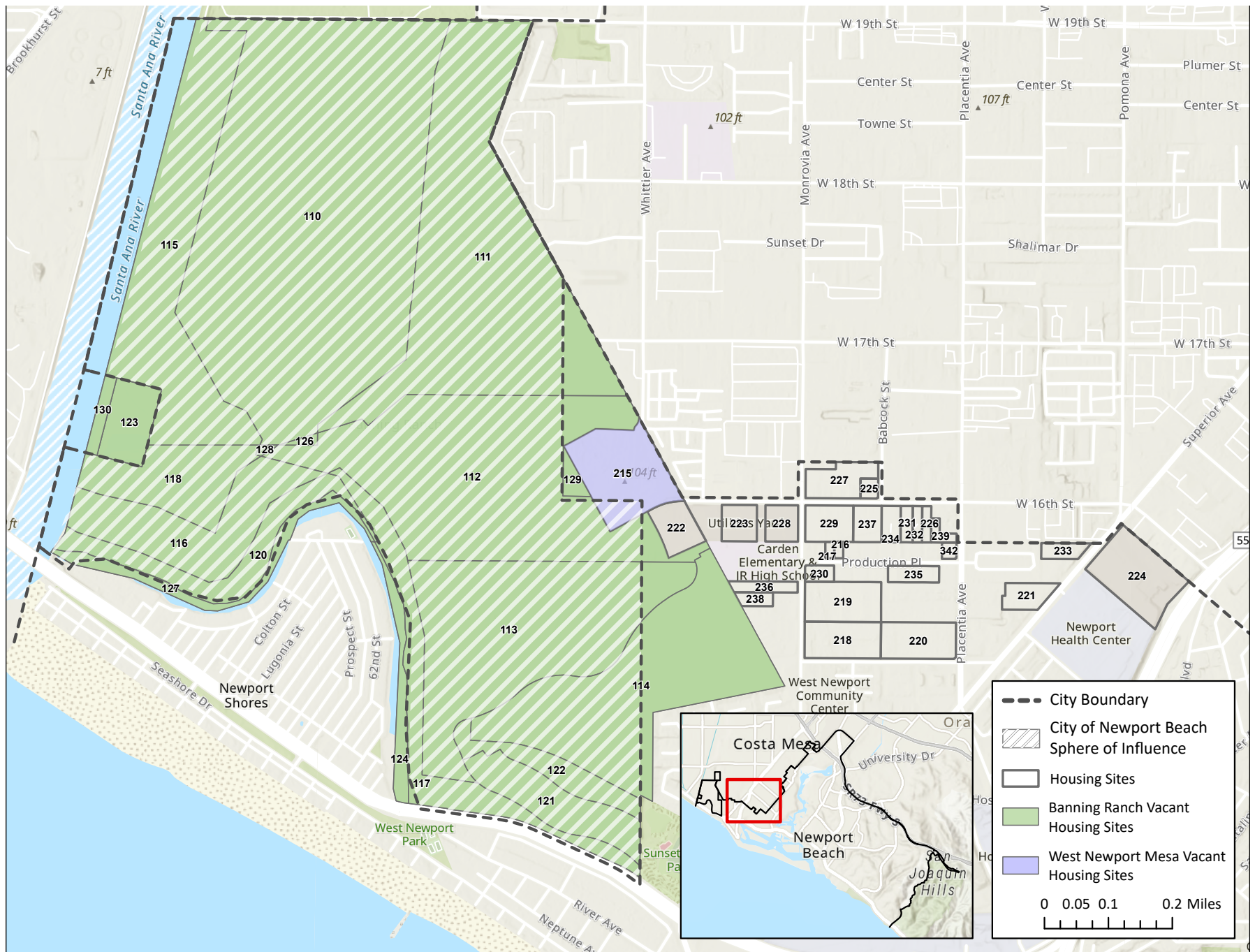


**Figure 3-8: Housing Sites Within Coastal Zone Boundary**  
City of Newport Beach General Plan Housing Implementation  
Program Environmental Impact Report

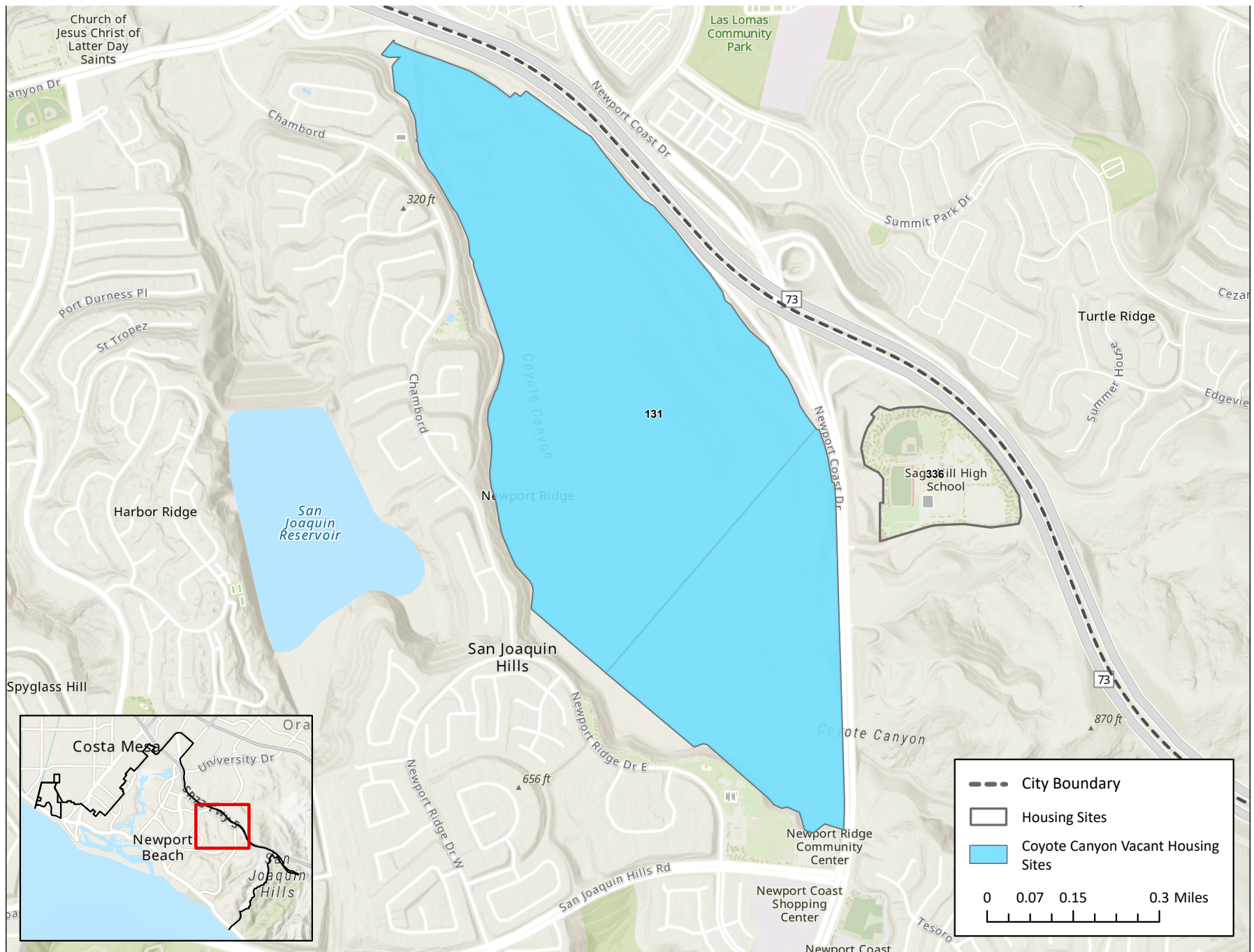


Not to Scale





**Figure 3-9: Vacant Housing Sites Within Banning Ranch and West Newport Mesa Focus Areas**  
City of Newport Beach General Plan Housing Implementation  
Program Environmental Impact Report



**Figure 3-10: Vacant Housing Sites Within Coyote Canyon Focus Area**  
City of Newport Beach General Plan Housing Implementation  
Program Environmental Impact Report



Not to Scale

### 3.5.1 City of Newport Beach General Plan

#### Existing General Plan Land Use Categories

The General Plan Land Use Element describes the City's existing land use characteristics and development patterns, and establishes a plan for future development and redevelopment. The housing sites' and additional sites' existing General Plan land use designations are described in **Table 3-13: Housing Sites – Existing General Plan Land Use Categories**.

<b>Table 3-13: Housing Sites – Existing General Plan Land Use Categories</b>	
<b>Land Use Categories</b>	<b>Description</b>
Airport Office and Supporting Uses (AO)	The AO category is intended to provide for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include professional offices, aviation retail, automobile rental, sales, and service, hotels, and ancillary retail, restaurant, and service uses.
General Commercial (CG)	The CG category is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs.
Recreational and Marine Commercial (CM)	The CM category 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, maintain the marine theme and character, encourage mutually supportive businesses, encourage visitor-serving and recreational uses, and encourage physical and visual access to the bay on waterfront commercial and industrial building sites on or near the bay.
General Commercial Office (CO-G)	The CO-G category is intended to provide for administrative, professional, and medical offices with limited accessory retail and service uses. Hotels, motels, and convalescent hospitals are not permitted.
Medical Commercial Office (CO-M)	The CO-M category is intended to provide primarily for medical-related offices, other professional offices, retail, short-term convalescent and long-term care facilities, research labs, and similar uses.
Regional Commercial Office (CO-R)	The CO-R category is intended to provide for administrative and professional offices that serve local and regional markets, with limited accessory retail, financial, service, and entertainment uses.
Regional Commercial (CR)	The CR category is intended to provide retail, entertainment, service, and supporting uses that serve local and regional residents. Typically, these are integrated into a multi-tenant development that contains one or more "anchor" uses to attract customers. Automobile sales, repair, and service facilities, professional offices, single-destination, and other highway-oriented uses are not permitted.
Visitor Serving Commercial (CV)	The CV category is intended to provide for accommodations, goods, and services intended to primarily serve visitors to the City of Newport Beach.
General Industrial (IG)	The IG category is intended to provide for a wide range of moderate to low intensity industrial uses, such as light manufacturing and research and development, and limited ancillary commercial and office uses.
Mixed-Use Horizontal 1 (MU-H1)	The MU-H1 category provides for a horizontal intermixing of uses.  For properties located on the inland side of Coast Highway in the Mariners' Mile Corridor, (a) the Coast Highway frontages shall be developed for marine-related and highway-oriented general commercial uses in accordance with CM and CG categories; and (b) portions of properties to the rear of the commercial frontage may be developed for free-standing neighborhood-serving retail, multi-family residential units, or mixed-use buildings



<b>Table 3-13: Housing Sites – Existing General Plan Land Use Categories</b>	
<b>Land Use Categories</b>	<b>Description</b>
	that integrate residential with retail uses on the ground floor in accordance with the CN, RM , CV, or MU-V designations respectively.  Properties located in the Dover Drive/Westcliff Drive area may also be developed for professional offices or mixed-use buildings that integrate residential with retail or office uses on the ground floor in accordance with the CO and MU-V categories, respectively.
Mixed Use Horizontal 2 (MU-H2)	The MU-H2 category applies to properties located in the Airport Area. It provides for a horizontal intermixing of uses that may include regional commercial office, multi-family residential, vertical mixed-use buildings, industrial, hotel rooms, and ancillary neighborhood commercial uses.
Mixed Use Horizontal 3 (MU-H3)	The MU-H3 category applies to properties located in Newport Center. It provides for the horizontal intermixing of regional commercial office, hotel, multi-family residential and ancillary commercial uses. Within the Tennis Club, residential uses may be developed as single-family units.
Mixed Use Horizontal 4 (MU-H4)	The MU-H4 category applies to properties where it is the intent to establish the character of a distinct and cohesively developed district or neighborhood containing multi-family residential with clusters of mixed-use and/or commercial buildings in such locations as the interior parcels of Cannery Village and 15 <sup>th</sup> Street on the Balboa Peninsula. Permitted uses include (a) Multi-Family Residential, (b) General or Neighborhood Commercial, and/or (c) Mixed-Use structures, where the ground floor shall be restricted to non-residential uses along the street frontage such as retail sales and restaurants and the rear and upper floors used for residential including seniors units and overnight accommodations (comparable to MU-V). Mixed-use or commercial buildings shall be required on parcels at street intersections and are permissible, but not required, on other parcels.
Public Facilities (PF)	The PF category is intended to provide public facilities, including public schools, cultural institutions, government facilities, libraries, community centers, public hospitals, and public utilities.
Private Institutions (PI)	The PI category is intended to provide for privately owned facilities that serve the public, including places for religious assembly, private schools, health care, cultural institutions, museums, yacht clubs, congregate homes, and comparable facilities.
Parks and Recreation (PR)	The PR category applies to land used or proposed for active public or private recreational use. Permitted uses include parks (both active and passive), golf courses, marina support facilities, aquatic facilities, tennis clubs and courts, private recreation, and similar facilities.
Multiple Residential (RM)	The RM category is intended to provide primarily for multi-family residential development containing attached or detached dwelling units. The RM permits a density range from 0.0 to 52.0 du/ac.
Single Unit Residential Detached (RS-D)	The RS-D category applies to a range of detached single-family 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.
Source: City of Newport Beach. 2022 (Sept). <i>City of Newport Beach 2021–2029 Housing Element</i> <a href="https://nbgis.newportbeachca.gov/NewportHTML5Viewer/?viewer=publicsite">https://nbgis.newportbeachca.gov/NewportHTML5Viewer/?viewer=publicsite</a> . Accessed August 10, 2023.	

## Proposed General Plan Amendments

As a part of the proposed Project, amendments to the General Plan Land Use Element goals and policies are proposed. **Table 3-14: Proposed Land Use Element Policy Amendments** identifies existing and proposed modifications to land use goals and policies, as well as new policies. These changes further the implementation of the 2021–2029 Housing Element.



Table 3-14: Proposed Land Use Element Policy Amendments	
Existing Goals and Policies	Revised Goals and Policies
<b>Goal LU 1 (no change)</b> <b>A unique residential community with diverse coastal and upland neighborhoods, which values its colorful past, high quality of life, and community bonds, and balances the needs of residents, businesses, and visitors through the recognition that Newport Beach is primarily a residential community.</b>	
<b>Policy LU 1.1 Unique Environment</b> Maintain and enhance the beneficial and unique character of the different neighborhoods, business districts, and harbor that together identify Newport Beach. Locate and design development to reflect Newport Beach's topography, architectural diversity, and view sheds. (Imp 1.1)	<b>Policy LU 1.1 Unique Environment</b> Maintain and enhance the <del>beneficial and unique character of the different</del> <u>villages</u> , neighborhoods, business districts, and harbor that <del>together identify</del> define Newport Beach <u>through neighborhood preservation</u> . Locate and design development <del>to in a way that</del> reflects Newport Beach's topography, <u>and architectural diversity, and view sheds while emphasizing the City's coastal orientation, including public views.</u> (Imp 1.1)
<b>Policy LU 1.2 Citywide Identity</b> While recognizing the qualities that uniquely define its neighborhoods and districts, promote the identity of the entire City that differentiates it as a special place within the Southern California region. (Imp 1.1)	<b>Policy LU 1.2 Citywide Identity</b> <del>While recognizing</del> Recognize <u>and support</u> the qualities that uniquely define <del>its</del> <u>Newport Beach's</u> neighborhoods and districts, that promote <del>the identity of the entire City that differentiates it as a special place within a citywide identity unique to</del> the Southern California region. (Imp 1.1)
<b>Policy LU 1.5 Economic Health</b> Encourage a local economy that provides adequate commercial, office, industrial, and marine-oriented opportunities that provide employment and revenue to support high-quality community services. (Imp 1.1, 24.1)	<b>Policy LU 1.5 Economic Health</b> <del>Encourage a</del> <u>Support the</u> local economy that provides <u>through the identification and development of housing opportunities, as well as</u> adequate commercial, office, <u>medical</u> , industrial, and marine- oriented <del>opportunities</del> <u>uses</u> that provide employment and local revenue opportunities to support high- quality community services <u>for residents, businesses, and visitors.</u> (Imp 1.1, 24.1)
<b>Goal LU 2 (no change)</b> <b>A living, active, and diverse environment that complements all lifestyles and enhances neighborhoods, without compromising the valued resources that make Newport Beach unique. It contains a diversity of uses that support the needs of residents, sustain and enhance the economy, provide job opportunities, serve visitors that enjoy the City's diverse recreational amenities, and protect its important environmental setting, resources, and quality of life.</b>	
<b>Policy LU 2.2 Complete Community</b> Emphasize the development of uses that enable Newport Beach to continue as a self-sustaining community and minimize the need for residents to travel outside of the community for retail, goods and services, and employment. (Imp 1.1, 24.1)	<b>Policy LU 2.2 Complete Community</b> Emphasize <u>and support</u> the development of uses that <del>enable allow</del> Newport Beach to <del>continue as a self-sustaining</del> be a <u>complete</u> community and <del>minimize the need for residents to travel outside of the community that maintains the</del> <u>ability to provide locally accessible opportunities</u> for retail, goods and services, and employment. (Imp 1.1, 24.1)

Table 3-14: Proposed Land Use Element Policy Amendments	
Existing Goals and Policies	Revised Goals and Policies
<p><b>Policy LU 2.5 Harbor and Waterfront Uses</b> Preserve the uses of the Harbor and the waterfront that contribute to the charm and character of Newport Beach and provide needed support for recreational and commercial boaters, visitors, and residents, with appropriate regulations necessary to protect the interests of all users as well as adjoining residents. (Imp 1.1, 2.5, 5.1, 21.4, 24.1)</p>	<p><b>Policy LU 2.5 Harbor and Waterfront Uses</b> Preserve the uses of the Harbor and the waterfront that contribute to the charm and character of Newport Beach and provide needed support for <u>residents, recreational and commercial boaters, and visitors, and residents</u>, with appropriate regulations necessary to protect the interests of all users as well as adjoining residents. (Imp 1.1, 2.5, 5.1, 21.4, 24.1)</p>
<p><b>Goal LU 3</b> <b>A development pattern that retains and complements the City's residential neighborhoods, commercial and industrial districts, open spaces, and natural environment.</b></p>	
<p><b>Policy LU 3.3 Opportunities for Change</b> Provide opportunities for improved development and enhanced environments for residents in the following districts and corridors, as specified in Polices 6.3.1 through 6.22.7:</p> <ul style="list-style-type: none"> <li>▪ <b>West Newport:</b> consolidation of retail and visitor-serving commercial uses, with remaining areas developed for residential units</li> <li>▪ <b>West Newport Mesa:</b> re-use of underperforming commercial and industrial properties for offices and other uses that support Hoag Hospital's medical activities, improvement of remaining industrial properties adjoining the City of Costa Mesa, accommodation of nonwater marine-related industries, and development of residential in proximity to jobs and services</li> <li>▪ <b>Santa Ana Heights:</b> use of properties consistent with the adopted Specific Plan and Redevelopment Plan</li> <li>▪ <b>John Wayne Airport Area:</b> re-use of underperforming industrial and office properties and development of cohesive residential neighborhoods in proximity to jobs and services</li> <li>▪ <b>Fashion Island/Newport Center:</b> expanded retail uses and hotel rooms and development of residential in proximity to jobs and services, while limiting increases in office development</li> <li>▪ <b>Balboa Peninsula:</b> more efficient patterns of use that consolidate the Peninsula's visitor-serving and mixed uses within the core commercial districts; encourage marine-related uses especially along the bay front; integrate residential with retail and visitor-serving uses in Lido Village,</li> </ul>	<p><b>Policy LU 3.3 – Transition of Land Uses</b> <u>Provide Support</u> opportunities for <u>improved-new</u> development and <u>enhanced improved physical</u> environments for residents, <u>businesses, and visitors</u> in the following districts and corridors, as specified in Policies 6.3.1 through 6.22.7:</p> <ul style="list-style-type: none"> <li>▪ <b>West Newport:</b> <u>support</u> consolidation of retail and visitor-serving commercial uses, <u>with remaining areas developed for and new</u> residential <u>opportunities</u></li> <li>▪ <del><b>West Newport Mesa:</b> re-use of underperforming commercial and industrial properties for offices and other uses that support Hoag Hospital's medical activities, improvement of remaining industrial properties adjoining the City of Costa Mesa, accommodation of nonwater marine-related industries, and development of residential in proximity to jobs and services</del></li> <li>▪ <del><b>Santa Ana Heights:</b> use of properties consistent with the adopted Specific Plan and Redevelopment Plan</del> <u>support continued implementation of the adopted Specific Plan</u></li> <li>▪ <del><b>John Wayne Airport Area:</b> re-use of underperforming industrial and office properties and development of cohesive residential neighborhoods in proximity to jobs and services</del></li> <li>▪ <b>Fashion Island/Newport Center:</b> <u>expanded support balanced expansion and enhancement of</u> retail uses, <u>and hotel rooms, and offices,</u> and development of residential uses in proximity to jobs and services, <u>while limiting increases in office development</u></li> </ul>

Table 3-14: Proposed Land Use Element Policy Amendments	
Existing Goals and Policies	Revised Goals and Policies
<p>McFadden Square, Balboa Village, and along portions of the Harbor frontage; re-use interior parcels in Cannery Village for residential and limited mixed-use and live/work buildings; and redevelop underperforming properties outside of the core commercial</p> <ul style="list-style-type: none"> <li>▪ <b>Mariners' Mile:</b> vitalization of underperforming properties for retail, visitor-serving, and marine-related uses, integrated with residential</li> <li>▪ <b>Corona del Mar:</b> enhancement of public improvements and parking (Imp 1.1, 2.1, 5.1)</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Balboa Peninsula:</b> <del>more efficient support</del> patterns of use that consolidate the Peninsula's visitor-serving and mixed uses within the core commercial districts; encourage marine-related uses especially along the bay front; integrate residential with retail and visitor-serving uses in Lido Village, McFadden Square, Balboa Village, and along portions of the Harbor frontage; re-use interior parcels in Cannery Village for residential and limited mixed-use and live/work buildings; and redevelop underperforming properties outside of the core commercial <u>along the Balboa Boulevard corridor for residential. Infill development shall be designed and sited to preserve historical and architectural fabric of these districts</u></li> <li>▪ <b>Mariners' Mile:</b> <u>support revitalization of underperforming existing properties</u> for retail, visitor-serving, and marine-related uses, integrated with residential</li> <li>▪ <b>Corona del Mar:</b> <u>support</u> enhancement of public improvements and parking (Imp 1.1, 2.1, 5.1)</li> </ul> <p><u>Study, create, and consider the adoption of specific plans or other appropriate land use guidance for the following areas:</u></p> <ul style="list-style-type: none"> <li>▪ <b>West Newport Mesa:</b> <u>This area is generally bounded by the City of Costa Mesa to the north, Banning Ranch to the west, State Route 55 to the east, and Hospital Road to the south. The area may be expanded subject to land use amendments (if required). The intent is to support a cohesive strategy that enhances existing land use or repurpose underperforming commercial and industrial uses or activities while facilitating new and varied housing, including workforce housing proximate to jobs, transportation, and services. Future land uses are intended to be appropriately located and sized to accommodate local community needs.</u></li> <li>▪ <b>Airport Area:</b> <u>This area is generally bound by Jamboree Road to the east, Campus Drive to the north and west, and State Route 73 to the south. The area may be expanded subject to land use amendments (if required). This area must support flexible land use planning for the reuse and repurposing of existing nonresidential uses while allowing for a variety of housing opportunities inclusive of workforce housing proximate to jobs,</u></li> </ul>

Table 3-14: Proposed Land Use Element Policy Amendments	
Existing Goals and Policies	Revised Goals and Policies
	<p><u>transportation, supporting commercial, and services. The intent is to support and provide neighborhood parks or other recreational opportunities, and other public services. Development in this area should contribute to a cohesive urban, mixed-use character where residents and visitors can live, work, shop, access services, and play.</u></p> <ul style="list-style-type: none"> <li>▪ <u><b>Coyote Canyon Landfill:</b> This approximately 375-acre open space area is generally bound by Newport Coast Drive to the east, State Route 73 to the north, and the Newport Ridge Planned Community to the west and south. The intent for this area is to support a comprehensive vision that balances future land uses with environmental stewardship and public access. Future development should adapt the closed landfill as an area that supports a variety of outdoor recreational uses such as golf, hiking, and nature interpretation alongside housing opportunities with complementary nonresidential uses.</u></li> </ul>
<p><b>Goal LU 4 (existing goal)</b> Management of growth and change to protect and enhance the livability of neighborhoods and achieve distinct and economically vital business and employment districts, which are correlated with supporting infrastructure and public services and sustain Newport Beach’s natural setting.</p> <p><b>Goal LU 4 (revised goal)</b> Manage growth and change to:</p> <ul style="list-style-type: none"> <li>▪ Support the livability of existing neighborhoods.</li> <li>▪ Support residential opportunities that accommodate the City’s share of the Regional Housing Needs Assessment.</li> <li>▪ Promote new uses that are complimentary to already existing neighborhoods and uses.</li> <li>▪ Achieve distinct and economically vital business and employment districts.</li> <li>▪ Correlate with supporting infrastructure and public services.</li> <li>▪ Sustain Newport Beach’s natural setting.</li> </ul>	
<p><b>Policy LU 4.1 Land Use Diagram</b> Support land use development consistent with the Land Use Plan. Figure LU1 depicts the general distribution of uses throughout the City and Figure LU2 through Figure LU15 depict specific use categories for each parcel within defined Statistical Areas. Table LU1 (Land Use Plan Categories) specifies the primary land use categories, types of uses, and, for certain categories, the densities/intensities to be permitted. The permitted densities/intensities or amount of development for land use categories for which this is not included in Table LU1, are specified on the Land Use Plan, Figure LU4 through Figure</p>	<p><b>Policy LU 4.1 Land Use Diagram</b> Support land use development consistent with the Land Use Plan. Figure LU1 depicts the general distribution of uses throughout the City and Figure LU2 through Figure LU15 depict specific use categories for each parcel within defined Statistical Areas. Table LU1 (Land Use Plan Categories) specifies the primary land use categories, types of uses, and, for certain categories, the densities/intensities to be permitted. The permitted densities/intensities or amount of development for land use categories for which this is not included in Table LU1, are specified on the Land Use Plan, Figure LU4 through Figure</p>

<b>Table 3-14: Proposed Land Use Element Policy Amendments</b>	
<b>Existing Goals and Policies</b>	<b>Revised Goals and Policies</b>
<p>LU15. These are intended to convey maximum and, in some cases, minimums that may be permitted on any parcel within the designation or as otherwise specified by Table LU2 (Anomaly Locations).</p> <p>The density/intensity ranges are calculated based on actual land area, actual number of dwelling units in fully developed residential areas, and development potential in areas where the General Plan allows additional development.</p> <p>To determine the permissible development, the user should:</p> <ol style="list-style-type: none"> <li>Identify the parcel and the applicable land use designation on the Land Use Plan, Figure LU4 through Figure LU15</li> <li>Refer to Figure LU4 through Figure LU15 and Table LU1 to identify the permitted uses and permitted density or intensity or amount of development for the land use classification. Where densities/intensities are applicable, the maximum amount of development shall be determined by multiplying the area of the parcel by the density/intensity.</li> <li>For anomalies identified on the Land Use Map by a symbol, refer to Table LU2 to determine the precise development limits.</li> <li>For residential development in the Airport Area., refer to the policies prescribed by the Land Use Element that define how development may occur. (Imp 2.1, 5.1, 10.2)</li> </ol>	<p>LU15. These are intended to convey maximum and, in some cases, minimums that may be permitted on any parcel within the designation or as otherwise specified by Table LU2 (Anomaly Locations).</p> <p>The density/intensity ranges <u>exclude increases allowed through the application of density bonus laws and</u> are calculated based on actual land area, actual number of dwelling units in fully developed residential areas, and development potential in areas where the General Plan allows additional development.</p> <p>To determine the permissible development, the user should:</p> <ol style="list-style-type: none"> <li>Identify the parcel and the applicable land use designation on the Land Use Plan, Figure LU4 through Figure LU15</li> <li>Refer to Figure LU4 through Figure LU15 and Table LU1 to identify the permitted uses and permitted density or intensity or amount of development for the land use classification. Where densities/intensities are applicable, the maximum amount of development shall be determined by multiplying the area of the parcel by the density/intensity.</li> <li>For anomalies identified on the Land Use Map by a symbol, refer to Table LU2 to determine the precise development limits.</li> <li>For residential development in the Airport Area. refer to the policies prescribed by the Land Use Element that define how development may occur. (Imp 2.1, 5.1, 10.2)</li> </ol>
None	<p><b><u>Policy LU 4.2 – Rezoning to Accommodate Housing Opportunities (new)</u></b>  <u>Accommodate housing opportunities through the adoption of housing opportunity overlay zoning districts or other land use regulatory policy. The following areas are intended to be consistent with the Housing Element’s focus areas. Properties within each overlay district should include, but are not limited to, sites identified in the Housing Element; however, not all sites must be included, and other sites may be identified in the future through rezoning unless precluded by state law. The goal is to ensure an adequate number of sites Citywide to accommodate the City’s allocation of the Regional Housing Needs Assessment:</u></p>

Table 3-14: Proposed Land Use Element Policy Amendments	
Existing Goals and Policies	Revised Goals and Policies
	<ul style="list-style-type: none"> <li>▪ <b><u>Airport Environs Area:</u></b> the intent is to support a density between 30 and 50 dwelling units per gross acre to accommodate up to 2,577 total dwelling units within the area.</li> <li>▪ <b><u>West Newport Mesa:</u></b> the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 1,107 total dwelling units within the area.</li> <li>▪ <b><u>Newport Center:</u></b> the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 2,439 total dwelling units within the area. units per gross acre.</li> <li>▪ <b><u>Dover / Westcliff:</u></b> the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 521 total dwelling units within the area.</li> <li>▪ <b><u>Coyote Canyon:</u></b> the intent is to allow a density between 20 and 60 dwelling units per gross acre of viable land to accommodate up to 1,530 total dwelling units within the area.</li> </ul>
None	<p><b><u>Policy LU 4.4 – Residential Uses and Residential Densities (new)</u></b>  <u>Residential use of any property included within an established housing opportunity overlay zoning district is allowed regardless of the underlying land use category or density limit established through Policy LU 4.1, Table LU 1 and Table LU 2. A general plan amendment is not required to develop a residential use within an established housing opportunity zoning overlay district. The maximum density specified for the various overlay districts specified in Policy LU 4.2 is an average over the entire property or project site. For example, a portion of a development site may be developed at a higher density than specified by Policy 4.2 provided other portions of the site are developed at lower densities such that the average does not exceed the maximum. Density calculations and total units do not include units permitted pursuant to State density bonus law.</u></p>
None	<p><b><u>Policy LU 4.5 – Continuation of Existing Development (new)</u></b>  <u>Residential opportunities are in addition to existing uses allowed by the General Plan. Properties within the established overlay zones are not required to be developed for mixed-use or residential. Existing uses may continue to operate provided they are legally established and consistent with policies and</u></p>

<b>Table 3-14: Proposed Land Use Element Policy Amendments</b>	
<b>Existing Goals and Policies</b>	<b>Revised Goals and Policies</b>
	<u>regulations related to legal nonconforming uses. The adoption of housing opportunity overlay districts shall not affect existing rights to use the property.</u>
None	<p><b><u>Policy LU 4.6 – Consistency Required (new)</u></b>  <u>If residential or mixed-use projects pursuant to a housing opportunity overlay district are developed, projects shall be consistent with applicable overlay or Zoning Code requirements unless modified consistent with an established procedure to grant relief from standards (e.g., Planned Development Permit, Variance, Conditional Use Permit, Modification Permit, or the application of Density Bonus regulations).</u></p>
None	<p><b><u>Policy LU 4.7 – Redevelopment and Transfer of Development Rights (new)</u></b>  <u>Within an established housing opportunity overlay zone and notwithstanding Policy LU 6.15.5, the intensity of existing allowed uses of a site may be reconstructed on the site as part of a mixed-use development provided the gross floor area allowed by the General Plan is not increased, unless it is increased through a General Plan amendment or density bonus concession. The intensity of existing uses may be converted to other uses allowed by the underlying General Plan land use category provided that average daily trips and peak hour traffic trips are not increased above the trips from the existing allowed use. For example, office intensity may be converted to retail or service commercial, restaurants, or other nonresidential uses provided the General Plan land use category allows these uses. Nonresidential intensity not included as a component of a future residential project will remain within the General Plan allocations on a statistical area-wide basis. The City Council may transfer the intensity of a use to another site within the Statistical Area consistent with Policy LU 4.3 or Policy LU 6.15.3.</u></p>
None	<p><b><u>Policy LU 4.8 – Housing Opportunity Overlay Zones (new)</u></b>  <u>The housing opportunity overlay zones identified in LU 4.2 shall accomplish the following:</u></p> <ul style="list-style-type: none"> <li>▪ <u>Allow owner-occupied and rental multifamily uses by-right without discretionary review for developments in which 20 percent or more of the units are affordable to lower-income households;</u></li> <li>▪ <u>Allow a minimum of 16 units per site;</u></li> </ul>

<b>Table 3-14: Proposed Land Use Element Policy Amendments</b>	
<b>Existing Goals and Policies</b>	<b>Revised Goals and Policies</b>
	<ul style="list-style-type: none"> <li>▪ <u>Require developments to include a minimum density of 20 units per acre;</u></li> <li>▪ <u>Require that at least 50 percent of the lower-income need be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites: to allow 100 percent residential use, and to require residential use occupy 50 percent of the total floor area of a mixed-use project.</u></li> </ul>
<b>Goal LU 5.1 – Residential Neighborhoods (no change)</b> Residential neighborhoods that are well-planned and designed contribute to the livability and quality of life of residents, respect the natural environmental setting, and sustain the qualities of place that differentiate Newport Beach as a special place in the Southern California region.	
<b>Policy LU 5.1.3 Neighborhood Identification (All Neighborhoods)</b> Encourage and support the identification of distinct residential neighborhoods. (Imp 1.1, 1.3)	<b>Policy LU 5.1.3 Neighborhood Identification (All Neighborhoods)</b> Encourage and support the identification of distinct residential neighborhoods. <u>identity through the establishment of objective design and development standards that will distinguish neighborhoods from others in the City.</u> (Imp 1.1, 1.3)
<b>Goal LU 6.2 – Residential Neighborhoods (no change)</b> Residential neighborhoods that contain a diversity of housing types and supporting uses to meet the needs of Newport Beach’s residents and are designed to sustain livability and a high quality of life.	
<b>Policy LU 6.2.4 Accessory Units</b> Permit conditionally the construction of one granny unit (accessory age-restricted units for one or two adult persons who are sixty years of age or older) per single-family residence within single-family districts, provided that such units meet set back, height, occupancy, and other applicable regulations set forth in the Municipal Code. (Imp 2.1)	<b>Policy LU 6.2.4 Accessory Dwelling Units</b> <del>Permit conditionally the construction of one granny unit (accessory age-restricted units for one or two adult persons who are sixty years of age or older) per single-family residence within single-family districts, provided that such units meet set back, height, occupancy, and other applicable regulations set forth in the Municipal Code.</del> <u>Support and promote the development of accessory dwelling units and junior accessory dwellings units in all zones that allow residential units, to provide a more affordable housing option that helps the City meet its housing production goals while minimizing the need to rezone for additional future capacity.</u> (Imp 2.1)



Table 3-14: Proposed Land Use Element Policy Amendments	
Existing Goals and Policies	Revised Goals and Policies
<b>Goal LU 6.4– Banning Ranch (no change)</b> <b>If acquisition for open space is not successful, a high-quality residential community with supporting uses that provides revenue to restore and protect wetlands and important habitats.</b>	
<b>Policy LU 6.4.2 Residential</b> Accommodate a maximum of 1,375 residential units, which shall consist of a mix of single-family detached, attached, and multi-family units to provide a range of choices and prices for residents. (Imp 2.1)	<b>Policy LU 6.4.2 Residential</b> Accommodate a maximum of <del>1,375</del> <u>1,475</u> residential units, which shall consist of a mix of single-family detached, attached, and multi-family units to provide a range of choices and prices for residents. (Imp 2.1)
<b>Goal LU 6.6 – West Newport Center (no change)</b> <b>A medical district with peripheral medical services and research facilities that support the Hoag Hospital campus within a well-planned residential neighborhood, enabling residents to live close to their jobs and reducing commutes to outlying areas.</b>	
<b>Policy LU 6.6.2 Residential Types (West Newport Mesa)</b> Promote the development of a mix of residential types and building scales within the densities permitted by the “RM” (Figure LU18, Sub-Area C) designation, which may include single-family attached, townhomes, apartments, flats, and comparable units. Residential densities may be increased on a property as a means of promoting a variety of housing types within Newport Mesa, provided that the overall average density of 18 units per acre is not exceeded. (Imp 2.1)	<b>Policy LU 6.6.2 Residential Types (West Newport Mesa)</b> <del>Promote</del> <u>Support</u> the development of a mix of residential types <del>and building scales within consistent with</del> the densities permitted by the “ <u>RM</u> ” <u>General Plan</u> (Figure LU18, <del>Sub-Area C</del> ) designation, which may include single-family attached, townhomes, apartments, <del>flats,</del> and comparable units. <del>Residential densities may be increased on a property as a means of promoting a variety of housing types within Newport Mesa,</del> provided that the overall average <u>project</u> density of <del>18-30</del> <u>to 50 dwelling</u> units per acre is not exceeded (consistent with Policy LU 4.2). (Imp 2.1)
<b>Goal LU 6.15 (no change)</b> <b>A mixed-use community that provides jobs, residential, and supporting services in close proximity, with pedestrian-oriented amenities that facilitate walking and enhance livability.</b>	
<b>Policy LU 6.15.4 Priority Uses (Airport Area – Mixed-Use Districts [Subarea C, “MU-H2” designation])</b> Accommodate office, research and development, and similar uses that support the primary office and business park functions such as retail and financial services, as prescribed for the “CO-G” designation, while allowing for the re-use of properties for the development of cohesive residential villages that are integrated with business park uses. (Imp 2.1)	<b>Policy LU 6.15.4 Priority Uses (Airport Area – Mixed-Use Districts [Subarea C, “MU-H2” designation])</b> Accommodate office, research and development, and similar uses that support the primary office and business park functions such as retail and financial services, as prescribed for the “CO-G” designation, while allowing for the re-use of properties for the development of cohesive <u>mixed-use and residential villages developments</u> that are integrated with business park uses. (Imp 2.1)

<b>Table 3-14: Proposed Land Use Element Policy Amendments</b>	
<b>Existing Goals and Policies</b>	<b>Revised Goals and Policies</b>
<p><b>Policy LU 6.15.28 Priority Uses (Airport Area – Commercial Nodes [“CG” designation Sub-Area C—part])</b> Encourage the development of retail, financial services, dining, hotel, and other uses that support the John Wayne Airport, the Airport Area’s office uses, and as developed, its residential neighborhoods, as well as automobile sales and supporting uses at the MacArthur Boulevard and Bristol Street node. (Imp 2.1, 24.1)</p>	<p><b>Policy LU 6.15.28 Priority Uses (Airport Area – Commercial Nodes [“CG” designation Sub-Area C—part])</b> Encourage the development of retail, financial services, dining, hotel, and other uses that support the John Wayne Airport, the Airport Area’s office uses and as developed <u>or redeveloped</u>, its residential neighborhoods, as well as automobile sales and supporting uses at the MacArthur Boulevard and Bristol Street node. (Imp 2.1, 24.1)</p>
<p><b>Policy LU 6.15.29 Priority Uses (Airport Area – Commercial Office District [“CO-G” designation Sub-Area C—part])</b> Encourage the development of administrative, professional, and office uses with limited accessory retail and service uses that provide jobs for residents and benefit adjoining mixed-use districts. (Imp 2.1, 24.1)</p>	<p><b>Policy LU 6.15.29 Priority Uses (Airport Area – Commercial Office District [“CO-G” designation Sub-Area C—part])</b> Encourage the development of administrative, professional, and office uses <u>that are proximate or adjacent to residential uses;</u> with <del>limited</del>-accessory retail and service uses that provide jobs for residents and benefit adjoining mixed-use districts. (Imp 2.1, 24.1)</p>

### 3.5.2 City of Newport Beach Local Coastal Program

#### City of Newport Beach Local Coastal Program: Coastal Land Use Plan

The California Coastal Act requires each local jurisdiction wholly or partly within the coastal zone to prepare a Local Coastal Program (LCP), which is used to carry out the policies and requirements of the Coastal Act. An LCP includes: (1) a coastal element consisting of a Coastal Land Use Plan (CLUP) and policies for development and conservation within the coastal zone, and (2) an Implementation Plan consisting of ordinances, maps, and implementing actions for the land use plan and policies. The City received certification of its LCP with an effective date of January 30, 2017.<sup>2</sup> Certification of the LCP allows the City to issue Coastal Development Permits (CDPs), in most circumstances. The Coastal Commission retains CDP authority in “Original Jurisdiction Areas,” which includes submerged lands and tidelands (areas below the mean high tide line), and on certain public trust lands. The Coastal Commission also serves as an appellate authority in certain areas.

The CLUP is derived from the Land Use Element of the General Plan and is intended to identify the distribution of land uses in the coastal zone. The General Plan Land Use Element may contain more precise development limits for specific properties. In no case do the policies of the CLUP allow a development to exceed a development limit established by the General Plan or its implementing ordinances. As a part of the proposed Project, amendments to the CLUP policies are proposed. **Table 3-15: Proposed City of Newport Beach Local Coastal Program Policy Amendments** identifies existing and proposed modifications to CLUP policies, as well as new policies.

#### City of Newport Beach Local Coastal Program Amendment: Implementation Plan

The second portion of the City’s LCP, the Implementation Plan, is the primary tool used by the City to carry out the goals, objectives, and policies of the Coastal Plan and applies to most development of land and water in the coastal zone within the City and its Sphere of Influence. The Implementation Plan is a part of the City’s Municipal Code (Title 21).<sup>3</sup> The certified LCP and proposed modifications to the Implementation Plan are addressed in this Project Description under Zoning.

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<sup>2</sup> City of Newport Beach. *Local Coastal Program Frequently Asked Questions (FAQ)*. <https://www.newportbeachca.gov/government/departments/community-development/-/planning-division/local-coastal-program-launch-page/faq#Q3>. Accessed August 9, 2023.

<sup>3</sup> City of Newport Beach (Feb 2023). *City of Newport Beach Local Coastal Program Implementation Plan*. <https://www.codepublishing.com/CA/NewportBeach/html/pdfs/NewportBeach21.pdf>. Accessed August 9, 2023.

Table 3-15: Proposed City of Newport Beach Local Coastal Program Policy Amendments	
Existing Policies	Revised Policies
<b>Policy LU 2.1.2-1</b> Development in each district and corridor shall adhere to policies for land use type and density/intensity contained in Table 2.1.1-1, except as modified in Sections 2.1.3 to 2.1.8.	<b>Policy LU 2.1.2-1</b> Development in each district and corridor shall adhere to policies for land use type and density/intensity contained in Table 2.1.1-1, except as modified in Sections 2.1.3 to 2.1.8, <u>and 2.1.11.</u>
<b>Policy LU 2.1.10-1</b> Land uses and new development in the coastal zone shall be consistent with the Coastal Land Use Plan Map and all applicable LCP policies and regulations.	<b>Policy LU 2.1.10-1</b> Land uses and new development in the coastal zone shall be consistent with the Coastal Land Use Plan Map and all applicable LCP policies and regulations, <u>except as modified by all Policies in the 2.1.11 series.</u>
None	<b>Policy LU 2.1.11-1</b> <u>Accommodate housing opportunities through the adoption of housing opportunity overlay zoning districts or other land use regulatory policy. The following areas are intended to be consistent with the Housing Element's focus areas. Properties within each overlay district should include, but are not limited to, sites identified in the Housing Element; however, not all sites must be included, and other sites may be identified in the future through rezoning unless precluded by state law. The goal is to ensure an adequate number of sites Citywide to accommodate the City's allocation of the Regional Housing Needs Assessment:</u> <ul style="list-style-type: none"> <li>▪ <u><b>Airport Environs:</b> the intent is to support a density between 30 and 50 dwelling units per gross acre to accommodate up to 2,577 total dwelling units within the entire area, inclusive of those properties in the Coastal Zone.</u></li> <li>▪ <u><b>West Newport Mesa:</b> the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 1,107 total dwelling units within the entire area, inclusive of those properties in the Coastal Zone.</u></li> <li>▪ <u><b>Newport Center:</b> the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 2,439 total dwelling units within the entire area, inclusive of those properties in the Coastal Zone.</u></li> <li>▪ <u><b>Dover / Westcliff:</b> the intent is to support a density between 20 and 50 dwelling units per gross acre to accommodate up to 521 total dwelling units within the entire area, inclusive of those properties in the Coastal Zone.</u></li> </ul>

Table 3-15: Proposed City of Newport Beach Local Coastal Program Policy Amendments	
Existing Policies	Revised Policies
None	<p><b><u>Policy LU 2.1.11-2</u></b>  <u>Residential use of any property included within an established housing opportunity overlay zoning district is allowed regardless of the underlying land use category or density limit established herein. An amendment to the Coastal Land Use Plan is not required to develop a residential use within an established housing opportunity zoning overlay district. The maximum density specified for the various overlay districts specified in Policy 2.1.11-1 is an average over the entire property or project site. For example, a portion of a development site may be developed at a higher density than specified by Policy 2.1.11-1 provided other portions of the site are developed at lower densities such that the average does not exceed the maximum. Density calculations and total units do not include units permitted pursuant to State density bonus law.</u></p>
None	<p><b><u>Policy LU 2.1.11-3</u></b>  <u>Residential opportunities are in addition to existing uses allowed by the Coastal Land Use Plan. Properties within the established overlay coastal zones are not required to be developed for mixed-use or residential. Existing uses may continue to operate provided they are legally established and consistent with policies and regulations related to legal nonconforming uses. The adoption of housing opportunity overlay coastal zoning districts shall not affect existing rights to use the property.</u></p>
None	<p><b><u>Policy LU 2.1.11-4</u></b>  <u>If residential or mixed-use projects pursuant to a housing opportunity overlay district are developed, projects shall be consistent with applicable overlay or Implementation Plan requirements unless modified consistent with an established procedure to grant relief from standards (e.g., Coastal Modification or Variance, or the application of Density Bonus regulations).</u></p>

### 3.5.3 City of Newport Beach Zoning Code

#### Existing Zoning Districts

The City's Zoning Code is defined in Municipal Code Title 20 – Zoning Code. The Zoning Code defines the City's allowed land uses and establishes development standards for each zone. The Zoning Code is adopted to regulate the use of real property and the buildings, structures, and improvements located thereon to implement the provisions of the General Plan and carry out its objectives. Development standards provide density, floor area, setbacks, height, development intensity, and other such standards that help maintain the City's vision within the General Plan for a parcel. The existing zoning designations for the housing sites are described in **Table 3-16: Housing Sites — Existing Zoning Designations**.

<b>Table 3-16: Housing Sites — Existing Zoning Designations</b>	
<b>Zone</b>	<b>Description</b>
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 Dover/Westcliff (MU-DW)	This zoning designation applies to properties located in the Dover Drive/Westcliff Drive area. Properties may be developed for professional office or retail uses, or as horizontal or vertical mixed-use projects that integrate multi-unit residential dwelling units with retail and/or office uses.
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 non-residential 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 non-residential purposes. Properties to the rear of the commercial frontage may be developed for freestanding non-residential uses, multi-unit residential dwelling units, or mixed-use structures that integrate residential above the ground floor with non-residential uses on the ground floor.
Mixed-Use Cannery Village and 15 <sup>th</sup> Street (MU-CV/15 <sup>th</sup> St.)	Mixed-Use Cannery Village and 15 <sup>th</sup> 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 15 <sup>th</sup> Street on Balboa Peninsula. Allowed uses include multi-unit dwelling units; non-residential uses; and/or mixed-use structures, where the ground floor is restricted to non-residential 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 non-residential 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 non-residential 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 non-residential uses in which marine-related and visitor-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 non-residential space to facilitate marine-related uses is encouraged.

<b>Table 3-16: Housing Sites — Existing Zoning Designations</b>	
<b>Zone</b>	<b>Description</b>
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.
Office – Airport (OA)	Office – Airport 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.
Office – General (OG)	Office – General is intended to provide for areas appropriate for administrative, professional, and medical offices with limited accessory retail and service uses.
Office – Medical (OM)	Office – Medical is intended to provide for areas appropriate primarily for medical-related offices, other professional offices, retail, short-term convalescent and long-term care facilities, research labs, and similar uses.
Office – Regional (OR)	Office – Regional is intended to provide for areas appropriate for corporate offices, administrative and professional offices that serve local and regional markets, with limited accessory financial, retail, service, and entertainment uses.
Commercial General (CG)	Commercial General is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve Citywide or regional needs.
Commercial Recreational and Marine (CM)	Commercial Recreational and Marine is intended to provide for areas appropriate for commercial development on or near the waterfront that will encourage the continuation of coastal-dependent and coastal-related uses, maintain the marine theme and character, encourage mutually supportive businesses, encourage visitor-serving and recreational uses, and encourage physical and visual access to the bay on sites located on or near the bay.
Commercial Visitor-Serving (CV)	Commercial Visitor-Serving is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City.
Industrial (IG)	Industrial is intended to provide for areas appropriate for a wide range of moderate to low intensity industrial uses (e.g., light manufacturing and research and development) and limited accessory commercial and office uses.
Open Space (OS)	Open Space is intended to (1) Provide areas to maintain and protect the community's natural open space resources; and (2) Maintain and protect landscaped open space areas located within residential and non-residential developments, where no further development is allowed.
Planned Community (PC)	Planned Community is intended to provide for areas appropriate for the development of coordinated, comprehensive projects that result in a superior environment; to allow diversification of land uses as they relate to each other in a physical and environmental arrangement while maintaining the spirit and intent of this Zoning Code; and to include a variety of land uses, consistent with the General Plan, through the adoption of a development plan and related text that provides land use relationships and associated development standards.
Public Facilities (PF)	Public Facilities is intended to provide for areas appropriate for public facilities, including community centers, cultural institutions, government facilities, libraries, public hospitals, public utilities, and public schools.
Private Institutions (PI)	Private Institutions 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.

**Table 3-16: Housing Sites — Existing Zoning Designations**

Zone	Description
Parks and Recreation (PR)	Parks and Recreation is intended to provide for areas appropriate for land used or proposed for active public or private recreational use. Allowed uses include aquatic facilities, golf courses, marina support facilities, parks (both active and passive), private recreational facilities, tennis clubs and courts, and similar recreational facilities.
Santa Ana Heights Specific Plan (SP-7)	Santa Ana Heights Specific Plan is to provide for the orderly and balanced development of the community consistent with the Specific Plan's adopted land use plan and with the stated goals and policies of the Land Use Element of the General Plan.

Sources: City of Newport Beach. 2021. Title 20 – Planning and Zoning. Retrieved from <https://www.codepublishing.com/CA/NewportBeach/#!/NewportBeach20/NewportBeach20.html>. Accessed August 1, 2023.

### Proposed Housing Opportunity Overlay Zoning 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.

As a part of the proposed Project, Municipal Code Chapter 20.28, Overlay Zoning Districts, would be amended to include Section 20.28.050: Housing Opportunity (HO) Overlay Zoning Districts. The HO Overlay Zoning Districts are intended to accommodate housing opportunities consistent with the 2021–2029 Housing Element's Focus Areas and to ensure the City can meet its RHNA allocation. The provisions of Municipal Code Section 20.28.050 are applicable to the following Focus Areas:

- HO-1: Airport Area
- HO-2: West Newport Mesa
- HO-3: Dover-Westcliff
- HO-4: Newport Center
- HO-5: Coyote Canyon

To be eligible for the provisions of proposed Municipal Code Chapter 20.28.050, the property must be listed on the HO area map as an "Opportunity Site." As proposed, the following uses are permitted in the Housing Opportunity (HO) Overlay Zoning Districts:

- Any use that is permitted or conditionally permitted in the base zone;
- Multiple-unit development that meets the density requirements of Municipal Section 20.28.050;
- Mixed-use development that includes a residential component which complies with the minimum density requirements of Municipal Code Section 20.28.050;
- Residential supporting uses such as leasing/sales/property management offices, fitness facilities, recreation facilities, etc.

In addition, the HO Overlay Zoning District includes HO-6: 5<sup>th</sup> Cycle Housing Element Sites, which only affords those sites a by-right approval process for housing development projects, as specified in proposed Section 20.28.050(E), without additional density through rezoning. In other words, the allowed uses are those permitted in the base zoning district.



As identified in **Table 3-17: Development Standards for Housing Opportunity Overlay Zones**, the following development standards would apply to residential or mixed-use projects pursuant to proposed Municipal Code Section 20.28.050. Unless otherwise modified by Municipal Code Section 20.28.050, all applicable development standards, including any adopted objective design standards, would apply.

Table 3-17: Development Standards for Housing Opportunity Overlay Zones						
Development Feature	Housing Opportunity Subarea					
	HO-1	HO-2	HO-3	HO-4	HO-5	HO-6
Development Limit (units)	2,577	1,107	458	2,374	1,530	N/A
Lot Size/Dimension	Per Base Zone					
Lot area required per unit (sf) <sup>1</sup>	Minimum 1,452 (30 du/ac) Maximum: 871 (50 du/ac)	Minimum: 2,178 (20 du/ac) Maximum: 871 (50 du/ac)			Minimum: 2,178 (20 du/ac) Maximum: 726 (60 du/ac) <sup>9</sup>	All Standards Per Base-Zone
Setbacks						
Front	0 ft <sup>2</sup>	10 ft <sup>2</sup>	10 ft <sup>2, 3</sup>	0 ft <sup>2</sup>	10 ft <sup>2</sup>	
Rear	0 ft	20 ft	20 ft	0 ft	20 ft	
Side	0 ft <sup>4</sup>					
Street Side	0 ft <sup>2</sup>	10 ft <sup>2</sup>	10 ft <sup>2</sup>	0 ft <sup>2</sup>	10 ft <sup>2</sup>	
Height	Per Base Zone unless otherwise identified on the HO area map	65 ft	65 ft <sup>5</sup>	Per Base Zone <sup>6</sup>	65 ft	
Building Separation	10 ft					
Floor Area Ratio (FAR)	No restriction <sup>7</sup>					
Common Open Space <sup>8</sup>	Minimum 75 sf/du. (The minimum dimension [length and width] shall be 15 feet.)					
Private Open Space	5% of the gross floor area for each unit. (The minimum dimension [length and width] shall be 6 ft)					
Fencing	See Section 20.30.040 (Fences, Hedges, Walls, and Retaining Walls)					
Landscaping	See Chapter 20.36 (Landscaping Standards)					
Lighting	See Section 20.30.070 (Outdoor Lighting)					
Outdoor Storage/Display	See Section 20.48.140 (Outdoor Storage, Display, and Activities)					
Parking	See Subsection (D)(3) <sup>10</sup> of Municipal Code Chapter 20.28.050 and Chapter 20.40 (Off-Street Parking)					
Satellite Antennas	See Section 20.48.190 (Satellite Antennas and Amateur Radio Facilities)					
Signs	See Chapter 20.42 (Sign Standards)					
1. Minimum/maximum allowable density range may be based on an average density of the entire project site, excluding density bonus units.						
2. Any portion of the building that is over 20 feet in height shall be setback a minimum 20 feet from the street right-of-way.						

**Table 3-17: Development Standards for Housing Opportunity Overlay Zones**

3. Except in the Mixed-Use Mariners Mile (MU-MM) Zoning District wherein residential uses are only allowed beginning 100 feet north of Coast Highway.
4. The combined total from both sides shall be 15 feet.
5. The height shall be limited to 35 feet in the Shoreline Height Limit Area, as identified in Map H-1.
6. "Base Zone" includes all height limitations established by the Sight Plane Ordinance (Ordinance No. 1371 and Ordinance No. 1596).
7. The FAR in this table only applies to residential floor area, including any supporting facilities. In mixed-use developments, the FAR for nonresidential is still applicable.
8. For purposes of this section, common open space in HO-1 may include enclosed amenities such as a clubhouse, swimming pool, tennis court, basketball court, racquetball court, weightlifting facility children's playground equipment, sauna, jacuzzi, day care facility, or any other recreational amenities/facilities as deemed appropriate by the Community Development Director.
9. This density is intended for the former Coyote Canyon Landfill site only. The Sage Hill School site is limited to a maximum of 20 dwelling units.
10. Subsection (D)(3) outlined in Table 3-18 below.

Source: Draft Municipal Code Section 20.28.050.

The following development standards would apply to all future projects within all HO Overlay Zones, with exception of HO-6:

**Mixed-use developments.** All mixed-use developments shall comply with Section 20.48.130 (Standards for Mixed-Use Projects). In addition, a minimum of 50 percent of the floor area of mixed-use developments shall be dedicated to residential uses. For purposes of proposed Municipal Code Section 20.28.050, floor area is defined as all enclosed floor space, but exclude parking garages/spaces, utility areas, and storage areas that are not directly accessible from the interior of a dwelling unit.

**Landscaped Setbacks.** All front and street side setbacks shall be landscaped, except for areas that provide vehicle and pedestrian access to the right-of-way.

**Residential Off-Street Parking Requirements.** Residential parking requirements for projects within the Housing Opportunity Overlay Zones would be provided as identified in **Table 3-18: Residential Off-Street Parking for Housing Opportunity Overlay Zones**. Parking for all other uses not included in this table would be provided in accordance with Municipal Code Chapter 20.40 (Off-Street Parking Requirements).

**Table 3-18: Residential Off-Street Parking for Housing Opportunity Overlay Zones**

Land Use	Subtype	Parking Requirement
Residential (Rental)	Studio	1.1 spaces per dwelling unit
	1 Bedroom	1.5 spaces per dwelling unit
	2 Bedrooms	1.8 spaces per dwelling unit
	3 Bedrooms	2.0 spaces per dwelling unit
	Visitor Parking	0.3 spaces per dwelling unit
Residential (Ownership)	Studio	1.4 spaces per dwelling unit
	1 Bedroom	1.8 spaces per dwelling unit
	2 Bedrooms	1.8 spaces per dwelling unit
	3 Bedrooms	2.0 spaces per dwelling unit
	Visitor Parking	0.3 spaces per dwelling unit

In addition to the development standards identified in **Table 3-17**, the following standards apply only to proposed future residential projects in the Airport Area Focus Area (HO-1), West Newport Mesa Focus Area (HO-2), and Coyote Canyon Focus Area (HO-5):

*Airport Area Focus Area (HO-1)*

**Sound Mitigation.** The interior ambient noise level of all new residential dwelling units shall meet applicable standards of the Section 10.26.030 (Interior Noise Standards). An acoustical analysis report, prepared by an acoustical engineer, shall be submitted describing the acoustical design features of the structure that will satisfy the interior noise standard. The residential units shall be constructed, and noise attenuated in compliance with the report.

**Advanced Air Filtration.** The design of all new residential and mixed-use residential developments shall include advanced air filtration systems to promote cleaner air within living environments.

**Notification to Owners and Tenants.** A written disclosure statement shall be prepared prior to sale, lease, or rental of a residential unit within the development. The disclosure statement shall indicate that the occupants will be living in an urban type of environment adjacent to an airport and that the noise, odor, and outdoor activity levels may be higher than a typical suburban residential area. The disclosure statement shall include a written description of the potential impacts to residents of both the existing environment (e.g., noise from planes, commercial activity on the site and vehicles streets) and potential nuisances based upon the allowed uses in the zoning district. Each and every buyer, lessee, or renter shall sign the statement acknowledging that they have received, read, and understand the disclosure statement. A covenant shall also be included within all deeds, leases or contracts conveying any interest in a residential unit within the development that requires: (1) the disclosure and notification requirement stated herein; (2) an acknowledgment by all grantees or lessees that the property is located within an urban type of environment and that the noise, odor, and outdoor activity levels may be higher than a typical suburban residential area; and (3) acknowledgment that the covenant is binding for the benefit and in favor of the City of Newport Beach.

*West Newport Mesa Area Focus Area (HO-2)*

**West Newport Mesa Streetscape Master Plan.** Any residential or mixed-use residential development shall implement applicable components of the adopted West Newport Mesa Streetscape Master Plan.

*Coyote Canyon Area Focus Area (HO-5)*

**Public Park.** Any future residential development within this subarea shall include a public park that is no less than 3.5 acres, in aggregate. As part of the review for the overall project, the developer shall provide a detailed description of the public park, including timing, dimensions, and location within the project site.

**Public Trails.** Any future residential development shall include public trails for the entire subarea that accommodate multiple modes of transit (i.e., walking and bicycling) and connect to nearby community resources, as well as the existing trail system. As part of the review for the overall project, the developer shall provide a detailed description of the trail system, including timing, dimensions, alignment, and location within the project site.



## City of Newport Beach Local Coastal Program Amendment: Implementation Plan

The second portion of the City's LCP, the Implementation Plan, is the primary tool used by the City to carry out the goals, objectives, and policies of the Coastal Plan and applies to most development of land and water in the coastal zone within the City and its Sphere of Influence. The Implementation Plan is a part of the City's Municipal Code (Title 21).<sup>4</sup> The certified LCP includes the following zoning regulations associated with land uses:

- Chapter 21.18 Residential Coastal Zoning Districts
- Chapter 21.22 Mixed-Use Coastal Zoning Districts
- Chapter 21.26 Special Purpose Coastal Zoning Districts
- Chapter 21.28 Overlay Coastal Zoning Districts

As a part of the Project, the LCP Implementation Plan would be amended for consistency with the provisions of proposed Municipal Code Section 20.28.050. Municipal Code Chapter 21.28, Overlay Coastal Zoning Districts, would be amended to include Section 21.28.070: Housing Opportunity (HO) Overlay Coastal Zoning Districts. The HO Overlay Coastal Zoning Districts are intended to accommodate housing opportunities consistent with the 2021–2029 Housing Element's Focus Areas and to ensure the City can meet its allocation of the RHNA. The provisions of Municipal Code Section 21.28.070 are applicable to the following Focus Areas:

- HO-1: Airport Area Environs Area
- HO-2: West Newport Mesa Area
- HO-3: Dover-Westcliff Area
- HO-4: Newport Center Area

As identified in **Table 3-19: Coastal Zone – Development Standards for Housing Opportunity Overlay Zones**, the following development standards would apply to any residential or mixed-use projects permitted pursuant to the section. Unless otherwise modified by Municipal Code Section 21.28.070, all applicable development standards, including any adopted design standards, would apply.

The following development standards would apply to all future coastal zone projects within the HO Overlay Zones, regardless of Focus Area:

- **Residential Off-Street Parking Requirements.** See **Table 3-18**.
- **Landscape Setbacks.** All front and street side setbacks shall be landscaped, except for areas that provide vehicle and pedestrian access to the right-of-way.

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<sup>4</sup> City of Newport Beach (Feb 2023). *City of Newport Beach Local Coastal Program Implementation Plan*. Retrieved from: <https://www.codepublishing.com/CA/NewportBeach/html/pdfs/NewportBeach21.pdf>. Accessed August 9, 2023.

Table 3-19: Coastal Zone – Development Standards for Housing Opportunity Overlay Zones				
Development Feature	Housing Opportunity Subarea			
	HO-1	HO-2	HO-3	HO-4
Lot Size/Dimension	Per Base Zone			
Lot area required per unit (sq. ft.) <sup>1</sup>	Minimum: 1,452 (30 du/ac) Maximum: 871 (50 du/ac)	Minimum: 2,178 (20 du/ac) Maximum: 871 (50 du/ac)		
Setbacks				
Front	0 ft <sup>2</sup>	10 ft <sup>2</sup>	10 ft <sup>2, 3</sup>	0 <sup>2</sup>
Rear	0	20 ft	20 ft	0
Side	0 ft <sup>4</sup>			
Street Side	0 <sup>2</sup>	10 ft <sup>2</sup>	10 ft <sup>2</sup>	0 ft <sup>2</sup>
Height	Per Base Zone unless otherwise identified on the map	65 ft	65 ft <sup>5</sup>	Per Base Zone <sup>6</sup>
Building Separation	10 ft			
Floor Area Ratio (FAR)	No Restriction <sup>6</sup>			
Common Open Space <sup>7</sup>	Minimum 75 square feet/dwelling unit. (The minimum dimension [length and width] shall be 15 feet.)			
Private Open Space	5% of the gross floor area for each unit. (The minimum dimension [length and width] shall be 6 feet.)			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).			
Landscaping	See Section 21.30.075 (Landscaping) and 21.30.085 (Water Efficient Landscaping).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			
Parking	See Subsection (D)(2) below and Chapter 21.40 (Off-Street Parking).			
Signs	See Chapter 21.30.065 (Sign Standards).			
1. Minimum/maximum allowable density range may be based on an average density of the entire project site, excluding density bonus units.				
2. Any portion of the building that is over 20 feet in height shall be setback a minimum 20 feet from the street right-of-way.				
3. Except in the Mixed-Use Mariners Mile (MU-MM) Zoning District wherein residential uses are only allowed beginning 100 feet north of Coast Highway.				
4. The combined total from both sides shall be 15 feet.				
5. The height shall be limited to 35 feet in the Shoreline Height Limit Area, as identified in Map H-1.				
6. The FAR in this table only applies to residential floor area, including any supporting facilities. In mixed-use developments, the FAR for nonresidential is still applicable.				
7. For purposes of this section, common open space in HO-1 may include enclosed amenities such as a clubhouse, swimming pool, tennis court, basketball court, racquetball court, weightlifting facility, children’s playground equipment, sauna, jacuzzi, day care facility, or any other recreational amenities/facilities as deemed appropriate by the Community Development Director.				
Source: Draft Municipal Code Section 21.28.070.				

## Housing Overlay Review Process

Notwithstanding Municipal Code Sections 20.48.130(A) and 20.52.080, any residential or mixed-use development in a HO Overlay zone that includes a minimum of 20 percent of the units reserved for Low- and Very-Low-Income residents would not require a Site Development Review, but would require an Affordable Housing Implementation Plan (AHIP) and would be required to meet all the following criteria:

1. All units designated as affordable to Very-Low-Income and/or Low-Income residents would be subject to a minimum 30-year affordability covenant;
2. Affordable units must reflect the range of numbers of bedrooms provided in the residential development project as a whole, but may be smaller and have different interior finishes and features than market-rate units;
3. Affordable units must be comparable in the facilities provided (e.g., laundry, recreation, etc.) and in the quality of construction and exterior design to the market-rate units; and
4. Affordable units must be dispersed throughout the residential development.

With respect to housing sites in an overlay zone that is located within the coastal zone, development projects are subject to review and require a CDP, as set forth in Municipal Code Chapter 21.52 (Coastal Development Review Procedures).

## City of Newport Beach Multi-Unit 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. Objective design standards are defined under State law as "standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal" (California Government Code §65913.4). The 2021-2029 Housing Element Policy Action 3A requires the preparation and adoption of objective design standards. Policy Action 3A notes that the City 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. It further notes that the City will 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.

In compliance with the 2021-2029 Housing Element Policy Action 3A, the intent of the Draft *City of Newport Beach Multi-Unit Objective Design Standards* is to ensure the highest possible design quality and to provide a baseline standard while streamlining the approval process for all new multi-unit development in Newport Beach, including by-right and discretionary actions. Residential and mixed-use development projects that include a density of 20 du/acre must demonstrate compliance with all the standards contained in the Multi-Unit Objective Design Standards, or they must seek approval through a



discretionary site development review process as discussed in Municipal Code Chapter 20.52.080 (Site Development Reviews).

As part of the proposed Project, the City would adopt the City of Newport Beach Multi-Unit Objective Design Standards; see **Appendix B: City of Newport Beach Multi-Unit Objective Design Standards**.

### 3.6 BUILDOUT PROJECTIONS FOR FUTURE SITE DEVELOPMENT

The Project does not propose any site development on housing sites evaluated in this Program EIR. Rather, it provides capacity for future development consistent with 2021–2029 Housing Element. Future development would occur on these sites in incremental phases over time depending upon numerous factors such as market conditions, and economic and planning considerations, and at the individual property owners' discretion. Therefore, while not all sites may be developed, or developed at their full capacity, this Program EIR conservatively evaluates the environmental impacts for development of 9,914 housing units, with a development footprint that includes each housing site in its entirety. The housing sites are evaluated in this Program EIR at a programmatic level based on information available to the City where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered.

Foundational to this Program EIR's analysis is that growth projections represent a theoretical development capacity, which is estimated to be achieved by 2040. The Project does not propose any site development on the housing sites evaluated in this Program EIR. Rather it proposes implementation actions – amendments to the General Plan and Municipal Code – to accommodate and encourage housing development at all income levels in the City.

The buildout development capacity and planning period are both based on theoretical conditions used to conduct a thorough and conservative analysis of potential environmental impacts that would result from future development accommodated through Project implementation. Buildout does not consider factors that influence the timing of development, such as economics and market forces, among others. Individual projects would occur incrementally over time, largely based on economic conditions, market demand, and other planning considerations. Therefore, while the Project's development capacity is 9,914 dwelling units, it is unknown whether the anticipated development would occur within the 2021–2029 Housing Element's planning horizon.

### 3.7 INTENDED USES OF THE PROGRAM EIR

In accordance with State CEQA Guidelines Section 15050 and Section 15367, the City of Newport Beach is the Lead Agency for the Project and as such, has principal authority and jurisdiction for the CEQA actions and Project approval. Responsible agencies are agencies that have jurisdiction or some authority over one or more aspects of a project and/or identified mitigation measures. Trustee Agencies are State agencies that have jurisdiction over natural resources affected by a project.

#### 3.7.1 City of Newport Beach

As the Lead Agency, the City has jurisdiction over the following legislative and discretionary actions associated with the Project.

- **Certification of the City of Newport Beach General Plan Housing Implementation Program Final Program Environmental Impact Report.**

- **General Plan Amendment.** Amend the General Plan Land Use Element to include changes to goals and policies consistent with the adopted and certified 2021–2029 Housing Element.
- **Municipal Code Amendment:** (1) Amend Newport Beach Municipal Code Chapter 20.28, Overlay Zoning Districts, to include Section 20.28.050: Housing Opportunity (HO) Overlay Zoning Districts. (2) Amend Zoning Maps to identify the HO Overlay Zoning Districts. (3) Adopt City of Newport Beach Multi-Unit Objective Design Standards.
- **Local Coastal Program Amendment** (subject to certification by the California Coastal Commission) for rezoning program implementation for those sites located in the Coastal Zone.
- **City Charter Section 423.** Approval of a ballot measure for a major amendment to the General Plan in compliance with City Charter Section 423.

### 3.7.2 Other Project Actions

- **Orange County Airport Land Use Commission (ALUC).** The City of Newport Beach will refer the Project to the ALUC for determination of Project consistency with the Airport Environs Land Use Plan (AELUP) for John Wayne Airport.
- **California Coastal Commission.** Changes to the Local Coastal Program require certification by the California Coastal Commission.

Future housing projects may tier from this Program EIR or a finding may be made that sufficient environmental clearance occurred with this Program EIR (State CEQA Guidelines §§15152, 15162 and 15168). This Program EIR comprehensively considers a series of related projects with the intent to streamline subsequent review of future housing development projects consistent with the 2021–2029 Housing Element’s intent.

Future development facilitated by the 2021–2029 Housing Element would be subject to subsequent site development review by the City. For purpose of this Program EIR “site development review” or “development review process” refers to review by the City for both ministerial and discretionary housing projects.

Residential projects where at least 20 percent of the units are affordable to lower income households are considered Use By Right projects (Government Code §65583.2 (i)). “By right” means the jurisdiction shall not require a conditional use permit; a planned unit development permit; site development review, or other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code (CEQA). If the project requires a subdivision, the project is subject to all laws, including CEQA. This does not preclude the City from imposing objective design review standards. However, the review and approval process must remain non-discretionary (Public Resources Code §21100).