

## March 5, 2026, Planning Commission Item 5 Comments

These comments on a Newport Beach Planning Commission [agenda](#) item are submitted by:

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### ***Item No. 5. ANNUAL GENERAL PLAN AND HOUSING PROGRESS REPORTS (PA2026-0004)***

I hope to find time to review this more carefully before the meeting, but in relation to Item 2 on the present agenda (the 300 Newport Center Drive Condominiums, PA2025-0102), which claims to be proposed on a General Plan 6th Cycle Housing Opportunity Site, that property is composed of three parcels: APN 449-091-16 (the central 2.35 acre developed area addressed as 210 and 300 Newport Center Drive), APN 449-091-12 (the 1.75 acre parking lot), and APN 449-161-16 (a 0.20 acre fragment on the west, with no address).

In Table C of [housing-element-annual-progress-report\\_2025.xlsx](#), the HCD-mandated spreadsheet referenced in the report, which is supposed to show “Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law,” of the PA2025-0102 parcels, I was able to find only APN 449-091-16, which seemed to be mischaracterized as consisting of 1.422895 acres used for parking, and on which, at a density of 50 du/ac, it thought reasonable to expect a yield of 71 units, of which 10 would be very low income, 11 low income, 7 moderate and 43 above moderate.