

## **Attachment 2a**

Community Member Input

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**Community Member Feedback**  
**As of November 21, 2025**

Table 1, Online Community Feedback – Arts and Culture Element			
Element	Goal	Comment(s)	Staff Response(s)
Arts and Culture	AC-1: A community enriched by and connected to the arts, culture, and education	N/A	N/A
Arts and Culture	AC-2: Programs and exhibits in Newport Beach that are widely promoted, marketed, and attended	N/A	N/A
Arts and Culture	AC-3: Strong partnerships that support thriving arts, culture, and education	N/A	N/A
Arts and Culture	AC-4: Funding that helps local artists and art programs flourish	N/A	N/A
Arts and Culture	AC-5: State-of-the-art facilities to host art exhibits and programs	N/A	N/A
Arts and Culture	AC-6: A wide collection of art exhibited throughout Newport Beach	N/A	N/A

Table 2, Open House Community Feedback – Arts and Culture Element		
Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. Public art which can rotate, offering local artists exposure	N/A
	2. Citywide approach [“Throughout the city”]	N/A
What would you change, if anything?	N/A	N/A



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Table 3, Online Community Feedback – Historical Resources Element			
Element	Goal	Comment(s)	Staff Response(s)
Historical Resources	HR-1: Recognize and protect historically significant landmarks, sites, and structures	N/A	N/A
Historical Resources	HR-2: Well-documented and protected archaeological and paleontological resources	N/A	N/A
Historical Resources	HR-3: Celebrate, preserve, and protect local history	N/A	N/A
Historical Resources	HR-4: Enshrine local history through education	N/A	N/A
Historical Resources	HR-5: Celebrate tribal cultural resources	N/A	N/A

Table 4, Open House Community Feedback – Historical Resources Element		
Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. Historical plaques, markers, monuments	N/A
	2. History through education	N/A
	3. I appreciate the emphasis in maintaining historical sites and indigenous history	N/A
	4. We need to develop a program to educate our history of Indian influence	N/A
What would you change, if anything?	N/A	N/A



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**Table 5, Online Community Feedback – Harbor, Bay, and Beaches Element**

Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches	HBB-1: Local businesses and water-dependent commercial uses in the Newport Harbor area that are preserved to maintain and enhance the economic activity charm of the waterfront community	1. Where are the maps that show what parcels are affected by these "goals" and plans?	The GP is a citywide document. Where there are goals and policies that reference geographical areas of the city, maps and references are provided.
		2. for beach access along the peninsula the boardwalk should be widened to accommodate more visitors and residents and separate foot and bicycle traffic. currently the mixed-use path has been caused for concern given the rise of e-bikes and speeding along the boardwalk expanding the boardwalk and giving cyclists their own dedicated space will help improve these issues	Addressed broadly by GP. Specificity does not warrant revisions to GP.
		3. The issue of all Moorings has been corrupted and ceases to promote recreation and fairness to the mooring owners. This is evidenced by reactions and attitude of the Harbor commission and the Harbor department. It's been sold quite clearly that the Harbor department was supposed to help recreation and users in the harbor, but the actual facts are, it has scared and intimidated permitholders with impunity, not collaboration. To rent out our moorings, confiscate all the revenue, ignoring the morning owners, and pay none of the costs to maintain is and has been a damaged public policy for too many decades, and it rubs against a cooperative collaboration. Surely, someone must be looking at this and passing it over. Is there no oversight?	Addressed broadly by GP. Specificity does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-2: Minimized risk of displacement by coastal hazards	1. Which parcels? specifics-bulkhead recommendations? liquefaction mitigation steps?	The GP is a citywide document. Where there are goals and policies that reference geographical areas of the city, maps and references are provided.



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Table 5, Online Community Feedback – Harbor, Bay, and Beaches Element			
Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches		<p>2. The tsunami warning system is a joke. Repeated efforts to work with city staff has failed for many years. Public involvement and concerns for their vulnerability have been ignored and treated poorly. The sirens are not heard by the residence nor visitors. The city has left property owners with a poorly constructed system with no audio intervention. Did anyone pay attention to the flash floods in Texas that wiped out the kids camp and what the aftermath showed as vulnerability? We, Peninsula residents do not want to be a casualty statistic. How many times are residents supposed to worn city staff before something critically done. Laguna Beach has embrace the problem and has addressed it. Here we are just up the coast and we ignore it.</p>	Addressed broadly by GP (Safety). Specificity does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-3: A harbor, bay, and beaches that attract tourism and maintain the character of coastal neighborhoods	<p>1. I strongly encourage the City to reduce or remove the oceanfront parking lot at Newport Pier and replace it with open space, shops, or businesses that better serve residents and visitors. Doing so would also allow for the long-overdue connection of the currently bisected boardwalk, restoring safe and continuous access along one of our most important public amenities.</p> <p>The existing parking lot is not only an eyesore but also a missed opportunity. It blocks one of the City's most valuable assets, our world-class ocean views,</p>	Addressed broadly by GP. Specificity does not warrant revisions to GP.

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Harbor, Bay, and Beaches		<p>while creating hazards for pedestrians, cyclists, and families dining at nearby restaurants. Dedicating prime oceanfront land to surface parking prioritizes cars over people and undermines both safety and quality of life. Rather than doubling down on parking lots and street parking that only attract more congestion, the City should invest in sustainable, forward-looking mobility solutions that make beach access easier and safer without adding more cars. Expanded public transit options — including protected bike lanes, buses, shuttles, and ideally a modern light rail line could serve residents and visitors far more effectively while protecting our coastal environment.</p> <p>Historically, the Pacific Electric streetcar connected regional destinations directly to the Peninsula, linking Newport Beach with Huntington Beach and all the way to Los Angeles. A 21st-century version of that vision could once again connect at least Costa Mesa and Huntington Beach to major destinations in Newport Beach, including the Peninsula, Fashion Island, and Corona del Mar, and potentially extend even farther. Reimagining beach access around public transit rather than parking lots would not only reduce traffic and pollution but also create safer, more vibrant, and more enjoyable public spaces. This is a once-in-a-generation opportunity for Newport Beach to lead with vision — to enhance the character and safety of the Pier area, strengthen the local economy, and restore access to uninterrupted coastal views, all while embracing a cleaner, more connected future.</p>	
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		<p>2. Parking problems for visitors, totally spoil the beach, living experience for homeowners and visitors alike. The volume of people should be controlled. There is poor egress off the peninsula on high impact weekends. There is a saturation of parking spaces that cause many residual driving and pedestrian hazards. This study should be addressing that for solutions and action and not ignored. I am pessimistic because of past experience big development has restrictions and has requirements to assist in the problem. We have traffic issues that are not solved and need more study.</p>	
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**Table 5, Online Community Feedback – Harbor, Bay, and Beaches Element**

Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches	HBB-4: Sufficient coastal infrastructure that protects coastal-dependent and public recreational uses and view corridors while matching the character of the surrounding development and protecting coastal and visual resources	1. Newport has no right to view, how are you trying to change that?	Addressed broadly by GP for public views. Historically the city has not had policies to protect private views.
		2. It is a total distraction to have bicycle mobs take over our arterial streets on any given weekend day. More reinforcement is necessary, especially for hot rotting with modified exhaust vehicles corrupting the peace and quiet on the peninsula. The lights are on, but nobody's home because there are so many issues with visitor intrusion. It is obvious that drunk drivers abound and seem to be on the increase. Visiting Newport Beach is like going to Disneyland without an entrance fee at the gate and by the way, the free water for showers comes with it.	Does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-5: Coordination among City, County of Orange, State, and Federal agencies having regulatory authority of Newport Harbor and Newport Bay	1. that would be great, for those of us that have to deal with 7 agencies to just dredge	No change needed.
Harbor, Bay, and Beaches	HBB-6: Maintenance and enhancement of deep-water channels to ensure they remain navigable by boats	1. help ease the regulations on dredging	Suggested added policy under goal 6 to "Evaluate opportunities to streamline city dredging efforts."
		2. I have no issue on the subject	No change needed.
Harbor, Bay, and Beaches	HBB-7: Protection and restoration of beaches and dunes	1. Dog and pet litter continue to have free rein and unenforced behavior. Dog should not be on the beaches running free with fecal matter ignored. The boardwalk officers aren't improving I need to remain or increased as it is dangerous for seniors to walk on the boardwalk	Addressed broadly by GP (NR Element). Specificity does not warrant revisions to GP.

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**Table 5, Online Community Feedback – Harbor, Bay, and Beaches Element**

Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches	HBB-8: Well-managed and economically productive harbor, bay, and beaches	1. That is managing our moorings and docks	No change needed.
		2. Traffic signals are not conducive to arterial movement. Encourages are dangerous and too frequent to the full of traffic. Somehow, the volume of traffic needs to be managed. Residence have to suffer and no one's watching that.	Addressed broadly by GP (Circulation Element). Specificity does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-9: Cost-efficient servicing and managing of Newport Harbor	1. At the Harber department, the Harbormaster and the deputy Harbormaster make too much money. This was not envisioned when this department was developed. It is top-heavy.	No change needed.
Harbor, Bay, and Beaches	HBB-10: Safe and accessible beach and harbor access points	1. For beach access along the Peninsula, the boardwalk should be widened to better accommodate both visitors and residents, with a clear separation between pedestrian and bicycle traffic. The current mixed-use design has become a growing safety concern, especially with the rise of e-bikes and increased speeding along the boardwalk.  Expanding the boardwalk and providing cyclists with their own dedicated space will improve safety, reduce conflicts between users, and enhance the overall experience for everyone who enjoys this important community amenity.	Addressed broadly by GP. Specificity does not warrant revisions to GP.
		2. The quantity of parking spaces is poor and inhibit the quality of life for residence. The multiple crosswalks are dangerous as people do not use them properly.	Addressed broadly by GP. Specificity does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-11: Multifaceted and integrated coastal access	1. Don't know what this means	Suggested edit: "Multiple, well-connected coastal access options"

Prepared by Ben Zdeba, Planning Manager  
for GPAC Review

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Table 5, Online Community Feedback – Harbor, Bay, and Beaches Element			
Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches	HBB-12: Protection of the visual and ecological resources of Upper Newport Bay	1. What are you "planning"	Addressed broadly by GP. Specificity does not warrant revisions to GP.

Table 6, Open House Community Feedback – Harbor, Bay, and Beaches Element		
Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. As much shoreside walkable access as is possible. Enhanced opportunities for fishing. What will parking needs look like in 20 years	N/A
	2. Protect the harbor	N/A
What would you change, if anything?	1. Maritime support businesses over restaurants? Harbor commission should put restrooms back on their goals and objectives. Make Newport's "biggest" public dock actually usable.	Addressed broadly by GP. Specificity does not warrant revisions to GP.

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Table 7, Online Community Feedback – Recreation Element			
Element	Goal	Comment(s)	Staff Response(s)
Recreation	R-1: A community with high-quality recreation programs	<p>1. I have two points to make regarding high-quality recreation programs.</p> <p>The first one is the city should reconsider how they issue surf school permits. There are three licensed Surf schools in the city of Newport Beach all have been grandfathered in by changing hands of the corporation to people that were related to the people that started it or bought companies from the people that started it. Each of the three entities hires high school in college kids to supply the labor of these Surf Lessons. The city will not entertain any new companies getting permits to operate Surf Lessons legally. There are plenty of independent Surf Instructor that are capable of running a business that have more qualifications than these high school and college kids that work for these three pre-existing surf schools. In addition, the three Surf schools do not have a limit on the amount of students they can take. Which proves too much demand is not an issue. Well I agree there should be insurances, basic safety protocols, and qualifications to teach. I feel the city has created a monopoly and it is very un-American to not allow the free market to straighten out this problem of limited permits. The best service for the best price is who will stay in business and thrive. Not every licensed serve school needs to offer Surf Camp; There's plenty of opportunity to issue smaller licenses to allow avenues for Surf Instructor to operate legally within the city.</p>	Addressed broadly by GP. Specificity does not warrant revisions to GP.



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		<p>My second point I would like the city to reconsider is all three of these Surf schools offer private Surf Lessons and Surf Camp. None of them offer any specialty Surf programs. I have a specific program that is geared towards therapeutic recreation for mental health programs and substance use disorder programs. I would like to request that the city reconsider only having surf schools that teach Surf Camp and tourist lessons.</p> <p>I am a credentialed, substance-abuse counselor, I hold an associates degree in human services, and I have over a decade in Surf instruction experience and have worked in the field of substance used disorders since 2011. My methods are sound and protocols are stricter than what the current Surf schools operate under. Which is a four to one ratio my program offers a three to one ratio when it comes to students to instructors.</p> <p>Thank you for reading this comment and thank you for your consideration.</p>	
		<p>2. Abundance of outside, visitors, damp in the feasibility of using these programs for children because it will be based on parking access accessibility, which there is a little of</p>	
Recreation	R-2: Programs for older adults that benefit and are used by residents	<p>1. As a senior does not live by the oasis center, I do not believe there are programs for seniors in other places. Even if there were, it would be managed downwardly because of parking restrictions.</p>	The goal addresses the comment.

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Recreation	R-3: New parks and connections that increase resident access to recreation, parks, and open space opportunities	<p>1. I support the creation of new parks and connections that expand resident access to recreation, parks, and open space. Newport Beach is growing, and with that growth comes the responsibility to ensure that all residents — from families with children to seniors — have safe, convenient, and equitable access to outdoor spaces.</p> <p>It is key that the City focus on the people who live near new and existing parks so they can enjoy them without needing to drive. To truly achieve this, safe, separated trails and bike lanes must be built — facilities that parents and children feel comfortable using. Reliance on sharrows, painted bike lanes, and signage is not adequate to ensure safety or encourage active transportation.</p> <p>By investing in parks and linking them with well-designed, traffic-separated walking and biking connections, the City can create a network that promotes health, recreation, and community while preserving the coastal character and natural beauty that makes Newport Beach unique.</p>	No change needed.
		<p>2. To be honest, we know there's no extra room for parks other than what we have. Marine Park has turned into beach parking even though it was not intended for such. Enforcement is little.</p> <p>The crosswalks are dangerous and poorly lit. Many blind spots that hide pedestrians with the trees. Again, this was brought up in numerous meetings, but the city proceeded anyway too bad you don't listen.</p>	Addressed broadly by GP. Specificity does not warrant revisions to GP.

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Recreation	R-4: Parks and recreation facilities that are preserved, upgraded, and well-maintained	1. The Fun Zone area, Balboa Village, is in shambles and poorly presented. What happened to the parking structure that was promised when the market disappeared? How quickly we forget. Two stories up in two stories below grade was what was talked about earlier, but never appeared. City pays poor attention to the obvious	No change needed.
Recreation	R-5: Parks and recreational facilities that are adapted to meet a variety of needs for existing and future residents	N/A	N/A
Recreation	R-6: Established and well-maintained relationships to facilitate interagency and interorganizational coordination	N/A	N/A
Recreation	R-7: Protection of public beach access	1. Need more police, no doubt. Protect the residence. Multiple crimes committed every single weekend. Auto theft and personal theft abound. Inadequate enforcement. Inadequate speed control. High volume of modified exhaust vehicles speeding at Balboa Boulevard and E Street. Requested solar operating speed read out sign east and west of E Street and East Balboa Boulevard. This has been requested several times to city staff with no action taken.	Addressed broadly by GP (Safety). Specificity does not warrant revisions to GP.
Recreation	R-8: Adequate support facilities at parks and recreation areas	1. Speed control on the peninsula and hot rodding control	No change needed.

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Table 8, Open House Community Feedback – Recreation Element		
Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. Is lawn fertilizer use monitored or regulated?	No change needed.
	2. Protection of Public Beaches	N/A
What would you change, if anything?	1. Safe bridge routes. Walking/hiking trails	Addressed broadly by GP (circulation and recreation). Specificity does not warrant revisions to GP.



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**Table 9, Online Community Feedback – Natural Resources Element**

Element	Goal	Comment(s)	Staff Response(s)
Natural Resources	NR-1: Reduced transportation-related emissions to improve air quality	N/A	N/A
Natural Resources	NR-2: Electric vehicle charging or other clean technology infrastructure to serve the growing share of clean-energy vehicles	1. Reduce burden to have private make chargers for public use	Goal addresses comment
Natural Resources	NR 3: Reduced air pollution emissions from ground operations at John Wayne Airport Mineral and Oil Resources	N/A	N/A
Natural Resources	NR-4: Preparation for the orderly transition of oil and gas resources, as deemed appropriate	1. What are you doing to fix the electric infrastructure? and replace the road and gas tax?	No change needed.
Natural Resources	NR-5: Increased electrification or use of renewable energy at public facilities to reduce gasoline and natural gas usage and emissions	1. not affordable at this time	No change needed.
Natural Resources	NR-6: Electrification or renewable energy incentives for existing buildings to reduce natural gas emissions	1. fix the grid, and lower the electric rates	No change needed.
Natural Resources	NR-7: Native and naturalized non-invasive species habitats in parks and public open space	N/A	N/A
Natural Resources	NR-8: Cooperation with State and Federal resource protection agencies and private organizations to protect terrestrial and marine resources	N/A	N/A
Natural Resources	NR-9: Community-driven initiatives for ecosystem conservation	N/A	N/A



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Table 9, Online Community Feedback – Natural Resources Element			
Element	Goal	Comment(s)	Staff Response(s)
Natural Resources	NR-10: Land use and development standards to conserve important ecosystem services and habitats	1. The previous GP mentioned the NCCP in the introduction and had a policy concerning maintenance in various senses of Buck Gully and Morning Canyon NR 10.8	Broadly addressed but can include policy: “Prepare natural habitat protection regulations for Buck Gully and Morning Canyon for the purpose of providing standards to ensure both the protection of the natural habitats in these areas and of private property rights. Include standards for the placement of structures, native vegetation/fuel modification buffers, and erosion and sedimentation control structures. (Imp 2.1, 6.1)”
Natural Resources	NR-11: Coordination with relevant agencies to reduce pollutants of concern in Newport Bay	N/A	N/A
Natural Resources	NR-12: Enhanced green infrastructure to help prevent runoff into Newport Bay	1. I have a storm drain that dumps trash and sediment on my property that no agency will take responsibility for-help in that mapping	No change needed.
Natural Resources	NR-13: Standards and programs to limit runoff of pollution to preserve water quality of groundwater sources	1. I have a storm drain that dumps trash and sediment on my property that no agency will take responsibility for-help in that mapping	No change needed.
Natural Resources	NR-14: Minimized adverse effects to water quality from sanitary sewer outflows Sandy Beaches	N/A	N/A
Natural Resources	NR-15: Beach nourishment, sand retention, and sediment restoration projects	N/A	N/A
Natural Resources	NR-16: Reduced potable water use for landscaping on public lands	N/A	N/A

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Table 9, Online Community Feedback – Natural Resources Element			
Element	Goal	Comment(s)	Staff Response(s)
Natural Resources	NR-17: Water-efficient landscaping incentives for private property	N/A	N/A
Natural Resources	NR-18: Viewsheds and corridors that are preserved	N/A	N/A
Natural Resources	NR-19: Minimized visual impacts of signs and utilities	N/A	N/A
Natural Resources	NR-20: Protection of archaeological and paleontological resources	N/A	N/A

Table 10, Open House Community Feedback – Natural Resources Element		
Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. Access to Viewsheds. Noise/Lack there of	No change needed.
	2. I agree with replacing city vehicle fleet with clean energy vehicles - hopefully electric. I agree with installing solar panels on public infrastructure and parking lots	No change needed.
	3. Coordination with agencies; Clean Water	No change needed.
What would you change, if anything?	1. We should publicly encourage roofs to add solar panels and better storage for resident homes and businesses. Newport shores power was out for 1 hour today. I would like to know why	Addressed broadly by GP. Specificity does not warrant revisions to GP.
	2. We also need to monitor risk for orphaned wells, and river flooding with a 100 year rain fall.	Addressed broadly by GP. Specificity does not warrant revisions to GP.

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**Table 11, Online Community Feedback – Safety Element**

Element	Goal	Comment(s)	Staff Response(s)
Safety	S-1: A community that is resilient to coastal flooding	N/A	N/A
Safety	S-2: Beaches that are maintained and protected from erosion	N/A	N/A
Safety	S-3: Current and accessible data and information on flooding, beach erosion, and bluff erosion	N/A	N/A
Safety	S-4: Buildings and utilities that are protected from seismic and geologic hazards	N/A	N/A
Safety	S-5: Stabilized bluffs to minimize erosion and prevent landslides in developed areas	N/A	N/A
Safety	S-6: A community that is resilient to and protected from inland flooding	N/A	N/A
Safety	S-7: Reduced and well-managed urban and wildland fire hazards	1. Policy S 7.8--The approved tree list for the city should be sensitive to flammability.	Suggested revision: Maintain Newport Beach's urban forest to limit fire hazards. Prioritize vegetation management based on fire pathways and fuel modeling using best available technology. Ensure the City's tree palette excludes flammable trees.
Safety	S-8: A community protected from the impacts of hazardous materials	N/A	N/A
Safety	S-9: A community protected from airport-related hazards	N/A	N/A
Safety	S-10: A built environment adapted to provide relief from extreme heat	N/A	N/A
Safety	S-11: Tested and effective communication systems for emergency preparedness and response	N/A	N/A
Safety	S-12: High-quality public safety, emergency preparedness, and response services	N/A	N/A



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Safety	S-13: Evacuation routes and centers that are maintained to provide functionality during hazardous conditions	N/A	N/A
Safety	S-14: A community where residents, employees, and visitors feel a sense of comfort and safety	N/A	N/A

Table 12, Open House Community Feedback – Safety Element		
Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. Fire Hazards	No change needed.
	2. lighting that protects dark skies	No change needed.
What would you change, if anything?	1. Goal 9: Would a surf park be wise in a potential crash zone?	No change needed.
	2. Goal 10: Shade, greenbelts, splash pads. 1,2,3 flooding/erosion/\$\$\$	No change needed.
	3. Possible warning system added to tsunami warning system - near river	Addressed in GP.
	4. Review of 10 year flooring of the Santa Ana River; Is there more that can be done to reduce damage from water - during or after earthquakes.	Addressed broadly in GP.
	5. update trees - no Cyprus and no pine	Suggested revision to 7.8: policy for update to City tree palette.

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**Table 13, Online Community Feedback – Land Use Element**

Element	Goal	Comment(s)	Staff Response(s)
Land Use	LU-1: A City that manages growth and change through land use decisions that are consistent with the General Plan	N/A	N/A
Land Use	LU-2: Well-balanced land uses with adequate community services and supporting infrastructure that support livability, provide residential opportunities, promote new complementary uses, sustain and enhance economic vitality, and sustain the natural environment	N/A	N/A
Land Use	LU-3: A city that values an aesthetically pleasing built environment	N/A	N/A
Land Use	LU-4: Distinct neighborhoods and villages that accommodate planned development while maintaining their unique character	N/A	N/A
Land Use	LU-5: Residential neighborhoods that are well-designed and contribute to the livability and quality of life of residents	N/A	N/A
Land Use	LU-6: Commercial districts and centers that are well-planned and exhibit a high level of architectural and landscape quality	N/A	N/A
Land Use	LU-7: Mixed-use districts designed and planned to ensure compatibility among a variety of uses	N/A	N/A
Land Use	LU-8: Office and business parks exhibit a high-quality image, are attractive, and provide quality working environments for employees and services for the community	N/A	N/A
Land Use	LU-9: Industrial districts that provide flexibility to incorporate community-serving uses and encourage transition to co-locate employment, residential, and creative and artistic uses	N/A	N/A
Land Use	LU-10: Public and institutional uses that enhance the quality of life for residents and are located and designed to complement Newport Beach's neighborhoods	N/A	N/A
Land Use	LU-11: Housing opportunity sites: A City with sufficient housing opportunities	N/A	N/A
Land Use	LU-12: Corridors that are compatible with surrounding uses, are well-designed and attractive, minimize traffic impacts, and provide adequate parking	N/A	N/A
Land Use	LU-13: Corona del Mar: A pedestrian-oriented village serving as the center of community commerce, culture, and social activity	N/A	N/A
Land Use	LU-14: Mariners' Mile: A mixed-use corridor that reflects the Newport Bay waterfront, supports and respects residential uses, promotes pedestrian activity, and exhibits a high-quality visual image	N/A	N/A

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**Table 13, Online Community Feedback – Land Use Element**

Element	Goal	Comment(s)	Staff Response(s)
Land Use	LU-15: Old Newport Boulevard: A corridor of uses and services that support Hoag Hospital and nearby residential neighborhoods	N/A	N/A
Land Use	LU-16: Western Entry Corridor: A gateway corridor with connections to the Santa Ana Bike Trail and Randall Preserve, as well as commercial clusters that serve local residents and coastal visitors at key intersections, interspersed with compatible residential development	N/A	N/A
Land Use	LU-17: Airport Area: A connected and complete community that supports residents and businesses	N/A	N/A
Land Use	LU-18: Balboa Peninsula: A series of pedestrian-oriented districts with a mix of visitor-serving, marine-related, retail, live/work, and residential uses	N/A	N/A
Land Use	LU-19: Balboa Island: A walkable, compact coastal district with residential, visitor-serving, and community-oriented uses	N/A	N/A
Land Use	LU-20: Newport Center/Fashion Island: A high-quality downtown that supports residents, businesses, and visitors	N/A	N/A
Land Use	LU-21: West Newport Mesa: A live/work community connected to key resources	N/A	N/A
Land Use	LU-22: Coyote Canyon: A community that balances homes with the natural environment	N/A	N/A
Land Use	LU-23 Dover/Westcliff: A mixed-use community connected to citywide resources	N/A	N/A
Land Use	LU-24: Infrastructure that supports new development, maintains and improves existing development, and is adaptable to new technologies	N/A	N/A
Land Use	LU-25: A prompt and efficient system for development permit processing	N/A	N/A
Land Use	LU-26: Efficient use of land to create livable neighborhoods and support economic development	N/A	N/A
Land Use	LU-27: A city with healthy communities for all	N/A	N/A
Land Use	LU-28: A City with mutually beneficial land use conservation and development	N/A	N/A
Land Use	LU-29: Sphere of Influence: A regional natural resource that is preserved for future generations	N/A	N/A

Prepared by Ben Zdeba, Planning Manager  
for GPAC Review

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Table 14, Open House Community Feedback – Land Use Element		
Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. Affordable housing. Open Space. Best Management of Growth. Effort to reduce incidental trips.	N/A
	2. Planned Housing	N/A
What would you change, if anything?	1. This is land use. More emphasis is on affordable housing - so people in the service industry, teachers, fire, police can live in the city	Addressed broadly by GP (land use and housing elements). No change needed.
	2. Remove Coyote Canyon	No change needed.



**Community Member Feedback**  
**As of November 21, 2025**

Table 15, Online Community Feedback – Other			
Element	Goal	Comment(s)	Staff Response(s)
Overall General Plan	N/A	1. This as presented does not address what parcels and parts of town are affected with each goal. provide specific maps or overlays that each "goal" is addressing	The GP is a citywide document. Where there are goals and policies that reference geographical areas of the city, maps and references are provided.
		2. I am concerned about increased traffic on Newport Coast Drive with the opening of Sage Hill Middle School and then future low income housing. Can another lane on each side of the road be added between San Joaquin Hills Drive and the 73 Freeway to help ease traffic.	No change needed.
Other/ Implementation Plan	N/A	1. Hello, There's a beautiful canyon and ocean view from Newport Coast Drive and Ridge Park Road heading west towards the ocean that is currently blocked by plant over growth. Nothing is located there but bushes. If some of the bushes were trimmed down the view would be breathtaking. Thank you for providing the opportunity for input, much appreciated!	Addressed broadly by GP (NR).
		2. Banning Ranch/Randall Preserve is now permanently protected public open space. Yet the verbiage regarding its development still remains the NB General Plan. See Chapter 13, Implementation Program, Sections 3.1a, 4.1, 5, and 13.1. The General Plan needs to be updated to delete these inaccuracies and reflect the current status of Randall Preserve/Banning Ranch.	No change needed.
		3. I'm concerned about low income housing in Newport Coast on the site of the old Coyote Canyon landfill. I didn't move to Newport Coast to live in a low income area. Can't the city put in the golf course as previously planned (or just leave it open space) and just put the low income housing by the airport so you don't alienate the support of the Newport Coast residents please.	Too specific. No change needed.

**Community Member Feedback**  
**As of November 21, 2025**

Table 16, Open House Community Feedback – Other		
Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. A heavy emphasis on reducing litter. Waste, and educational outreach to residents about what should and shouldn't go into their recyclable bins. The city should not phase out the HIGHLY regulated and monitored mooring, live aboard permit program. The last means of affordable housing here. First responders who resume countless tourists, etc...	No change needed.
What would you change, if anything?	N/A	